

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$117,200	
Total	\$117,200	
Importance Code A	\$117,200	
Total	\$117,200	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				\$5,900
Interior Architecture	\$3,200	\$2,700	\$700	
Electrical	\$500	\$500	\$600	\$500
Mechanical	\$300	\$300	\$600	\$300
Site Enclosure	\$6,300			
Site Pavements	\$200			
Total	\$10,400	\$3,600	\$1,900	\$6,800
Importance Code A	\$200	\$200	\$200	\$6,200
Importance Code B	\$3,900	\$3,300	\$1,400	\$600
Importance Code C	\$6,300		\$300	
Total	\$10,400	\$3,600	\$1,900	\$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
ARVERNE BRANCH LIBRARY
Asset # : 14216

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	1%			LIFE	* *	5	\$900	
	Cast Stone/Terra Cotta	1%			LIFE	* *	5	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Side Facade									
Explanation : Window Sills									
	Masonry: Brick	80%	Now	\$117,200	LIFE	* *	5	\$14,000	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%									
Location : Front Facade At Base And Corners									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : North Facade Below Windows									
	Metal Panel	3%			2055	* *	5-10	\$3,600	
	Stucco Cement	10%			2040	* *	5	\$4,400	
	Window Wall	5%			2055	* *	5	\$3,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front Facade									
Explanation : Aluminum									
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	\$87,600	3	\$7,300	
	Cast in Place Concrete	5%	4+	\$700	LIFE	* *	5	\$900	
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Rear Storage At Roof Hatch									
	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	\$1,000	
	Gypsum Board	85%			LIFE	* *	5	\$6,900	
Ceilings									
	AcousTileConcealSpLn	95%	4+	\$2,500	2048	* *	5	\$4,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : At Center Help Desk									
	Gypsum Board	5%			LIFE	* *	5	\$500	

Site Enclosure

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ARVERNE BRANCH LIBRARY
Asset # : 14216

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$6,300	2070		* *		
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Front Of The Property									
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	95%			2048		* *		
	Cast in Place Concrete	5%	0-2	\$200	2048		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Front Of The Property									
On-Site Walkways									
	Cast in Place Concrete	100%			2048		* *		
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2045		* *	5	
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%			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	\$11,300	10		\$900
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Bookcase Area									
Explanation : T-8 Lamps									
	Fluorescent	10%			2035	\$5,700	10		\$500
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas									
Explanation : Compact Fluorescent Lights									
	LED	70%			2035	\$46,200			

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ARVERNE BRANCH LIBRARY
Asset # : 14216

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2035	\$4,300	10	\$600	
	Exit, LED	50%			2050	* *	1		
	Exterior Lighting								
	Fluorescent	15%			2035	\$3,000	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front								
	Explanation : Compact Fluorescent Lights								
	HID	15%			2035	\$3,600	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2035	\$9,500	1	\$1,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%			2035	\$13,100	1-3	\$3,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Conversion Equipment								
	Furnace	100%			2040	* *	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Rooftop Unit								
	Controls								
	Electrical	100%			2033	\$28,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		

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ARVERNE BRANCH LIBRARY
Asset # : 14216

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2040	* *	2	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-407c						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	
	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	\$17,300	2		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : One 40 Gallon Water Heater						
	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$220,200	
Mechanical	\$117,500	\$108,600
Total	\$337,700	\$108,600
Importance Code A	\$220,200	
Importance Code B	\$117,500	\$108,600
Total	\$337,700	\$108,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$7,300			\$1,100
Interior Architecture	\$14,400	\$500		\$3,800
Electrical	\$17,700	\$700	\$11,800	\$800
Mechanical	\$2,800	\$1,800	\$50,700	\$2,000
Site Enclosure	\$54,300			
Site Pavements	\$9,400			
Total	\$106,000	\$3,000	\$62,500	\$7,700
Importance Code A	\$7,600	\$400	\$400	\$1,500
Importance Code B	\$80,200	\$2,500	\$62,000	\$6,300
Importance Code C	\$18,100	\$200		
Total	\$106,000	\$3,000	\$62,500	\$7,700



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$220,200	LIFE	* *	5	\$13,200	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Various Spots Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Rear Elevation							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Above Children's Entrance At Left Side Elevation.							
	Masonry: Limestone	5%			LIFE	* *	5	\$700	
	Metal Panel	15%	Now	\$3,500	2044	* *	5	\$4,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : At Eaves							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : At Eaves							
	Stucco Cement	5%	Now	\$2,500	2039	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Foundation On East Facade							
Windows									
	Aluminum	100%			2050	* *	5	\$2,300	
Roof									
	Slate	100%			LIFE	* *			
		Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%							
		Location : Roof Leaders At Front Elevation							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof Leaders							
		Explanation : Dented							
Soffits									
	Metal Panel	100%	4+	\$1,200	2054	* *	5	\$4,200	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Eaves Of Roof Overhang							
Interior									
Floors									
	Carpet	65%			2033	\$124,100	3	\$13,800	
	Ceramic Tile	5%			2043	* *	5	\$500	
	Quarry Tile	5%			2047	* *	5	\$800	
	Vinyl Tile	25%			2039	* *	3	\$1,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2043	* *	5	\$400	
	Gypsum Board	10%	Now	\$1,000	LIFE	* *	5	\$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room At Basement									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room At Basement									
	Plaster	10%	Now	\$6,800	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Basement Storage Room									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Utility Room									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Basement Storage Room									
	Plaster	77%			LIFE	* *	5	\$3,200	
Ceilings									
	Plaster	90%			LIFE	* *	5	\$6,000	
	Plaster	5%	Now	\$800	LIFE	* *	5	\$300	
Water Penetration, Extent : Severe, Area Affected : 80%									
Location : Basement Storage Room									
	Plaster	5%	Now	\$1,600	LIFE	* *	5	\$300	
Worn/Erode, Extent : Severe, Area Affected : 60%									
Location : Steel Beams At Utility Room									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : At Steel Beams									
Explanation : Concrete Cover Deteriorating									
Site Enclosure									
Fence/Gates									
	Iron Picket	90%	2-4	\$7,400	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%									
Location : Front And Left Side Of Property									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Gates									
Explanation : Misaligned And Deformed									
	Masonry: Brick	10%	Now	\$3,000	2054	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%									
Location : Fence Pillars									
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		
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	10%				2069	**			
Masonry: Brick	60%				2054	**			
Masonry: Brick	30%	Now		\$44,000	2060	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Front Stair</i>									
<i>Joint Mortar Miss/Erode, 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		\$9,200	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		
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	\$44,000	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	\$44,000	5	\$200	
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Raceway

Conduit	90%				2034	\$33,600	1		
Conduit	10%				2054	**	1		

Panelboards

Fused Disc Sw	5%				2033	\$1,000	5		
Molded Case Bkrs	65%				2033	\$13,200	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	\$16,900	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2034	\$10,100	1		
	Thermoplastic	20%			2054	* *	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$24,200	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	\$10,100	10		
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$4,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns									

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

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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2042	**	4	\$400	
Terminal Devices									
	Air Handler	80%			2034	\$108,600	1	\$3,500	
	Convactor/Radiator	20%	2-4	\$200	2039	**	1	\$400	
Not Energy Efficient, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Staff Work Room Is Too Cold.									
Controls									
	Electrical	100%			2032	\$40,100			
Air Conditioning									
Energy Source									
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	100%			2028	\$117,500	2	\$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Basement Fan Room									
Heat Rejection									
	Air Cooled Condenser Unit	100%			2034	\$20,900	2	\$5,000	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans									
	Interior	100%			2029	\$32,000	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$17,300	2		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 30 Gallon Water Heater									
Sanitary Piping									
	Cast Iron	100%	2-4	\$1,800	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Rear Exits Of Basement									
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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$138,400
Mechanical	\$331,300	\$95,500
Site Pavements	\$53,700	
Total	\$385,000	\$234,000
Importance Code B	\$385,000	\$234,000
Total	\$385,000	\$234,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$20,100		\$26,100	
Interior Architecture	\$43,400	\$900	\$6,200	\$2,200
Electrical	\$24,400	\$900	\$11,100	\$700
Mechanical	\$1,400	\$400	\$78,800	\$400
Site Enclosure	\$17,600			
Site Pavements	\$13,600			
Total	\$120,500	\$2,200	\$122,200	\$3,300
Importance Code A	\$20,400	\$300	\$36,200	\$300
Importance Code B	\$27,600	\$1,900	\$86,000	\$3,000
Importance Code C	\$72,400			
Total	\$120,500	\$2,200	\$122,200	\$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
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	50%	2-4	\$17,700	LIFE	**	5	\$29,100	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Alleyway And Rear Yard Facade							
	Masonry: Brick	30%			LIFE	**	5	\$3,500	
	Pre-Cast Concrete	2%			LIFE	**	5	\$800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Front Facade							
	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	\$78,800	3	\$8,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	45%			2034	\$138,400	3	\$1,900	
Interior Walls									
	Concrete Masonry Unit	95%	Now	\$41,300	LIFE	**	5	\$3,500	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Rear Wall At Meeting Room							
	Glass: Single Pane	5%			LIFE	**	5	\$300	
Ceilings									
	AcousTileConcealSpLn	90%			2039	**	5	\$12,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$17,600	2054	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Gate To Alleyway And Rear Yard							
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
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now		\$53,700	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+		\$13,600	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Side Alley</i>									

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%				2034	\$44,000	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	\$44,000	5	\$200	
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Raceway

Conduit	80%				2034	\$29,900	1		
Conduit	20%				2044	**	1		

Panelboards

Molded Case Bkrs	80%				2033	\$16,200	5	\$200	
Molded Case Bkrs	20%				2042	**	5		

Wiring

Braided Cloth	70%	2-4		\$23,600	2059	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%				2044	**	1		
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Motor Controllers

Locally Mounted	100%				2032	\$24,200	5	\$100	
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Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	2%				2029	\$1,700	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									

LED	98%				2039	**			
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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
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

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

Lighting

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$900

Exit, Service

50%

2039

* *

1

Exterior Lighting

Fluorescent

25%

2029

\$7,400

10

\$200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Perimeter Of The Building*

No Component

75%

Alarm

Security System

Generic

100%

2039

* *

1

\$2,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas And Outside Perimeter**Explanation : Surveillance Cameras And Intrusion Alarm*

Fire/Smoke Detection

Generic, Digital

100%

2034

\$19,200

1-3

\$4,500

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

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

Heating

Energy Source

Electricity

5%

2044

* *

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Entrance Vestibule, Back Exit Corridor And Janitor Closet**Explanation : Electric Heating*

Natural Gas

95%

2044

* *

1

Conversion Equipment

Furnace

95%

2034

\$22,000

1

\$3,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Mechanical Room**Explanation : 2 Ducted Units*

Radiant Heater

5%

2029

\$9,700

2

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Entrance Vestibule, Back Exit Corridor And Janitor Closet**Explanation : Electric Cabinet Heaters And Electric Convactor*

Controls

Digital

100%

2027

\$213,700

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$117,700	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room - Water Cooled Self-contained Packaged Unit					
	Heat Rejection								
	Dry Cooler	100%			2029	\$34,100	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
	Exhaust Fans								
	Interior	100%			2029	\$33,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$95,500	1		
				On Extended Life, Extent : Light, Area Affected : 90%					
				Location : Throughout					
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 1 Unit, 40 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$142,600	
Electrical	\$69,400	\$7,700
Mechanical		\$65,000
Total	\$212,000	\$72,700
Importance Code A	\$142,600	
Importance Code B	\$69,400	\$72,700
Total	\$212,000	\$72,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,500	\$200		\$17,100
Interior Architecture	\$2,400	\$1,300		\$500
Electrical	\$45,100	\$700	\$700	\$26,000
Mechanical	\$800	\$700	\$1,200	\$18,000
Site Enclosure	\$4,500			
Site Pavements	\$20,900			
Total	\$112,200	\$2,900	\$1,900	\$61,600
Importance Code A	\$38,900	\$500	\$300	\$17,500
Importance Code B	\$67,800	\$2,400	\$1,500	\$44,100
Importance Code C	\$5,500			
Total	\$112,200	\$2,900	\$1,900	\$61,600



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
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Copper/Terne	15%	Now	\$37,200	2070	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 100%							
		Location : Copper Cladding At Front Facade Soffit							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Front Canopy							
	Masonry: Brick Cavity	85%	Now	\$64,100	LIFE	**	5	\$14,500	
		Spalling, Extent : Light, Area Affected : 15%							
		Location : All Facades							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Above Side Exit At Foch Boulevard, Rear Facade							
Windows									
	Aluminum	98%	Now	\$78,500	2060	**	5	\$800	
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Various Locations							
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : All Windows							
	Metal Louvers	2%			2044	**	10	\$200	
Parapets									
	Metal Rail	10%			2048	**	5-10	\$300	
		Other Observation, Extent : N/A, Area Affected : 80%							
		Location : All Parapets							
		Explanation : Metal Copings							
	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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Front Entrance Soffit							
Interior									
	Floors								
	Carpet	5%			2034	\$9,100	3	\$800	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Mosaic Tile	5%	Now	\$2,400	2040	**	5	\$600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Public Bathroom At Water Closet							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Base Tile							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Bathroom Floors							
	Vinyl Tile	85%			2040	**	3	\$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
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	**	5	\$3,400	
	Plaster	30%			LIFE	**	5	\$1,100	
Ceilings									
	AcousTileSusp.Lay-In	10%			2040	**	5	\$1,000	
	Plaster	90%			LIFE	**	5	\$5,400	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$4,500	2070	**			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%									
Location : Gate And Hinges Rusted On Foch Boulevard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$19,800	2040	**			
Sinking/Subsiding, Extent : Severe, Area Affected : 15%									
Location : Foch Boulevard At City Manhole Covers									
On-Site Walkways									
	Pavers/Stone	100%	4+	\$1,100	2044	**			
Vegetation Growth, Extent : Light, Area Affected : 100%									
Location : Brick Pavers In Courtyard									
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2035	\$44,000	5	\$200	
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%			2035	\$44,000	5	\$200	
Raceway									
	Conduit	100%			2035	\$37,400	1		
Panelboards									
	Molded Case Bkrs	100%			2034	\$20,300	5	\$200	
Wiring									
	Braided Cloth	80%	2-4	\$27,000	2060	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2035	\$6,800	1		
Motor Controllers									
	Locally Mounted	100%			2033	\$24,200	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	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
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2030	\$69,400	10	\$5,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Mechanical Rooms							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2035	\$7,700	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
Egress Lighting									
	Emergency, Battery	50%			2035	\$5,800	10	\$800	
	Exit, Service	50%			2035	\$1,200	1		
Exterior Lighting									
	HID	20%			2030	\$6,400	10		
	LED	10%			2035	\$3,700			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2030	\$13,000	1	\$2,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System. Motion Sensors							
Fire/Smoke Detection									
	Generic, Analog	100%	2-4	\$17,800	2045	* *	1-3	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
Conversion Equipment									
	Furnace	20%			2040	* *	1	\$700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Hot Water Boiler	80%			2048	* *	1	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	80%			2043	* *	4	\$400	
	No Component	20%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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	\$65,000	1	\$2,100	
	Convactor/Radiator	30%			2040	* *	1	\$700	
	No Component	20%							
Controls									
	Electrical	100%			2033	\$38,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2040	* *	2	\$400	
	Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 2 Unit. R-410a								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	
	Exhaust Fans								
	Interior	50%			2035	\$15,300	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	\$17,300	2		
	Other Observation, Extent : Light, Area Affected : 100% Location : Second Floor Break Room Explanation : One 50 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$545,100	
Interior Architecture	\$281,100	\$131,600
Electrical	\$84,300	
Mechanical	\$343,300	
Total	\$1,253,700	\$131,600
Importance Code A	\$545,100	
Importance Code B	\$708,700	\$131,600
Total	\$1,253,700	\$131,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				
Interior Architecture	\$1,300	\$300		\$5,200
Electrical	\$20,500	\$24,500	\$18,600	\$162,300
Mechanical	\$45,900	\$2,600	\$18,900	\$41,800
Site Enclosure	\$600			
Total	\$68,200	\$27,300	\$37,400	\$209,200
Importance Code A	\$400	\$400	\$400	\$44,400
Importance Code B	\$67,200	\$27,000	\$37,100	\$164,700
Importance Code C	\$600			
Total	\$68,200	\$27,300	\$37,400	\$209,200



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
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	100%	0-2	\$192,000	LIFE	**	5	\$11,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Ribbed Face Masonry Units									
Windows									
	Aluminum	100%	Now	\$94,800	2055	**	5	\$1,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Cttrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Parapet At Southwest Corner									
Explanation : Ribbed Face Units									
	No Component	80%							
Roof									
	Built-Up (BUR)	100%	2-4	\$258,200	2040	**			
Patching Evident, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Lower Roof At Southwest Corner									
Worn/Erode, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2033	\$31,900	5	\$600	
	Vinyl Tile	90%			2030	\$281,100	3	\$5,000	
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$4,100	
	Glass: Single Pane	5%			LIFE	**	5	\$400	
Ceilings									
	AcousTileSusp.Lay-In	70%			2035	\$131,600	5	\$7,800	
	Exposed Struc: Steel	30%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete 100% 0-2 \$600 2065 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Side Steps

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2043 * *

On-Site Walkways

Cast in Place Concrete 100% 2035

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2030 \$44,000 5 \$200

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2030 \$44,000 5 \$200

Raceway

Conduit 90% 2030 \$33,600 1

Conduit 10% 2050 * * 1

Panelboards

Fused Disc Sw 5% 2029 \$1,000 5

Molded Case Bkrs 85% 2029 \$17,200 5 \$200

Molded Case Bkrs 10% 2046 * * 5

Wiring

Thermoplastic 90% 2030 \$30,400 1

Thermoplastic 10% 2050 * * 1

Motor Controllers

Locally Mounted 100% 2028 \$24,200 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent 80% 2027 \$67,500 10 \$5,500

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

Location : Throughout The Building

Fluorescent 20% 2030 \$16,900 10 \$1,400

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

Location : Throughout The Building

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

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2030	\$6,300	10	\$900	
Exit, Service	50%		2030	\$1,300	1		

Exterior Lighting

HID	30%		2027	\$10,600	10		
No Component	70%						

Alarm

Security System

No Component	70%						
Generic	30%		2027	\$4,300	1	\$800	

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

Fire/Smoke Detection

No Component	70%						
Generic, Digital	30%		2035	\$5,800	1-3	\$1,400	

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

Heating

Energy Source

Natural Gas	100%		2040	* *	1		
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Conversion Equipment

Hot Water Boiler	100%		2043	* *	1	\$3,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%		2029	\$16,500	4	\$400	
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Terminal Devices

Air Handler	60%		2027	\$85,300	1	\$2,800	
Convactor/Radiator	40%		2035	\$24,700	1	\$1,000	

Air Conditioning

Energy Source

Electricity	100%		2038	* *	1		
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Conversion Equipment

Reciprocating Compr/Chiller	100%		2030	\$111,400	1	\$3,500	
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

Terminal Devices

Air Handler/Cool/Ht	100%		2027	\$146,600	1	\$4,600	
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Heat Rejection

Dry Cooler	100%		2030	\$34,700	2	\$5,200	
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Ventilation

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans									
	Interior	80%			2027	\$26,800	2	\$200	
	Roof	20%	0-2	\$100	2030	\$2,900	2		
Not in Service, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2027	\$17,300	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$1,500	4	\$200	
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : BAYSIDE BRANCH LIBRARY
Address : 214-20 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : B
Program / Asset # : QPL0B08.000 / 13278 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 9,932 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7333 **Lot** : 215 **BIN** : 4157389

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$166,300	
Mechanical		\$400,900
Total	\$166,300	\$400,900
Importance Code A	\$166,300	
Importance Code B		\$400,900
Total	\$166,300	\$400,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$8,400			
Interior Architecture	\$33,200	\$300		\$5,300
Electrical	\$18,000	\$1,000	\$16,000	\$1,200
Mechanical	\$9,500	\$1,600	\$49,900	\$1,700
Site Pavements	\$4,800			
Total	\$73,900	\$2,900	\$65,900	\$8,200
Importance Code A	\$8,900	\$500	\$600	\$500
Importance Code B	\$62,300	\$2,100	\$65,300	\$7,700
Importance Code C	\$2,700	\$300		
Total	\$73,900	\$2,900	\$65,900	\$8,200



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Masonry: Brick	85%			LIFE	**	5	\$6,300	
	Masonry: Brick	5%	Now	\$1,500	LIFE	**	5	\$400	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : At Chimney Cap, Front Facade									
	Window Wall	5%	Now	\$6,800	2054	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Window Wall									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Windows									
	Aluminum	100%	Now	\$166,300	2059	**	5	\$1,700	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 1%									
Location : Stairwell									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Heads And Jambs Of Windows Throughout And Basement									
Worn/Erode, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Roof									
	Modified Bitumen	100%			2042	**	10	\$22,700	
Soffits									
	Stucco Cement	100%			2047	**	5		
Interior									
Floors									
	Carpet	65%			2033	\$173,400	3	\$19,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
	Mosaic Tile	5%			2047	**	5	\$1,900	
	Vinyl Tile	25%			2039	**	3	\$1,900	
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	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Childrens Room									
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$24,300	2054	**	5	\$900	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Worn/Erode, Extent : Moderate, Area Affected : 75%									
Location : Basement									
	AcousTileSusp.Lay-In	80%			2051	**	5	\$11,900	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
	Gypsum Board	5%			LIFE	**	5	\$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		
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	90%			2044	* *			
	Iron Picket	10%			2069	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2069	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$4,800	2047	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
On-Site Walkways									
	Cast in Place Concrete	100%			2047	* *			
Parking/Driveway									
	Cast in Place Concrete	100%			2047	* *			
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%			2034	\$44,000	5	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2034	\$44,000	5	\$300	
Raceway									
	Conduit	50%			2034	\$18,700	1		
	Conduit	50%			2054	* *	1		
Panelboards									
	Fused Disc Sw	2%			2033	\$400	5		
	Molded Case Bkrs	48%			2033	\$9,700	5	\$100	
	Molded Case Bkrs	50%			2050	* *	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$16,900	2059	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Thermoplastic	50%			2054	* *	1		
Motor Controllers									
	Locally Mounted	100%			2047	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	70%			2039	* *	10	\$6,400	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Reading And Book Shelves Area							
	Fluorescent	20%			2039	* *	10	\$1,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, Kitchen And Offices							
	Fluorescent	10%			2039	* *	10	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor And Staircases							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	40%			2039	* *	10	\$1,000	
	Exit, LED	60%			2062	* *	1		
Exterior Lighting									
	HID	10%			2029	\$4,700	10		
	LED	20%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside, Outside And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Fire Alarm Panel, Strobe Light, Bell, Horn, Smoke And Heat Detector							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Furnace	100%			2039	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 3 Units							
	Terminal Devices								
	Air Handler	80%			2034	\$151,700	1	\$4,900	
	Convactor/Radiator	20%			2047	* *	1	\$600	
	Controls								
	Electrical	100%			2032	\$56,000			

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

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

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								
	Reciprocating Compr/Chiller	100%			2039	**	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : 1 Unit. R-410a							
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2034	\$193,200	1		
	Heat Rejection								
	Dry Cooler	100%			2029	\$46,200	2	\$6,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,500	
	Exhaust Fans								
	Interior	80%			2034	\$35,800	2	\$200	
	Roof	20%			2039	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$24,000	4		
		Other Observation, Extent : Light, Area Affected : 20% Location : Mechanical Room Explanation : 20 Gallons, Electric Water Heater							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$6,300	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Water Backs Up To 1st Floor Toilets. Leak Evident, Extent : Moderate, Area Affected : 10% Location : 1st Floor Bathroom. Leaking Children Bathroom							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$2,000	4	\$200	
	Sewage Ejector(s)								
	Electric	100%			2039	**	4	\$600	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 30% Location : Toilets In No. 2 Restroom							
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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Mechanical		\$76,900
Total		\$76,900
Importance Code B		\$76,900
Total		\$76,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$600		\$27,200
Interior Architecture	\$6,300	\$3,600	\$700	\$300
Electrical	\$600	\$800	\$600	\$1,700
Mechanical	\$1,100	\$700	\$1,400	\$700
Site Pavements	\$14,300			
Total	\$22,300	\$5,700	\$2,700	\$29,900
Importance Code A	\$300	\$900	\$300	\$27,600
Importance Code B	\$22,000	\$4,800	\$2,000	\$2,300
Importance Code C			\$400	
Total	\$22,300	\$5,700	\$2,700	\$29,900



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
BELLEROSE BRANCH LIBRARY
Asset # : 13280

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	* *	5	\$10,800	
	Metal Panel	10%			2045	* *	5-10	\$9,900	
	Window Wall	15%			2045	* *	5	\$8,100	
Windows									
	Aluminum	100%			2043	* *	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Parapets									
	Masonry: Brick	80%			LIFE	* *	5	\$300	
	No Component	20%							
Roof									
	Modified Bitumen	100%			2040	* *	10	\$20,400	
Soffits									
	Plaster	100%			LIFE	* *	5	\$300	
Interior									
Floors									
	Carpet	70%			2034	\$129,900	3	\$10,900	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Mechanical Room								
	Ceramic Tile	5%			2044	* *	5	\$500	
	Vinyl Tile	20%	0-2	\$1,200	2040	* *	3	\$800	
	Blisters, Extent : Moderate, Area Affected : 2%								
	Location : Staff Office And Staff Lounge At Threshold								
Interior Walls									
	Ceramic Tile	8%			2044	* *	5	\$800	
	Concrete Masonry Unit	60%			LIFE	* *	5	\$2,400	
	Gypsum Board	30%			LIFE	* *	5	\$1,800	
	Mosaic Tile	2%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	93%			2052	* *	5	\$10,100	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	2%	Now	\$100	LIFE	* *	5	\$300	
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Front Foyer								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	25%	Now	\$14,300	2048	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Hillside Avenue And 250th Street								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Hillside Avenue And 250th Street								
	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			
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%			2045	**	5	\$200	
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%			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	\$100	
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Front									
Explanation : Compact Fluorescent Lights									
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2040	**	1	\$2,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Front And Right Side Of The Building									
Explanation : CCTV Surveillance Cameras									
	Fire/Smoke Detection								
	Generic, Digital	100%			2040	**	1-3	\$4,300	
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		
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
BELLEROSE BRANCH LIBRARY
Asset # : 13280

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		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	\$76,900	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 2 Units. R-410a</i>								
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,900	
	Exhaust Fans							
	Roof	100%		2040	**	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2045	**	1		
	Water Heater With Tanks							
	Electric	100%		2033	\$24,000	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$166,000	
Electrical		\$86,800
Mechanical		\$235,000
Total	\$166,000	\$321,800
Importance Code A	\$166,000	
Importance Code B		\$321,800
Total	\$166,000	\$321,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$12,200	\$1,600		\$2,000
Interior Architecture	\$50,800	\$2,100	\$700	\$5,700
Electrical	\$800	\$800	\$1,000	\$1,000
Mechanical	\$1,400	\$2,200	\$1,700	\$2,200
Site Enclosure	\$7,700	\$6,300		
Site Pavements	\$500			
Total	\$73,400	\$13,000	\$3,400	\$10,900
Importance Code A	\$12,600	\$2,000	\$400	\$2,500
Importance Code B	\$42,200	\$4,700	\$2,600	\$8,400
Importance Code C	\$18,600	\$6,300	\$400	
Total	\$73,400	\$13,000	\$3,400	\$10,900



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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$70,000	LIFE	**	5	\$16,800	
	Horizontal Cracks, Extent : Light, Area Affected : 20%							
	Location : Various Locations							
	Painted Surfaces, Extent : Moderate, Area Affected : 90%							
	Location : Exterior Walls							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : All Exterior Walls							
Metal Sect. OHD	5%			2048	**	5	\$3,300	
Granite Panels	5%	Now	\$6,500	LIFE	**	5	\$800	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : Front Entrance Granite							
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
	Location : Front Entrance Granite Panel Facing Northwest							
Pre-Cast Concrete	5%	0-2	\$1,500	LIFE	**	5	\$3,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
	Location : South Facade Window Trim							
Window Wall	5%			2055	**	5	\$3,900	
Windows								
Aluminum	100%			2057	**	5	\$1,800	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : All Facades							
Parapets								
Masonry: Brick	90%	Now	\$96,000	LIFE	**	5	\$3,700	
	Recent Repair Evident, Extent : N/A, Area Affected : 50%							
	Location : All Parapets							
Metal Panel	10%			2061	**	5	\$1,600	
Roof								
Modified Bitumen	100%	0-2	\$3,300	2043	**			
	Blisters, Extent : Light, Area Affected : 2%							
	Location : Various Locations							
Interior								
Floors								
Carpet	25%			2034	\$54,200	3	\$4,500	
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
	Paint Peeling, Extent : Light, Area Affected : 20%							
	Location : Basement							
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	40%			2040	**	3	\$1,800	
Vinyl Tile	20%	4+	\$1,400	2040	**	3	\$900	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%							
	Location : Corridor Base Tile							

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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$1,100	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 1%								
Location : Scuttle To Roof								
Ceramic Tile	5%			2044	**	5	\$700	
Concrete Masonry Unit	60%	0-2	\$16,900	LIFE	**	5	\$3,500	
Vertical Cracks, Extent : Moderate, Area Affected : 1%								
Location : Staff Office								
Glass: Single Pane	2%			LIFE	**	5	\$200	
Gypsum Board	28%			LIFE	**	5	\$2,500	
Ceilings								
AcousTileSusp.Lay-In	70%			2040	**	5	\$10,900	
AcousTileSusp.Lay-In	20%	Now	\$31,500	2055	**	5	\$1,600	
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Storage Room								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Community Room, Storage Space								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Community Room, Storage Space, Public Restroom								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Community Room, Storage Space								
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	5%			LIFE	**	5	\$1,000	
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	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Courtyard At West Facade And Columns At South Facade								
Explanation : Concrete Seats At Courtyard And Columns At Basement Level								

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

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete 25% 2070 * *

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

Location : Entrance Ramp

Explanation : Cheek Wall

Concrete Masonry Unit 5% Now \$200 2045 * *

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

Location : Coping Stones At Courtyard Retaining Wall

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

Location : Coping Stones At Courtyard Retaining Wall

Explanation : Missing Joints And Delaminated Surface

Masonry: Brick 70% Now \$7,500 2045 * *

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

Location : Courtyard Retaining Wall

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

Location : Courtyard Retaining Wall

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

Location : Courtyard Retaining Wall

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

Location : Courtyard Retaining Wall

Spalling, Extent : Moderate, Area Affected : 5%

Location : Courtyard Retaining Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2048 * *

On-Site Walkways

Cast in Place Concrete 25% 2048 * *

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

Location : Ramp And Landings At Entrance

Explanation : Walkways

Cast in Place Concrete 75% Now \$500 2040 * *

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

Location : Courtyard And Steps To Basement From Courtyard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2035 \$44,000 5 \$200

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2035 \$44,000 5 \$200

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2035	\$37,400	1		
	Panelboards								
	Molded Case Bkrs	100%			2034	\$20,300	5	\$200	
	Wiring								
	Thermoplastic	100%			2035	\$33,800	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$24,200	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2035	\$82,200	10	\$6,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2035	\$4,600	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Compact Fluorescent Lights							
	LED	5%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	\$6,900	10	\$1,000	
	Exit, Service	50%			2035	\$1,400	1		
Exterior Lighting									
	HID	30%			2035	\$11,500	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2035	\$15,400	1	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2035	\$21,100	1-3	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$4,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	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	\$235,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Reciprocating	80%			2040	**	1	\$3,000	
	Compr/Chiller								
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-410a						
	Exterior Pkg Unit - Cooling	20%			2035	\$17,900	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-407c						
	Terminal Devices								
	Air Handler/Dir	80%			2040	**	1		
	Expansion								
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser	100%			2040	**	2	\$5,600	
	Unit								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
	Exhaust Fans								
	Interior	80%			2040	**	2	\$200	
	Roof	20%			2035	\$3,200	2	\$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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2035	\$17,300	2		
				Recent Replace Evident, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 36 Gallon					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$73,700	\$1,500		\$6,300
Interior Architecture	\$700	\$1,000	\$100	
Electrical	\$100	\$100	\$100	\$4,600
Mechanical	\$1,100	\$200	\$100	\$200
Site Pavements	\$1,400			
Total	\$76,900	\$2,800	\$300	\$11,200
Importance Code A	\$73,700	\$1,600		\$6,500
Importance Code B	\$3,200	\$1,200	\$300	\$4,700
Importance Code C				
Total	\$76,900	\$2,800	\$300	\$11,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	30%	Now	\$16,100	2061	* *	5	\$2,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : At Base Of Building Along Perimeter							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : All Building Facades							
		Not Insulated, Extent : Severe, Area Affected : 100%							
		Location : Originally A Temporary Structure, Not Insulated For Various Weather Conditions							
		Paint Peeling, Extent : Severe, Area Affected : 5%							
		Location : Throughout Facade And Window Trims							
		Seams Open/Split, Extent : Severe, Area Affected : 1%							
		Location : At Rear Below Window Sill							
	Window Wall	35%			2045	* *	5	\$6,300	
	Window Wall	35%			2045	* *	5	\$6,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Facades							
		Explanation : Curved Glass							
Windows									
	Aluminum	100%			2043	* *	5	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Above Roof Area							
		Explanation : Clere Story Windows							
Roof									
	Metal Panel	100%	Now	\$30,200	2040	* *			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Gutters Misaligned, Leaking And Missing Leader Lines							
		Corrosion/Rusting, Extent : Severe, Area Affected : 10%							
		Location : Gutters							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Roof Leaks Evident In Staff And Public Bathrooms And Other Places							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Right Side And Rear Elevations							
		Explanation : Hole In Gutter And Missing Gutter							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Alum/Vinyl Siding	90%	Now	\$12,300	2045	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Edges Of Soffit At Metal Structure							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Edges Of Soffit At Metal Structure							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : All Of Soffit							
	Explanation : Composite Aluminum Panels							
Exposed Struc: Steel	10%	Now	\$15,100	LIFE	* *	5	\$600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : At Joint Between Soffit Structure And Panels And Fascia Edge							
	Worn/Erode, Extent : Light, Area Affected : 10%							
	Location : At Bottom Of Soffit Structure							
Interior								
Floors								
Carpet	65%			2034	\$33,900	3	\$2,800	
Ceramic Tile	10%			2044	* *	5	\$300	
Vinyl Tile	25%			2040	* *	3	\$300	
	Patching Evident, Extent : Light, Area Affected : 15%							
	Location : Behind Service Desk							
Interior Walls								
Fiberglass Panel	85%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Interior Full Walls And Perimeter Walls							
	Explanation : Modular Composite Panel							
Gypsum Board	15%			LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Behind Service Desk							
	Explanation : Partial Wall							
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$700	2048	* *	5	\$200	
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : Leaks From Roof In Staff And Public Bathrooms							
Exposed Struc: Steel	20%			LIFE	* *			
Fiber Board	65%			2040	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Ceilings							
	Explanation : Composite Aluminum Panels							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,400	2048	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Front Of Property							

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

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

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		
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%

2035

\$3,800

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

\$44,000

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

\$2,800

10

No Component

70%

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Alarm						
Security System						
Generic	100%	2035	\$3,700	1	\$700	
Other Observation, Extent : N/A, Area Affected : 100%						
Location : Reading Areas, Outside Perimeter						
Explanation : CCTV Surveillance Cameras And Intrusion Alarm						

Heating						
Energy Source	Electricity	100%		2055	* *	1
Conversion Equipment	Heat Pump Air Sourced	100%		2036		2
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Various Locations</i> <i>Explanation : 6 Units</i>				
Terminal Devices	Fan Coil Unit/Heat	100%		2040	* *	1
						\$600
Air Conditioning						
Energy Source	Electricity	100%		2051	* *	1
Conversion Equipment	Heat Pump Air Sourced	80%		2036	\$23,600	2
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Various Locations</i> <i>Explanation : 6 Units</i>				
	Split Unit	20%	0-2	\$900	2040	* *
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : First Floor</i> <i>Explanation : 2 Units. R-410a</i>				
Terminal Devices	Fan Coil - 2 Pipe	20%		2043	* *	1
	No Component	80%				\$100
Heat Rejection	Air Cooled Condenser Unit	20%		2043	* *	2
	No Component	80%				\$300
Ventilation						
Exhaust Fans	Roof	10%		2035	\$400	2
	No Component	90%				
Plumbing						
H/C Water Piping	Brass/Copper	100%		2055	* *	1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2033	\$24,000	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : One 10 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : BROADWAY BRANCH LIBRARY
Address : 40-20 BROADWAY @STEINWAY ST.
Borough : QUEENS **Agency's Number** : BR
Program / Asset # : QPL0B12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007
Area Sq Ft : 17,814 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 27-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 676 **Lot** : 50 **BIN** : 4011018

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$74,700
Electrical		\$141,300
Mechanical		\$100,500
Total		\$316,500
Importance Code B		\$316,500
Total		\$316,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$45,000		\$3,600	
Interior Architecture	\$44,400	\$500	\$3,800	\$2,300
Electrical	\$3,600	\$1,700	\$1,700	\$2,200
Mechanical	\$11,100	\$2,100	\$4,000	\$1,600
Site Enclosure	\$3,800			
Site Pavements	\$5,100			
Total	\$112,900	\$4,300	\$13,100	\$6,100
Importance Code A	\$45,900	\$900	\$4,500	\$900
Importance Code B	\$52,600	\$3,400	\$8,100	\$5,200
Importance Code C	\$14,500		\$500	
Total	\$112,900	\$4,300	\$13,100	\$6,100



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$43,600	
	Granite Panels	5%			LIFE	**	5	\$1,800	
	Window Wall	5%			2046	**	5	\$4,500	
Windows									
	Aluminum	100%			2044	**	5	\$7,200	
Parapets									
	Masonry: Brick	65%			LIFE	**	5-10	\$13,200	
	Metal Panel	5%	Now	\$600	2046	**	5	\$300	
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 5%								
	Location : Coping At Upper Parapet								
	No Component	30%							
Roof									
	Modified Bitumen	100%	Now	\$10,500	2041	**			
	Debris Present, Extent : Moderate, Area Affected : 10%								
	Location : Main Roof								
	Seams Open/Split, Extent : Moderate, Area Affected : 5%								
	Location : Over Second Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Second Floor								
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Main Roof								
	Explanation : Debris Present Are Dried Leaves								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
	Staining/Discoloring, Extent : Light, Area Affected : 1%								
	Location : Rear Facade								
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2032	\$71,800	3	\$8,000	
	Carpet	20%			2038	* *	3	\$8,000	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Basement - Lower Floor									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Lower Floor									
Explanation : Newly Interior Renovation, Commissioned September 2024									
	Cast in Place Concrete	5%			LIFE	* *	5	\$5,800	
Paint Peeling, Extent : Light, Area Affected : 2%									
Location : Mechanical Room									
	Ceramic Tile	5%			2049	* *	5	\$1,300	
	Terrazzo	5%			LIFE	* *	5	\$2,100	
	Terrazzo	25%			LIFE	* *	5	\$10,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Basement - Lower Floor									
	Vinyl Tile	10%			2031	\$74,700	3	\$1,300	
	Vinyl Tile	15%			2046	* *	3	\$1,500	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Basement - Lower Floor									
Interior Walls									
	Ceramic Tile	5%			2049	* *	5	\$900	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$1,500	
	Folding Partition	5%			2061	* *	5	\$2,300	
	Glass: Single Pane	5%			LIFE	* *	5	\$1,400	
	Glazed Ceramic Panel	10%			LIFE	* *	10	\$1,700	
	Gypsum Board	25%			LIFE	* *	5-10	\$7,900	
	Plaster	40%			LIFE	* *	5-10	\$6,300	
Ceilings									
	AcousTileSusp.Lay-In	50%	Now	\$4,500	2041	* *	5	\$6,700	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Near Lobby									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Near Lobby									
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$1,700	
	Exposed Struc: Concrete	20%			LIFE	* *	5-10	\$6,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement - Lower Floor									
Explanation : Exposed Concrete Ceiling Painted Black With Architectural Treatment - Phenolic Strips									
	Gypsum Board	5%			LIFE	* *	5-10	\$4,600	
	Plaster	20%			LIFE	* *	5-10	\$9,200	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Second Floor									
Site Enclosure									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$1,400	2046		* *		
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Rear Of Building								
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$2,400	2056		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Rear Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$4,400	2041		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Broadway								
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$700	2041		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Of Building								
Other Observation, Extent : N/A, Area Affected : 80%								
Location : Rear Of Building								
Explanation : Concrete Ramps And Walkways With Metal Railing On Top.								
Masonry: Granite	10%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Facade								
Explanation : Entry Walkway And Steps With Ramp And Metal Guardrail.								

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%			2036	\$44,000	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	\$44,000	5	\$500	
Raceway								
Conduit	70%			2036	\$26,200	1		
Conduit	30%			2062	* *	1		
Panelboards								
Fused Disc Sw	5%			2035	\$1,000	5		
Molded Case Bkrs	65%			2035	\$13,200	5	\$300	
Molded Case Bkrs	30%			2058	* *	5	\$100	
Wiring								
Thermoplastic	50%			2036	\$16,900	1		
Thermoplastic	50%			2046	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2036	\$121,100	10	\$9,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	10%			2036	\$20,200	10	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	LED	30%			2044	* *			
Egress Lighting									
	Emergency, Battery	30%			2031	\$9,100	10	\$1,300	
	Emergency, Battery	20%			2044	* *	10	\$900	
	Exit, Service	45%			2031	\$2,800	1		
	Exit, Service	5%			2044	* *	1		
Exterior Lighting									
	HID	10%			2031	\$8,400	10		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2044	* *	1	\$6,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	\$46,600	1-3	\$11,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Manual Pull Stations, Alarm Bells, Strobe Lights, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2049	**	1	\$8,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	**	4	\$1,300	
	Terminal Devices								
	Convactor/Radiator	50%			2041	**	1	\$2,900	
	Fan Coil Unit/Heat	50%			2044	**	1	\$2,900	
	Controls								
	Electrical	100%			2031	\$100,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%	0-2	\$2,800	2041	**	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One On Lower Roof, Another On High Roof							
		Explanation : Insulation Tearing Up At Main Duct And Need To Be Replaced. 2 Units With R-410a Refrigerant.							
	Split Unit	30%			2041	**			
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2041	**	1	\$1,700	
	No Component	70%							
	Heat Rejection								
	Dry Cooler	30%			2041	**	2	\$3,700	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,700	
	Exhaust Fans								
	Interior	50%			2041	**	2	\$300	
	Roof	50%			2041	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Mechanical		\$301,700
Total		\$301,700
Importance Code B		\$301,700
Total		\$301,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$29,100	\$13,300	\$4,500	\$3,300
Interior Architecture		\$7,700	\$1,100	\$13,400
Electrical	\$1,800	\$21,400	\$2,400	\$1,800
Mechanical	\$46,100	\$8,000	\$5,000	\$6,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$84,100	\$57,700	\$20,100	\$31,800
Importance Code A	\$69,600	\$14,300	\$5,400	\$4,300
Importance Code B	\$14,500	\$43,400	\$14,700	\$27,500
Importance Code C				
Total	\$84,100	\$57,700	\$20,100	\$31,800



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
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%			LIFE	* *	5	\$8,000	
	Metal Panel	5%			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	\$29,100	2041	* *			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Upper Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Section Over Northeast Corner								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Northeast Corner In Childrens Area								
	Modified Bitumen	50%			2041	* *	10	\$13,100	
Interior									
Floors									
	Carpet	55%			2034	\$277,700	3	\$23,200	
	Cast in Place Concrete	10%			LIFE	* *	5	\$6,200	
	Ceramic Tile	5%			2046	* *	5	\$1,400	
	Vinyl Tile	30%			2041	* *	3	\$3,200	
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	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridor								
	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		
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
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	90%			2053	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
	Fused Disc Sw	10%			2053	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 200 Ampere Main Disconnect Switch For Emergency							
	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	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	66%			2038	* *	10	\$11,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	4%			2038	* *	10	\$700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entrance Lobby And Elevator Entrance							
		Explanation : Compact Fluorescent Lamps							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside Of The Building							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$11,600

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

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$40,500

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

\$301,700

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

\$17,300

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$400	
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$700	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$9,500	
	Sprinkler								
	No Component	70%							
	Generic	30%	0-2	\$4,000	2053	**	1-2	\$1,400	
	Not in Service, Extent : Moderate, Area Affected : 10%								
	Location : Lawn Sprinkler In Front Of The Building Is Not Working								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$68,800
Electrical		\$76,200
Mechanical		\$120,700
Total		\$265,700
Importance Code A		\$68,800
Importance Code B		\$196,900
Total		\$265,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$16,200		\$1,900	\$800
Interior Architecture	\$3,600	\$100		\$800
Electrical	\$14,200	\$800	\$7,600	\$700
Mechanical	\$7,000	\$1,500	\$4,800	\$1,500
Total	\$41,000	\$2,400	\$14,300	\$3,700
Importance Code A	\$16,500	\$400	\$2,300	\$1,100
Importance Code B	\$24,400	\$2,100	\$11,900	\$2,600
Importance Code C				
Total	\$41,000	\$2,400	\$14,300	\$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
CORONA BRANCH LIBRARY
Asset # : 13284

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	* *	5	\$7,500	
<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	\$13,800	2034	\$68,800			
<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	\$3,000	
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		
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	\$44,000	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 400 Ampere Main Disconnect Switch									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
	Raceway								
	Conduit	40%			2034	\$14,900	1		
	Conduit	60%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	40%			2033	\$8,100	5	\$100	
	Molded Case Bkrs	55%			2042	* *	5	\$100	
	Wiring								
	Braided Cloth	40%	2-4	\$13,500	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	40%			2034	\$13,500	1		
	Thermoplastic	20%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$24,200	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2034	\$44,100	10	\$3,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2034	\$24,100	10	\$1,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	10%			2034	\$8,000	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	5%			2034	\$3,600	10		
	Egress Lighting								
	Emergency, Battery	50%			2034	\$6,000	10	\$900	
	Exit, LED	50%			2049	* *	1		
	Exterior Lighting								
	HID	20%			2029	\$6,700	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2034	\$13,500	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside Of The Building							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2034

\$18,500

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

Heating

Energy Source
Natural Gas

100%

2044

* *

1

Conversion Equipment
Furnace

100%

2034

\$22,300

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

\$120,700

2

\$400

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

Location : 1 Unit. Roof

Heat Rejection

Air Cooled Condenser
Unit

100%

2034

\$20,800

2

\$4,900

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$6,300

LIFE

* *

2-5

\$3,900

Insul. Deteriorating, Extent : Moderate, Area Affected : 30%

Location : Roof. Water Leaking To 1st Floor

Exhaust Fans

Roof

100%

2034

\$13,900

2

\$200

Plumbing

H/C Water Piping
Brass/Copper

100%

2044

* *

1

Water Heater With Tanks
Gas Fired

100%

2032

\$17,300

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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2027	\$200	4	\$200	
	Sewage Ejector(s)							
	Electric	100%		2029	\$3,800	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$82,300	
Mechanical		\$309,200
Total	\$82,300	\$309,200
Importance Code A	\$82,300	\$81,900
Importance Code B		\$227,200
Total	\$82,300	\$309,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$12,700		\$10,900	\$200
Interior Architecture	\$66,000	\$700	\$400	\$3,800
Electrical	\$700	\$1,000	\$31,200	\$700
Mechanical	\$17,700	\$2,000	\$3,800	\$2,200
Total	\$97,100	\$3,700	\$46,400	\$6,900
Importance Code A	\$13,000	\$400	\$11,400	\$600
Importance Code B	\$71,300	\$2,800	\$35,000	\$6,300
Importance Code C	\$12,700	\$400		
Total	\$97,100	\$3,700	\$46,400	\$6,900



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	100%	0-2	\$82,300	LIFE	* *	5	\$9,800	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : West Facade On 249th Street							
		Painted Surfaces, Extent : Light, Area Affected : 25%							
		Location : West Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : West Facade, Chimney, Basement Foundation Wall							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Foundation Wall In Basement, 1st Floor Custodian Office							
Windows									
	Aluminum	98%			2050	* *	5	\$400	
	Metal Louvers	2%	Now	\$100	2043	* *			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Custodian Office							
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$900	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Coping							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%							
		Location : Coping							
	Masonry: Brick	92%	Now	\$11,700	LIFE	* *	5	\$900	
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : East Parapet							
		Worn/Erode, Extent : Moderate, Area Affected : 15%							
		Location : East Parapet							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Parapet Wall							
		Explanation : Covered With Metal Panels							
	Pre-Cast Concrete	3%			LIFE	* *	5	\$200	
Roof									
	Modified Bitumen	100%			2039	* *	10	\$10,900	
Interior									
	Floors								
	Carpet	55%			2033	\$112,300	3	\$12,500	
	Carpet	5%	Now	\$10,200	2036	\$10,200	3	\$900	
		Worn/Erode, Extent : Severe, Area Affected : 100%							
		Location : Meeting Room							
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,500	
	Ceramic Tile	5%			2043	* *	5	\$600	
	Vinyl Tile	25%	Now	\$31,900	2039	* *	3	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Staff Room, Kitchen And Storage Area							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2043	**	5	\$900	
Concrete Masonry Unit	10%	4+	\$3,400	LIFE	**	5	\$700	

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

Location : Basement Storage Area

Gypsum Board	75%	Now	\$9,400	LIFE	**	5	\$7,900	
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Cracking/Crumbling, Extent : Severe, Area Affected : 5%

Location : Basement

Masonry: Brick	10%			LIFE	**			
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Ceilings

AcousTileConcealSpLn	5%			2039	**	5	\$700	
AcousTileSusp.Lay-In	85%	2-4	\$8,000	2047	**	5	\$4,800	

Staining/Discoloring, Extent : Moderate, Area Affected : 2%

Location : Lounge Area

Gypsum Board	10%			LIFE	**	5	\$1,400	
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Site Enclosure

Fence/Gates

Chain Link	100%			2044	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2047	**			
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On-Site Walkways

Cast in Place Concrete	100%			2039	**			
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Parking/Driveway

Asphalt	100%			2037	**			
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
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Raceway

Conduit	100%			2034	\$37,400	1		
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Panelboards

Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	95%			2033	\$19,200	5	\$200	

Wiring

Thermoplastic	100%			2034	\$33,800	1		
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Motor Controllers

Locally Mounted	100%			2032	\$24,200	5	\$100	
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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
DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Asset # : 13285

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

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

20%

2029

\$17,200

10

\$1,400

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

LED

80%

2039

* *

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$900

Exit, Service

50%

2039

* *

1

Exterior Lighting

HID

30%

2029

\$10,800

10

No Component

70%

Alarm

Security System

Generic

100%

2042

* *

1

\$2,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside Perimeter**Explanation : Intrusion Alarm And CCTV Surveillance Camera*

Fire/Smoke Detection

Generic, Digital

100%

2034

\$19,900

1-3

\$4,700

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$81,900

1

\$3,800

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

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$400

Terminal Devices

Air Handler

70%

2034

\$101,600

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.
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
DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Asset # : 13285

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2032	\$125,600	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Ceiling					
Distribution									
	Ductwork/Diffusers	100%	0-2	\$16,900	LIFE	* *	2	\$9,900	
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : 1st Floor Kitchen Area. Condensate Leaking To Ceiling At The Kitchen					
Heat Rejection									
	Air Cooled Condenser Unit	100%			2034	\$22,300	2	\$5,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans									
	Interior	100%			2034	\$34,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2033	\$17,300	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	\$1,500	4	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a 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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 10-Oct-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1375 **Lot** : 1 **BIN** : 4032625

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$70,800		\$1,000	
Interior Architecture	\$52,700	\$4,200	\$200	\$300
Electrical	\$900	\$700	\$900	\$800
Mechanical	\$3,100	\$400	\$1,100	\$400
Site Enclosure	\$900			
Total	\$128,300	\$5,400	\$3,200	\$1,500
Importance Code A	\$71,200	\$400	\$1,300	\$400
Importance Code B	\$36,000	\$4,300	\$1,700	\$1,100
Importance Code C	\$21,100	\$700	\$200	
Total	\$128,300	\$5,400	\$3,200	\$1,500



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	1%	Now	\$2,000	LIFE	**	5	\$800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : West Side. 95th Street								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$25,300		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : South East Side. Rear Garden								
	Explanation : Terrazzo Block								
Masonry: Brick	44%	Now	\$11,900	LIFE	**	5	\$7,100		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : 95th Street								
Metal Panel	10%			2062	**	5-10	\$11,100		
Window Wall	35%			2062	**	5	\$21,300		
Windows									
Aluminum	90%			2052	**	5	\$1,400		
Metal Louvers	10%			2049	**	10	\$1,000		
Roof									
Modified Bitumen	90%			2041	**	10	\$19,800		
Sloped Glazing	10%			LIFE	**	5	\$58,600		
Soffits									
Gypsum Board: Exterior Grade	100%	0-2	\$600	LIFE	**				
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : North West Corner; Entry								
Interior									
Floors									
Carpet	60%			2037	**	3	\$10,600		
Cast in Place Concrete	5%			LIFE	**	5	\$2,600		
Cast in Place Concrete	15%	2-4	\$3,600	LIFE	**	5	\$3,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : New Wing								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : New Wing								
	Explanation : Polished Concrete								
Ceramic Tile	5%			2045	**	5	\$600		
Sheet Vinyl/Rubber	10%	Now	\$1,600	2044	**	5	\$900		
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : Rear Reading Room								
Vinyl Tile	5%			2044	**	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
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	* *	10	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 25%								
	Location : New Wing								
	Explanation : Terrazzo Block								
	Ceramic Tile	3%			2049	* *	5	\$300	
	Concrete Masonry Unit	15%	Now	\$3,300	LIFE	* *	5	\$700	
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Staff Lounge, Mechanical Space								
	Folding Partition	5%			2058	* *	5	\$1,500	
	Glass: Single Pane	15%			LIFE	* *	5	\$2,600	
	Gypsum Board	32%			LIFE	* *	5-10	\$6,300	
	Masonry: Brick	5%			LIFE	* *	10	\$200	
	Wood	15%			LIFE	* *	5	\$13,900	
Ceilings									
	AcousTileSusp.Lay-In	65%	Now	\$6,400	2053	* *	5	\$3,800	
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Children Room, Kitchenette, New Kitchen, Reception Area, Work Room								
	Exposed Struc: Steel	5%			LIFE	* *	10	\$1,200	
	Glass: Susp Panels	5%			LIFE	* *	10	\$400	
	Gypsum Board	10%			LIFE	* *	5-10	\$4,000	
	Wood	15%			LIFE	* *	5	\$30,800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	0-2	\$400	2071	* *			
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : 95th Street								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 95th Street								
	Explanation : Fence On Free Standing Wall								
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$500	2071	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : 95th Street								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	* *			
On-Site Walkways									
	Pavers/Stone	100%			2049	* *			
Activity Yard									
	Pavers/Stone	100%			2049	* *			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2036	\$44,000	5	\$200	
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%			2036	\$44,000	5	\$200	
Raceway									
	Conduit	70%			2036	\$26,200	1		
	Conduit	20%			2046	* *	1		
	Conduit	10%			2056	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2035	\$14,200	5	\$100	
	Molded Case Bkrs	20%			2044	* *	5		
	Molded Case Bkrs	10%			2052	* *	5		
Wiring									
	Thermoplastic	70%			2036	\$23,600	1		
	Thermoplastic	20%			2046	* *	1		
	Thermoplastic	10%			2056	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	87%			2041	* *	10	\$6,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Mechanical Rooms									
Explanation : T-5 Lamps									
	Fluorescent	3%			2041	* *	10	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Lobby									
Explanation : Compact Fluorescent Lights									
	LED	10%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Meeting Room									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Battery	50%			2036	\$6,700	10	\$900	
	Exit, LED	50%			2064	* *	1		
Exterior Lighting									
	LED	10%			2041	* *			
	No Component	90%							
Alarm									

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

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

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

Alarm

Security System
Generic

100% 2041 * * 1 \$2,900
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% 2041 * * 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		
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% 2056 * * 1

Conversion Equipment
Furnace

100% 2041 * * 1 \$3,900
Other Observation, Extent : N/A, Area Affected : 100%
Location : Roof
Explanation : 2 Rooftop Package Units

Air Conditioning

Energy Source
Electricity

100% 2052 * * 1

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

100% 2041 * * 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 \$6,900

Exhaust Fans

Roof

80% 2041 * * 2 \$200

Roof

20% 2031 \$3,100 2 \$100

Plumbing

H/C Water Piping

Brass/Copper

100% 2056 * * 1

Water Heater With Tanks

Electric

100% 2034 \$24,000 4

Other Observation, Extent : N/A, Area Affected : 100%
Location : First Floor
Explanation : 1 Unit 40 Gallons

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

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

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

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

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$201,800	
Interior Architecture	\$183,500	
Mechanical	\$121,600	\$81,400
Total	\$507,000	\$81,400
Importance Code A	\$201,800	
Importance Code B	\$305,100	\$81,400
Total	\$507,000	\$81,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$51,000		\$100	
Interior Architecture	\$700	\$200	\$4,800	\$25,900
Electrical	\$7,500	\$700	\$8,900	\$700
Mechanical	\$37,300	\$400	\$50,700	\$400
Site Enclosure	\$2,400			
Site Pavements	\$3,700			
Total	\$102,700	\$1,300	\$64,500	\$27,000
Importance Code A	\$51,400	\$300	\$400	\$300
Importance Code B	\$48,300	\$1,000	\$64,000	\$26,700
Importance Code C	\$3,000			
Total	\$102,700	\$1,300	\$64,500	\$27,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$78,800	LIFE	* *	5	\$9,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Above Side Entry And Front Facade									
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Front Facade									
Spalling, Extent : Severe, Area Affected : 5%									
Location : Base Of Building At Front Facade And Side Yard									
	Window Wall	10%	Now	\$32,300	2064	* *	5	\$2,000	
Glazing Clouded, Extent : Severe, Area Affected : 75%									
Location : All Facades									
Caulking Deteriorated, Extent : Severe, Area Affected : 50%									
Location : Side Yard Window Wall									
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Side Yard And Front Facade									
Weather Strip Missing, Extent : Severe, Area Affected : 25%									
Location : Side Yard Wall									
Windows									
	Aluminum	100%	Now	\$123,100	2059	* *	5	\$1,300	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Operable Windows At Side Yard									
Glazing Clouded, Extent : Severe, Area Affected : 100%									
Location : Operable Windows At Side Yard									
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Operable Windows At Side Yard									
Parapets									
	Masonry: Brick	95%	Now	\$8,500	LIFE	* *	5	\$1,300	
Spalling, Extent : Severe, Area Affected : 10%									
Location : Exterior Face Of Parapet Walls									
	Masonry: Limestone	5%			LIFE	* *	5	\$100	
Roof									
	Modified Bitumen	100%	Now	\$9,700	2039	* *			
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Rear Office									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Main Roof									
Explanation : Clogged Drain									
Soffits									
	Aluminum Sunshades	75%			2037	* *	10	\$500	
	Metal Panel	25%			2044	* *	5-10	\$200	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2030	\$25,200	3	\$2,800	
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,000	
	Ceramic Tile	5%			2043	* *	5	\$500	
	Vinyl Tile	70%			2029	\$183,500	3	\$2,500	
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	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Left Side And Rear Of Building									
Free Standing Walls									
	Cast in Place Concrete	100%			2069	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$3,200	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Northern Boulevard									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$600	2047	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Side Yard									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Nameplate Rating Available.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
Raceway									
	Conduit	100%			2034	\$37,400	1		
Panelboards									
	Molded Case Bkrs	90%			2033	\$18,200	5	\$100	
	Molded Case Bkrs	10%			2050	* *	5		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	20%	2-4	\$6,800	2059	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Electrical, Mechanical Rooms									
	Thermoplastic	80%			2034	\$27,000	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$24,200	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	1%			2029	\$700	10	\$100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	Fluorescent	1%			2029	\$700	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Main Desk									
	LED	98%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$5,300	10	\$800	
	Exit, Battery	50%			2034	\$3,700	10	\$200	
Exterior Lighting									
	Fluorescent	20%			2029	\$5,100	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Front And Side Of The Building									
	HID	5%			2029	\$1,500	10		
	No Component	75%							
Alarm									
Security System									
	Generic	100%			2042	* *	1	\$2,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Front And Side Of The Building									
Explanation : Surveillance Cameras And Intrusion Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$4,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Light And Horns									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2054	* *	1	\$3,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room - 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%			2033	\$13,900	4	\$300	
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	48%			2032	\$24,900	1	\$1,000	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
	Unit Heater - Hot Water	2%			2029	\$800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Entrance Vestibule							
		Explanation : Cabinet Heater							
	No Component	50%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Mechanical Room							
		Explanation : Air Handling Unit With Direct Expansion Cooling And Hot Water Coils, Reported Under Air Conditioning							
Controls									
	Electrical	100%	Now	\$700	2027	\$35,300			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Mechanical Room At Air Handler - Work Room No.1 Zone Damper Actuator							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
Terminal Devices									
	Air Handler/Dir Expansion	100%			2029	\$121,600	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room - Air Handling Unit With Direct Expansion Cooling And Hot Water Coils							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2029	\$18,400	2	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit, R22 Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
Exhaust Fans									
	Roof	100%			2029	\$12,300	2	\$200	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2034	\$81,400	1		
			On Extended Life, Extent : Light, Area Affected : 90%						
			Location : Throughout						
	Water Heater With Tanks Gas Fired	100%			2029	\$17,300	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit, 40 Gallons						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$70,600	\$254,600
Mechanical	\$916,100	\$752,900
Site Pavements		\$267,700
Total	\$986,700	\$1,275,200
Importance Code A	\$70,600	\$314,200
Importance Code B	\$916,100	\$961,000
Total	\$986,700	\$1,275,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$48,900	\$4,100	
Interior Architecture	\$56,200			
Electrical	\$2,900	\$33,200	\$3,900	\$2,900
Mechanical	\$3,000	\$19,600	\$17,100	\$2,300
Site Enclosure	\$300			
Site Pavements	\$5,400			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$82,300	\$116,100	\$39,500	\$19,600
Importance Code A	\$1,600	\$50,500	\$5,700	\$1,600
Importance Code B	\$70,400	\$65,600	\$33,900	\$18,000
Importance Code C	\$10,300			
Total	\$82,300	\$116,100	\$39,500	\$19,600



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	50%			LIFE	* *	5	\$254,600	
Masonry: Brick	5%			LIFE	* *	5	\$3,300	
Metal, Corrugated	5%			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	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : First Floor							
Sheet Vinyl/Rubber	55%	2-4	\$34,400	2038	* *	5	\$19,400	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 1% Location : Basement Corridor							
Wood	15%	0-2	\$8,500	2061	* *	5	\$6,600	
	Loose Units, Extent : Light, Area Affected : 1% Location : 2nd Floor Front Reading Room							
Interior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *			
Folding Partition	1%			2041	* *	5	\$1,200	
Gypsum Board	75%	2-4	\$10,000	LIFE	* *	5	\$21,100	
	Vertical Cracks, Extent : Light, Area Affected : 1% Location : 2nd Floor Across From Elevators							
Masonry: Brick	2%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Plywood/Hardboard	5%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Composite Plastic Product At Entrances To Library Spaces							
Wood	5%			LIFE	* *	5	\$9,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	55%			2046	* *	5	\$25,900	
				Staining/Discoloring, Extent : Light, Area Affected : 2%					
				Location : Throughout					
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	20%	2-4	\$3,300	LIFE	* *	5	\$11,800	
				Broken/Missing Elements, Extent : Light, Area Affected : 1%					
				Location : 1st Floor					
	Metal Panel	10%			LIFE	* *	5	\$5,900	
	Plywood/Hardboard	5%			2053	* *	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Interior Entrances To Library Rooms					
				Explanation : Composite Plastic Material Used As Soffits					
	Wood	5%			LIFE	* *	5	\$20,600	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2068	* *			
	Free Standing Walls								
	Cast in Place Concrete	100%	2-4	\$300	2068	* *			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 2%					
				Location : Wall At Property Line					
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	\$5,400	2036	\$267,700			
				Other Observation, Extent : Light, Area Affected : 5%					
				Location : Outdoor Area Between Pavers					
				Explanation : Vegetation Growth					
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	50%			2038	**	10	\$14,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	38%			2038	**	10	\$11,000	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	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	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Side Exit Only							
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2038	**	1	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System							
	Generic	50%			2038	**	1	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	**	1-3	\$19,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Furnace	60%			2033	\$59,500	1	\$9,300	
	Hot Water Boiler	40%			2038	* *	1	\$6,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2041	* *	4	\$1,600	
	Terminal Devices								
	Convector/Radiator	40%			2038	* *	1	\$4,100	
	No Component	60%							
	Controls								
	Digital	100%			2028	\$916,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%			2033	\$428,700	2	\$1,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 3 Units								
	Split Unit	20%			2033	\$151,500			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$40,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,500	
	Exhaust Fans								
	Interior	80%			2033	\$113,200	2	\$800	
	Roof	20%			2033	\$12,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2028	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 75 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2033	\$16,700	4	\$1,300	

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

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

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$159,300	\$479,600
Interior Architecture		\$152,800
Electrical		\$1,045,900
Mechanical		\$4,160,500
Site Pavements	\$139,900	
Total	\$299,200	\$5,838,800
Importance Code A	\$159,300	\$479,600
Importance Code B		\$5,359,300
Importance Code C	\$139,900	
Total	\$299,200	\$5,838,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$35,700	\$9,700		
Interior Architecture	\$43,600		\$2,200	\$13,100
Electrical	\$22,700	\$9,900	\$9,500	\$10,600
Mechanical	\$76,100	\$34,900	\$35,100	\$18,500
Site Pavements	\$11,500			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$204,000	\$68,900	\$61,100	\$56,600
Importance Code A	\$67,200	\$12,800	\$2,900	\$2,900
Importance Code B	\$134,300	\$56,100	\$58,300	\$53,700
Importance Code C	\$2,500			
Total	\$204,000	\$68,900	\$61,100	\$56,600



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
FLUSHING BRANCH LIBRARY
Asset # : 4200

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%			LIFE	**	5	\$9,300	
	Metal/Glass Curt Wall	40%	Now	\$159,300	LIFE	**	5	\$34,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
	Location : 3rd Floor								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : 2nd And 3rd Floor At Corner Of Main Street And Kissena Boulevard								
	Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Along Main Street								
	Explanation : Etched Glass Artwork								
	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	\$21,400	2049	**	5	\$11,100	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Staff And Media Room								
	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	\$9,600	2033	\$479,600			
	Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Passenger Elevator Shaft								
	Plaza Roof: Stone Panels	8%	Now	\$4,700	2053	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : 3rd Floor Balcony And Front Entry Plaza								
	Skylight, Plastic	2%			2046	**	1		
Soffits									
	Metal Panel	40%			2053	**	5-10		
	Stucco Cement	60%			2046	**	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
FLUSHING BRANCH LIBRARY
Asset # : 4200

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	Now	\$9,400	2032	\$470,200	3	\$39,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Media Room								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : First Floor								
Explanation : Covid Vaccine Site, Temporary Vinyl Floor Installed Over Carpet								
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	\$6,500	
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	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Conference Room								
Exposed Struc: Concrete	10%	Now	\$26,600	LIFE	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Suspension Panels								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	**	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Planter								
Explanation : Polished Granite								
Site Pavements								

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
FLUSHING BRANCH LIBRARY
Asset # : 4200

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$11,500	2038		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Garage Entry</i>									

On-Site Walkways

Masonry: Granite	100%	Now	\$139,900	LIFE		**			
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Entry Plaza And Steps</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Front Entry Plaza</i>									

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

Under 600 Volts

Service Equipment

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

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

Transformers

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

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

Wiring

Thermoplastic	100%			2043		**	1		
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Motor Controllers

Locally Mounted	10%			2046		**	5		
Motor Control Center	84%			2031		\$46,500	5	\$1,300	
Motor Control Center	6%	Now	\$3,300	2053		**	5		

Indicators Inoperable, Extent : Severe, Area Affected : 100%
Location : Air Supply Unit 3rd Floor Mechanical And Boiler Room

Ground

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
FLUSHING BRANCH LIBRARY
Asset # : 4200

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2038	* *	1	\$18,000	
	Generators								
	Diesel	100%			2036	\$81,800	1	\$22,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak								
	Batteries								
	Lead/Acid	100%			2027	\$2,500	5	\$2,200	
Fuel Storage									
	Day Tank	10%	Now	\$5,200	2058	* *	5		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Generator Room Rooftop								
	Explanation : Day Tank The Fuel Line Is Leaking								
	Day Tank	40%			2041	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room Rooftop								
	Explanation : One 75 Gallon Tank								
	Main Tank	50%			2048	* *	5		
	Other Observation, Extent : Light, Area Affected : 95%								
	Location : Basement								
	Explanation : 3,000 Gallon Tank								
Lighting									
	Interior Lighting								
	Fluorescent	68%			2033	\$449,500	10	\$36,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2033	\$66,100	10	\$5,400	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	20%			2033	\$132,200	10	\$10,700	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : All Offices Throughout The Building								
	Incandescent	2%			2033	\$15,400	2		
Egress Lighting									
	Emergency, Service	60%			2033	\$21,900	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting
Fluorescent

5% 2033 \$11,800 10 \$300
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Front Of The Building

HID

15% 2033 \$41,400 10

No Component 80%

Alarm

Security System
Generic

100% 2033 \$111,100 1 \$21,800
Other Observation, Extent : Light, Area Affected : 100%
Location : Inside And Outside The Building
Explanation : CCTV Surveillance Camera

Fire/Smoke Detection
Generic, Digital

100% 2033 \$152,700 1-3 \$37,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, Pull Boxes And Fire Alarm Panel

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100% 2043 * * 1

Conversion Equipment
Hot Water Boiler

100% Now \$31,500 2038 * * 1 \$26,000
Not in Service, Extent : Severe, Area Affected : 100%
Location : Boiler Room
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units. Also Providing Chilled Water

Distribution

Hot Wtr Piping/Pump

100% 0-2 \$6,500 2041 * * 4 \$2,900
Controller Not Working, Extent : Moderate, Area Affected : 10%
Location : 1 Out Of 2 Compressors And 3 Variable Air Volume Boxes Do Not Work, Basement And Various Locations.

Terminal Devices

Air Handler

75% 2033 \$835,600 1 \$27,100

Convactor/Radiator

20% 2038 * * 1 \$3,800

Unit Heater - Hot Water

5% 2028 \$17,600

Air Conditioning

Energy Source
Natural Gas

100% 2043 * * 1

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	100%			2033	\$1,627,500	1	\$63,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room, Basement							
		Explanation : 2 Combination Heater: Chiller Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	\$4,300	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2033	\$1,148,800	1	\$36,100	
Heat Rejection									
	Water Cooling Tower	100%			2031	\$299,100	2	\$58,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%	0-2	\$6,500	LIFE	* *	2-5	\$1,600	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Louver Actuators At Various Locations.							
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$30,900	
Exhaust Fans									
	Interior	85%			2033	\$223,200	2	\$1,500	
	Interior	10%	0-2	\$2,600	2033	\$26,300	2	\$100	
		Not in Service, Extent : Moderate, Area Affected : 30%							
		Location : Return Fan, 3rd Floor Fan Room							
	Roof	5%			2033	\$5,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks									
	Electric	100%			2031	\$48,000	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2038	* *	4	\$2,300	
Backflow Preventer									
	Generic	100%			2038	* *	1	\$3,600	
Fixtures									
	Generic	100%							

Vertical Transport

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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
FLUSHING BRANCH LIBRARY
Asset # : 4200

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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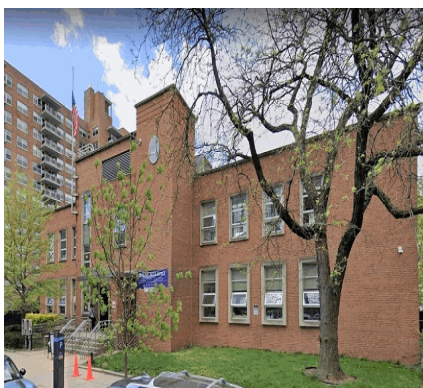
Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : FOREST HILLS BRANCH LIBRARY
Address : 108-19 71ST AVE.
Borough : QUEENS **Agency's Number** : FH
Program / Asset # : QPL0F22.000 / 13290 **Yr Built/Renovated** : 1958 / 2001
Area Sq Ft : 21,941 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 21-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 2223 **Lot** : 54 **BIN** : 4052345

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$574,900	
Mechanical	\$580,000	\$418,600
Total	\$1,154,900	\$418,600
Importance Code A	\$574,900	\$236,600
Importance Code B	\$580,000	\$182,000
Total	\$1,154,900	\$418,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$19,200	\$23,800	\$1,000	
Interior Architecture	\$63,500		\$7,700	\$7,500
Electrical	\$2,300	\$6,900	\$2,500	\$2,000
Mechanical	\$5,700	\$84,800	\$11,000	\$5,100
Site Pavements	\$13,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$111,600	\$122,600	\$29,400	\$21,800
Importance Code A	\$20,200	\$24,900	\$2,100	\$1,100
Importance Code B	\$49,000	\$97,800	\$27,300	\$20,700
Importance Code C	\$42,300			
Total	\$111,600	\$122,600	\$29,400	\$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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$474,200	LIFE	* *	5	\$28,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Main Entrance And Chimney							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Main Entrance And Chimney							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
Masonry: Limestone	5%	Now	\$13,800	LIFE	* *	5	\$1,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Window Sills And Main Entrance							
Granite Panels	3%			LIFE	* *	5	\$800	
Window Wall	10%	0-2	\$5,300	2043	* *	5	\$6,500	
	Caulking Deteriorated, Extent : Light, Area Affected : 5%							
	Location : East Side On North And South Ends.							
Windows								
Aluminum	97%			2049	* *	5	\$2,100	
Metal Louvers	3%			2042	* *	10	\$400	
Parapets								
Masonry: Brick	95%	2-4	\$100,600	LIFE	* *	5	\$3,900	
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Interior Face							
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	\$275,900	3	\$23,100	
Cast in Place Concrete	7%			LIFE	* *	5	\$4,700	
Ceramic Tile	3%			2042	* *	5	\$900	
Terrazzo	5%	4+	\$7,300	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Stairs And Landings							
Vinyl Tile	35%	Now	\$15,100	2038	* *	3	\$4,000	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
	Location : Basement Corridor							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$2,900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$5,800	
	Gypsum Board	25%	Now	\$10,400	LIFE	**	5	\$8,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Auditorium								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Auditorium								
	Plaster	40%	Now	\$28,900	LIFE	**	5	\$7,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Auditorium								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Auditorium								
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%			2050	**	5	\$12,300	
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : Throughout 2nd Floor And Basement								
	Plaster	60%			LIFE	**	5	\$11,500	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout 1st Floor								
Site Enclosure									
Fence/Gates									
	Aluminum Rail	20%			2038	**	5-10		
	Iron Picket	80%			2053	**			
	Deteriorated Finish, Extent : Light, Area Affected : 25%								
	Location : Throughout North And South Sides								
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	\$12,100	2038	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Along 71st Street								
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$1,600	2038	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : North Side Walkway And Main Entrance								
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.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2033	\$7,700	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Disconnect Switch Rated At 200 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2033	\$44,000	5	\$600	
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Molded Case Bkrs	20%			2041	* *	5	\$100	
	Molded Case Bkrs	80%			2032	\$24,300	5	\$500	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2031	\$7,300	5		
	Motor Control Center	90%			2031	\$49,800	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2028	\$2,500	10	\$200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
	Fluorescent	9%			2038	* *	10	\$1,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	90%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Retrofitted Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2033	\$18,700	10	\$2,600	
	Exit, Battery	50%			2033	\$12,900	10	\$700	
	Exterior Lighting								
	Fluorescent	2%			2033	\$1,800	10		
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Side Courtyard							
	HID	8%			2033	\$8,300	10		
	No Component	90%							
Alarm									

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

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

Alarm

Security System

Generic

50%

2033

\$20,900

1

\$4,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Generic

50%

2038

* *

1

\$4,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$13,500

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

Heating

Energy Source

Natural Gas

100%

2043

* *

1

Conversion Equipment

Hot Water Boiler

100%

2031

\$236,600

1

\$10,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement - Boiler Room**Explanation : 1 Unit, 1246 Mbh Net*

Distribution

Hot Wtr Piping/Pump

100%

2032

\$48,700

4

\$1,600

Terminal Devices

Convactor/Radiator

100%

2031

\$182,000

1

\$7,100

Controls

Digital

50%

2027

\$319,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Central A/C Controls - Heating And Cooling*

Electrical

50%

2027

\$61,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Hydronic Radiation Controls*

Air Conditioning

Energy Source

Electricity

100%

2041

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	30%			2027	\$108,800	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof / Basement A/c Rooms Other Observation, Extent : N/A, Area Affected : 100% Location : Basement A/C Rooms Explanation : Two Units, 5 Tons Each With Hydronic Hot Water Coils					
	No Component	70%							
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2	\$28,500	
Terminal Devices									
	Air Handler/Dir Expansion	70%			2028	\$89,600	1		
				Other Observation, Extent : N/A, Area Affected : 100% Location : Roof - Mechanical Room Explanation : 1 Units, 40 Tons With Hydronic Coil					
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2028	\$19,300	2	\$15,300	
				Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 1 Condensing Unit: 40 Ton, 2 Air Cooled Condensers 5 Ton Each, R-22 Refrigerant					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,200	
Exhaust Fans									
	Interior	30%	Now	\$1,500	2028	\$29,600	2	\$200	
				Unit Inoperable, Extent : Moderate, Area Affected : 30% Location : Basement Staff Toilet Next To Boiler Room Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Toilets Explanation : Ceiling Toilet Exhaust Fans					
	Roof	70%			2028	\$30,200	2	\$500	
				Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : A/C Return / Exhaust Fan					
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Basement - Boiler Room					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement - Boiler Room					
				Explanation : 1 Unit, 50 Gallons, 40 Mbh Input. Quantity 1.					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$700	4	\$700	
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,200	2033	\$11,700	4	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement - Boiler Room					
				Explanation : Defective Controls					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2043	* *	1-2	\$1,800	

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 01-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8693 **Lot** : 10 **BIN** : 4177530

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$157,400
Total		\$157,400
Importance Code B		\$157,400
Total		\$157,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$57,800			
Interior Architecture	\$101,800		\$400	\$5,100
Electrical	\$2,000	\$2,000	\$2,000	\$1,700
Mechanical	\$11,900	\$2,900	\$5,100	\$2,600
Site Pavements	\$14,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$195,100	\$12,100	\$14,700	\$16,500
Importance Code A	\$58,100	\$300	\$300	\$300
Importance Code B	\$107,800	\$11,800	\$14,400	\$15,900
Importance Code C	\$29,200			\$400
Total	\$195,100	\$12,100	\$14,700	\$16,500



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	75%			2041	**	10	\$39,800	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$15,900	
Windows								
Aluminum	100%			2052	**	5	\$1,800	
Parapets								
Metal Panel	100%			2056	**	5	\$5,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Copings Throughout								
Explanation : Location Noted								
Roof								
Modified Bitumen	88%	2-4	\$12,500	2041	**			
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Main Roof								
Skylight, Metal/Glass	2%			2056	**	10	\$900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Location Noted								
Skylight, Metal/Glass	10%	Now	\$36,500	2056	**			
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Basement Skylight At Main Entrance Walkway								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Taped Joints At Main Entrance Skylight								
Explanation : Temporary Repairs In Place								
Soffits								
Embossed Metal	100%			LIFE	**	5		
Interior								
Floors								
Carpet	60%	0-2	\$46,000	2035	\$153,300	3	\$12,800	
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Cast in Place Concrete	2%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2045	**	5	\$700	
Sheet Vinyl/Rubber	30%	2-4	\$28,300	2041	**	5	\$3,200	
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Entry Vestibule And Lobby								
Vinyl Tile	3%	2-4	\$1,200	2041	**	3	\$200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Corridor								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Basement Staff Areas								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**	10	\$800	
Ceramic Tile	5%			2045	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$700	
Gypsum Board	90%			LIFE	**	5-10	\$25,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2049	* *	5	\$700	
	Embossed Metal	83%	2-4	\$7,100	LIFE	* *	5	\$5,300	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : 1st Floor And 2nd Floor Reading Room							
	Exposed Struc: Steel	2%			LIFE	* *	10	\$600	
	Gypsum Board	10%	0-2	\$500	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Basement Reading Room Skylight							
Site Enclosure									
	Fence/Gates								
	Metal Panel	30%			LIFE	* *	10		
	Wood	70%			2037	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	80%	Now	\$2,700	2049	* *			
		Misaligned/Bulging, Extent : Severe, Area Affected : 2%							
		Location : Along 256th Street							
		Tripping Hazard, Extent : Severe, Area Affected : 2%							
		Location : Along 256th Street							
	Pavers/Stone	20%			2045	* *			
On-Site Walkways									
	Panel/Paver: Bluestone	100%	0-2	\$11,800	LIFE	* *	5	\$3,600	
		Other Observation, Extent : Severe, Area Affected : 2%							
		Location : At Walkway-skylight At Main Entrance - Replaced With Painted Wood							
		Explanation : Missing Section Of Stone							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2062	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2062	* *	5	\$100	
		Obsolete Equipment, Extent : Moderate, Area Affected : 12%							
		Location : Tet							
	Raceway								
	Conduit	100%			2062	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2058	* *	5		
	Molded Case Bkrs	95%			2058	* *	5	\$500	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2062	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2053	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Basement							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2044	* *	10	\$14,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2041	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Lobby							
	LED	5%			2044	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Retrofit Led Only							
	Egress Lighting								
	Emergency, Battery	30%			2044	* *	10	\$1,300	
	Exit, Battery	70%			2044	* *	10	\$900	
	Exterior Lighting								
	Fluorescent	25%			2044	* *	10	\$400	
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2044	* *	1	\$6,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : Cctv Surveillance Cameras, Intrusion Alarm							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$11,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		

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GLEN OAKS BRANCH LIBRARY
Asset # : 13291

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	30%			2049	**	1	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : Two Units							
	No Component	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Reported Under Air Conditioning							
Distribution									
	Hot Wtr Piping/Pump	30%			2052	**	4	\$400	
	No Component	70%							
Terminal Devices									
	Convactor/Radiator	25%			2049	**	1	\$1,500	
	Unit Heater - Hot Water	5%			2041	**			
	No Component	70%							
Controls									
	Digital	100%			2031	\$157,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	70%			2041	**	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	30%	Now	\$2,600	2041	**			
		Broken, Extent : Light, Area Affected : 10%							
		Location : Telecom Room, Elevator Machine Room							
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2041	**	2	\$3,800	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,900	
Exhaust Fans									
	Roof	100%			2041	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	**	1		

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GLEN OAKS BRANCH LIBRARY
Asset # : 13291

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Electric	100%			2034	\$24,000	4		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : One Unit, 3.4kwt 55 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	\$3,700	4	\$600	
	Sewage Ejector(s)								
	Electric	100%			2041	* *	4	\$700	
	Backflow Preventer								
	Generic	100%			2036	\$8,200	1	\$1,100	
	Fixtures								
	Generic	100%							
	Booster Pump w/Tank								
	Generic	100%			2041	* *	1	\$16,500	
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2056	* *	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$379,600	
Interior Architecture		\$127,500
Mechanical	\$62,700	\$90,200
Total	\$442,300	\$217,700
Importance Code A	\$379,600	
Importance Code B	\$62,700	\$217,700
Total	\$442,300	\$217,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,600			\$500
Interior Architecture	\$10,600	\$600		\$153,900
Electrical	\$1,200	\$1,100	\$1,100	\$1,200
Mechanical	\$1,700	\$1,800	\$78,100	\$1,600
Site Enclosure	\$43,700			
Site Pavements	\$200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$103,200	\$10,600	\$86,400	\$164,300
Importance Code A	\$39,600	\$1,000	\$1,100	\$1,500
Importance Code B	\$14,400	\$9,600	\$85,400	\$162,800
Importance Code C	\$49,200			
Total	\$103,200	\$10,600	\$86,400	\$164,300



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
GLENDAL BRANCH LIBRARY
Asset # : 13292

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$319,400	LIFE	**	5	\$19,100	1
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Northwest Corner, Chimney							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations Throughout							
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
	Location : At Window Openings Throughout							
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,100	2039	**	5	\$1,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : South Wall Above Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : South Wall Above Roof							
Windows								
Aluminum	90%			2042	**	5	\$2,100	
Aluminum	10%	0-2	\$600	2056	**	5	\$100	
	Unit Inoperable, Extent : Light, Area Affected : 10%							
	Location : Front Facade							
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	\$30,900	2054	**			1
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Back Corner							
	Water Penetration, Extent : Severe, Area Affected : 50%							
	Location : Various Locations Throughout							
Modified Bitumen	70%	0-2	\$60,200	2039	**			1
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Main Roof							
Interior								
Floors								
Carpet	55%			2030	\$149,700	3	\$16,700	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2037	**	5	\$800	
Vinyl Tile	30%			2034	\$127,500	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
GLENDAL BRANCH LIBRARY
Asset # : 13292

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%			LIFE	**	5	\$600	
	Plaster	5%	Now	\$5,300	LIFE	**	5	\$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Roof Stair; Main Library At Windows, Fireplace									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Roof Stair; Main Library At Windows, Elevator Pit									
	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	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Library Area									
Explanation : Wooden Beams And Mouldings									
	Plaster	75%			LIFE	**	5	\$7,100	
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	100%	2-4	\$43,700	2060	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Various Locations									
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%									
Location : Various Locations									
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	**			
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : Left Side Of Property									
	Masonry: Granite	10%			LIFE	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									

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

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

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									
	Air Circuit Breaker	50%			2060	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
	Molded Case Bkrs	50%			2034	\$22,000	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2054	**	5	\$300	
Raceway									
	Conduit	80%			2034	\$29,900	1		
	Conduit	20%			2054	**	1		
Panelboards									
	Fused Disc Sw	5%			2050	**	5		
	Molded Case Bkrs	80%			2033	\$16,200	5	\$200	
	Molded Case Bkrs	15%			2050	**	5		
Wiring									
	Thermoplastic	80%			2034	\$27,000	1		
	Thermoplastic	20%			2054	**	1		
Motor Controllers									
	Locally Mounted	100%			2047	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Ground Bar									
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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Cameras Security System And Intrusion Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2042	**	1-3	\$6,400	

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
GLENDALÉ BRANCH LIBRARY
Asset # : 13292

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2039	* *	1	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2044	* *	4	\$800	
	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	\$90,200	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Roof							
	Split Unit	20%			2029	\$48,800			
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2029	\$62,700	1	\$700	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2029	\$9,400	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	\$17,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$2,100	4	\$200	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2034	\$500	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
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-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : HILLCREST BRANCH LIBRARY
Address : 187-05 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : H
Program / Asset # : QPL0H26.000 / 13293 **Yr Built/Renovated** : 1980 / 2006
Area Sq Ft : 7,598 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 21-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7204 **Lot** : 40 **BIN** : 4155032

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical	\$60,300	
Mechanical		\$57,300
Total	\$60,300	\$57,300
Importance Code A		\$57,300
Importance Code B	\$60,300	
Total	\$60,300	\$57,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$1,100			
Interior Architecture	\$3,900	\$400	\$5,300	\$140,200
Electrical	\$900	\$800	\$16,300	\$900
Mechanical	\$400	\$300	\$29,400	\$500
Site Pavements	\$12,200			
Total	\$18,400	\$1,600	\$51,000	\$141,500
Importance Code A	\$1,400	\$300	\$400	\$300
Importance Code B	\$13,600	\$1,100	\$50,600	\$141,200
Importance Code C	\$3,500	\$200		
Total	\$18,400	\$1,600	\$51,000	\$141,500



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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
HILLCREST BRANCH LIBRARY
Asset # : 13293

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$9,100	
	Masonry: Limestone	25%			LIFE	**	5	\$2,300	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Upper Exterior Walls									
Windows									
	Aluminum	100%			2042	**	5	\$1,300	
Parapets									
	Under Construction	100%							
Roof									
	Under Construction	100%							
Soffits									
	Stucco Cement	100%	4+	\$500	2047	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Front Entry									
Interior									
Floors									
	Carpet	85%			2030	\$136,300	3	\$15,200	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Throughout									
Explanation : N									
Other Observation, Extent : N/A, Area Affected : 75%									
Location : Throughout									
Explanation : Construction Floor Protection Installed									
	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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior Walls									
Explanation : Construction Protection And Plastic Sheets Installed									
	Gypsum Board	10%			LIFE	**	5	\$700	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	90%			2039	**	5	\$10,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Ceiling									
Explanation : Ceiling Under Construction									
	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		
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%	Now	\$8,800	2047	**
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>					
<i>Location : Union Turnpike At Tree</i>					
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>					
<i>Location : 187th Street And Union Turnpike</i>					

On-Site Walkways

Cast in Place Concrete	20%	2047	**
Pavers/Stone	80% Now	\$3,500 2043	**

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

Location : Front Entry

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%	2034	\$44,000	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%	2034	\$44,000	5	\$200
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Raceway

Conduit	10%	2044	* *	1
Conduit	90%	2034	\$33,600	1

Panelboards

Molded Case Bkrs	100%	2033	\$20,300	5	\$200
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Wiring

Thermoplastic	10%	2044	* *	1
Thermoplastic	90%	2034	\$30.400	1

Ground

Grounding Devices

Not Accessible	100%
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2029	\$51,600	10	\$4,200	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps							
	Fluorescent	10%			2029	\$8,600	10	\$700	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Bookcase Area Explanation : Compact Fluorescent Lights							
	Fluorescent	10%			2039	* *	10	\$700	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Lounge Area Explanation : T-8 Lamps							
	LED	20%			2039	* *			
Egress Lighting									
	Exit, Service	100%			2029	\$2,600	1		
Exterior Lighting									
	HID	20%			2029	\$7,200	10		
	LED	10%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$2,800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Reading Areas, Outside Perimeter Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	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 And Horns							

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Conversion Equipment							
	Hot Water Boiler	70%		2032	\$57,300	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	\$300	
	No Component	30%						
	Terminal Devices							
	Convactor/Radiator	20%		2032	\$12,600	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	\$38,900	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	\$23,900	2	\$200	
	Roof	30%		2029	\$4,500	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		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$17,300	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : HOLLIS BRANCH LIBRARY
Address : 202-05 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : HO
Program / Asset # : QPL0H27.000 / 13294 **Yr Built/Renovated** : 1973 / 1990
Area Sq Ft : 7,930 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 10532 **Lot** : 20 **BIN** : 4224387

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$306,100
Mechanical	\$277,300	\$85,500
Total	\$277,300	\$391,600
Importance Code A		\$85,500
Importance Code B	\$277,300	\$306,100
Total	\$277,300	\$391,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$34,200			\$25,500
Interior Architecture	\$24,400	\$200	\$1,400	
Electrical	\$21,100	\$800	\$800	\$2,100
Mechanical	\$1,400	\$2,500	\$2,000	\$34,800
Site Enclosure	\$8,900			
Site Pavements	\$3,600			
Total	\$93,500	\$3,500	\$4,200	\$62,400
Importance Code A	\$34,600	\$400	\$400	\$26,000
Importance Code B	\$28,700	\$3,100	\$3,800	\$36,400
Importance Code C	\$30,200			
Total	\$93,500	\$3,500	\$4,200	\$62,400



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	2-4	\$32,800	LIFE	* *	5	\$19,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Rear Facade At Steps							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%							
		Location : Upper Rear Facade							
		Painted Surfaces, Extent : Light, Area Affected : 60%							
		Location : All Three Facades							
	Metal Panel	5%	4+	\$1,500	2045	* *	5	\$2,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Below Window Sills							
	Window Wall	5%			2045	* *	5	\$4,100	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Lintels							
Roof									
	Modified Bitumen	100%			2040	* *	10	\$23,500	
Interior									
	Floors								
	Cast in Place Concrete	5%	4+	\$1,000	LIFE	* *	5	\$1,300	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Mechanical Rooms							
	Ceramic Tile	3%			2038	* *	5	\$400	
	Vinyl Tile	92%			2035	\$306,100	3	\$4,100	
		Patching Evident, Extent : Moderate, Area Affected : 5%							
		Location : Staff Office And Lunch Room							
Interior Walls									
	Ceramic Tile	5%	Now	\$3,100	2038	* *	5	\$500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Public Bathroom							
	Concrete Masonry Unit	40%	Now	\$16,700	LIFE	* *	5	\$3,500	
		Vertical Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Staff Office Area							
	Glass: Single Pane	5%			LIFE	* *	5	\$800	
	Masonry: Brick	50%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$3,600	2040	* *	5	\$5,300	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
		Location : Community Room							
	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
HOLLIS BRANCH LIBRARY
Asset # : 13294

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	90%	Now	\$5,000	2045		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Top Rail Of Rear Fence							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Rear Fence							
	Iron Picket	10%	Now	\$1,800	2055		* *		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Gate To Rear							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$2,100	2055		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Rear Wall							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2048		* *		
On-Site Walkways									
	Cast in Place Concrete	25%	2-4	\$3,600	2040		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Rear							
	Cast in Place Concrete	75%			2040		* *		
		Other Observation, Extent : N/A, Area Affected : 10%							
		Location : Front Entry							
		Explanation : Steel Railing							

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%			2035	\$44,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 300 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$200	
	Raceway								
	Conduit	100%			2035	\$37,400	1		
	Panelboards								
	Molded Case Bkrs	85%			2034	\$17,200	5	\$200	
	Molded Case Bkrs	15%			2043	* *	5		
	Wiring								
	Thermoplastic	100%			2035	\$33,800	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$24,200	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			
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	\$100	
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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%	0-2	\$20,800	2045	**	1-3	\$4,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Obsolete Fire Alarm System. Manual Pull Station, Alarm Bells Only								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2045	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2033	\$85,500	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2034	\$17,600	4	\$400	
	Terminal Devices								
	Air Handler	80%			2030	\$121,100	1	\$3,900	
	Convactor/Radiator	20%			2033	\$13,200	1	\$500	
	Controls								
	Electrical	100%			2033	\$44,700			
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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$156,100	1	\$4,900	
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2040	* *	2	\$5,500	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,400	
	Exhaust Fans							
	Interior	90%		2030	\$32,100	2	\$200	
	Roof	10%		2040	* *	2		
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2045	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2034	\$17,300	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	\$3,600	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : HOWARD BEACH BRANCH LIBRARY
Address : 92-06 156TH AVE.
Borough : QUEENS **Agency's Number** : HB
Program / Asset # : QPL0H28.000 / 13295 **Yr Built/Renovated** : 1979 / 1998
Area Sq Ft : 8,500 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Mar-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 13957 **Lot** : 1 **BIN** : 4292455

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$127,200
Total		\$127,200
Importance Code B		\$127,200
Total		\$127,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$21,100	\$600		\$2,800
Interior Architecture	\$35,500	\$5,400	\$800	
Electrical	\$800	\$800	\$1,100	\$1,000
Mechanical	\$2,000	\$3,000	\$2,500	\$3,000
Site Pavements	\$3,100			
Total	\$62,500	\$9,800	\$4,300	\$6,800
Importance Code A	\$21,500	\$1,000	\$400	\$3,300
Importance Code B	\$13,300	\$8,800	\$3,500	\$3,500
Importance Code C	\$27,700		\$400	
Total	\$62,500	\$9,800	\$4,300	\$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
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	80%			LIFE	**	5	\$10,500	
	Masonry: Brick Cavity	10%	0-2	\$5,800	LIFE	**	5	\$1,300	
		Efflorescence, Extent : Light, Area Affected : 20%							
		Location : All Facades							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Low Roof Curb							
		Explanation : Metal Coping							
	No Component	80%							
Roof									
	Modified Bitumen	100%	Now	\$15,300	2040	**			
		Blisters, Extent : Light, Area Affected : 5%							
		Location : Middle Area And Near Mechanical Unit							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : At Flashing And Corners							
		Seams Open/Split, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
Interior									
	Floors								
	Carpet	85%			2031	\$194,100	3	\$16,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Ceramic Tile	5%			2044	**	5	\$600	
	Vinyl Tile	5%			2035	\$17,800	3	\$200	
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$800	
	Concrete Masonry Unit	95%	0-2	\$27,700	LIFE	**	5	\$5,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Community Room							
Ceilings									
	AcousTileConcealSpLn	75%	Now	\$7,800	2048	**	5	\$6,000	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Middle Of Library							
	Exposed Struc: Steel	25%			LIFE	**			
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		
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% 2-4 \$3,100 2048 * *

Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : 156th Avenue

On-Site Walkways

Cast in Place Concrete 100% 2048 * *

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% 2035 \$44,000 5 \$200

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

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs 100% 2035 \$44,000 5 \$200

Raceway

Conduit 90% 2035 \$33,600 1

Conduit 10% 2045 * * 1

Panelboards

Fused Disc Sw 10% 2043 * * 5

Molded Case Bkrs 90% 2034 \$18,200 5 \$200

Wiring

Thermoplastic 90% 2035 \$30,400 1

Thermoplastic 10% 2045 * * 1

Motor Controllers

Locally Mounted 100% 2040 * * 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

LED 100% 2040 * *

Egress Lighting

Exit, Service 50% 2035 \$1,500 1

Exit, Battery 50% 2035 \$5,000 10 \$300

Exterior Lighting

HID 30% 2035 \$12,100 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.

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

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

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

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

Alarm

Security System
Generic

100% 2035 \$16,200 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 \$22,200 1-3 \$5,200
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		
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% 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 \$127,200 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 \$4,700

Exhaust Fans

Interior 50% 2040 * * 2 \$100
 Roof 50% 2035 \$8,400 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : One 40 Gallon					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 27-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1281 **Lot** : 48 **BIN** : 4029693

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$324,400	\$242,100
Interior Architecture	\$69,100	\$268,700
Mechanical		\$655,600
Total	\$393,600	\$1,166,400
Importance Code A	\$324,400	\$242,100
Importance Code B	\$69,100	\$924,300
Total	\$393,600	\$1,166,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$106,700		\$1,100	
Interior Architecture	\$44,300		\$8,400	\$2,900
Electrical	\$4,100	\$1,500	\$1,600	\$2,000
Mechanical	\$20,200	\$4,100	\$33,100	\$3,600
Site Enclosure	\$16,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$199,300	\$12,800	\$51,400	\$15,700
Importance Code A	\$107,500	\$800	\$1,900	\$800
Importance Code B	\$37,000	\$12,000	\$49,500	\$14,700
Importance Code C	\$54,800			\$200
Total	\$199,300	\$12,800	\$51,400	\$15,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	\$61,700	LIFE	* *	5	\$14,800	
		Rusting Masonry Supt, Extent : Severe, Area Affected : 5%							
		Location : Second Floor Rear Windows Header							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Second Floor Rear Windows							
	Masonry: Limestone	25%	Now	\$22,000	LIFE	* *	5	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
	Metal Panel	3%			2056	* *	5-10	\$4,500	
	Granite Panels	5%	Now	\$6,900	LIFE	* *	5	\$800	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Front Facade. Upper Portion							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Front Facade. Upper Portion							
Windows									
	Aluminum	97%	Now	\$262,700	2061	* *	5	\$2,700	
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Metal Louvers	3%			2039	* *	10	\$1,100	
Parapets									
	Masonry: Brick	80%	Now	\$49,000	LIFE	* *	5	\$3,800	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of South Parapet							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Interior Face Of West And South Parapets							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face							
	Masonry: Limestone	15%	Now	\$4,500	LIFE	* *	5	\$900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Coping At East Parapet							
	Metal Rail	5%			2041	* *	5-10	\$4,300	
Roof									
	Modified Bitumen	100%	Now	\$24,200	2036	\$242,100			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Main And Lower Roof							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Second Floor Various Locations							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 2%								
Location : Front Entrance Soffit Area								
Interior								
Floors								
Carpet	15%			2032	\$66,200	3	\$7,400	
Carpet	35%			2035	\$154,600	3	\$12,900	
Cast in Place Concrete	3%			LIFE	**	5	\$3,200	
Ceramic Tile	2%			2045	**	5	\$500	
Quarry Tile	20%			2049	**	5	\$7,400	
Terrazzo	5%			LIFE	**	5	\$1,900	
Vinyl Tile	10%			2031	\$69,000	3	\$1,200	
Vinyl Tile 9" X 9"	10%			2031	\$199,700	3	\$1,200	
Interior Walls								
Ceramic Tile	2%			2045	**	5	\$400	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$900	
Glazed Ceramic Panel	5%			LIFE	**	10	\$900	
Plaster	75%	Now	\$35,300	LIFE	**	5	\$4,300	
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : First And Second Floor Window Heads At East Side								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,000	
Ceilings								
AcousTileSusp.Lay-In	3%			2049	**	5	\$700	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,500	
Plaster	92%	Now	\$69,100	LIFE	**	5	\$14,000	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : First And Second Floor Window Heads At East Side								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$16,800	2056	**			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Rear, East Side Of Property								
Retaining Walls								
Cast in Place Concrete	100%			2071	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Other Observation, Extent : Severe, Area Affected : 50%								
Location : West. Front Facade								
Explanation : Exit From Basement To 81st Street, Corroded.								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2036	\$44,000	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Rating Capacity									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2036	\$44,000	5	\$400	
Raceway									
	Conduit	95%			2036	\$35,500	1		
	Conduit	5%			2056	* *	1		
Panelboards									
	Fused Disc Sw	5%			2035	\$1,000	5		
	Molded Case Bkrs	85%			2035	\$17,200	5	\$400	
	Molded Case Bkrs	10%			2052	* *	5		
Wiring									
	Braided Cloth	80%			2035	\$27,000	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2056	* *	1		
	Thermoplastic	10%			2036	\$3,400	1		
Motor Controllers									
	Locally Mounted	100%			2034	\$48,500	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
Interior Lighting									
	LED	100%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$14,000	10	\$2,000	
	Exit, Service	45%			2031	\$2,500	1		
	Exit, Service	5%			2041	* *	1		
Exterior Lighting									
	Incandescent	10%			2031	\$8,900	2		
	LED	10%			2041	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2041	* *	1	\$6,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Reading Areas, Front Of The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2036	\$43,000	1-3	\$10,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights , Manual Pull Stations, Alarm Bells, Smoke Detectors , Horns									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$1,200	
	Terminal Devices								
	Air Handler	50%			2031	\$157,000	1	\$5,100	
	Convactor/Radiator	50%			2041	* *	1	\$2,700	
	Controls								
	Electrical	100%			2031	\$92,700			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%	4+	\$7,400	2031	\$147,700	1	\$4,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Air Conditioning Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : Basement Air Conditioning Room							
	Exterior Pkg Unit - Cooling	35%			2031	\$64,000	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	5%			2031	\$3,200	1		
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$26,700	
	Terminal Devices								
	Air Handler/Cool/Ht	60%			2036	\$194,200	1	\$6,100	
	No Component	40%							
	Heat Rejection								
	Air Cooled Condenser Unit	40%			2036	\$19,300	2	\$4,600	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$11,600	
	No Component	20%							
	Exhaust Fans								
	Interior	60%			2031	\$44,400	2	\$300	
	Roof	40%			2036	\$12,900	2	\$200	

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	0-2	\$400	2046	* *	1		
		Not Insulated, Extent : Moderate, Area Affected : 10%							
		Location : Water Main							
	Brass/Copper	90%			2046	* *	1		
Water Heater With Tanks									
	Electric	100%			2029	\$24,000	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 30 Gallon Unit							
Sanitary Piping									
	Cast Iron	10%	Now	\$400	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : 1st Floor Restroom							
	Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Compressed Air	100%			2036	\$5,400	4	\$200	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1, 2							
		Explanation : One Unit							

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$800	\$11,500	\$23,500
Interior Architecture		\$4,800	\$600	
Electrical	\$900	\$900	\$800	\$800
Mechanical	\$700	\$800	\$1,300	\$700
Site Enclosure	\$8,600	\$700		
Total	\$10,200	\$7,900	\$14,200	\$24,900
Importance Code A	\$400	\$1,200	\$11,900	\$23,900
Importance Code B	\$1,200	\$6,100	\$2,000	\$1,100
Importance Code C	\$8,600	\$700	\$300	
Total	\$10,200	\$7,900	\$14,200	\$24,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	40%			2044	**	5	\$22,900	
Masonry: Brick Cavity	20%			LIFE	**	5	\$3,100	
Metal Panel	5%			2055	**	5-10	\$5,300	
Pre-Cast Concrete	1%			LIFE	**	5	\$500	
Stucco Cement	4%			2048	**	5	\$1,500	
Window Wall	30%			2055	**	5	\$17,200	
Windows								
Aluminum	50%			2051	**	5	\$200	
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Basement Kitchen							
	Explanation : Water Penetrates Window Due To Insufficient Or Clogged Drain							
Special Gauge/Ballistic	50%			LIFE	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front, Left Side And Clerestory							
	Explanation : Frameless Type Glazing							
Parapets								
Masonry: Brick Cavity	5%			LIFE	**	5		
Metal Cornice	40%			2063	**	10	\$1,100	
Pre-Cast Concrete	30%			LIFE	**	5	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Vleigh Place And 72nd Road							
	Explanation : Fiberglass Concrete Precast Panels							
No Component	25%							
Roof								
Green, Roof Inaccessible	30%			LIFE	**			
Modified Bitumen	70%			2040	**	10	\$13,400	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$900	
Interior								
Floors								
Carpet	75%			2034	\$163,000	3	\$13,600	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
	Paint Peeling, Extent : Light, Area Affected : 20%							
	Location : Basement							
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	15%			2040	**	3	\$700	
Interior Walls								
Cast in Place Concrete	17%			LIFE	**			
Ceramic Tile	5%			2044	**	5	\$600	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Glass: Single Pane	3%			LIFE	**	5	\$300	
Gypsum Board	70%			LIFE	**	5	\$5,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$200	
	Gypsum Board	10%			LIFE	* *	5	\$1,400	
	Metal Panel	80%			LIFE	* *	5	\$11,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor								
	Explanation : Concealed Spline Metal Panels								
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	10%			2048	* *	5-10	\$1,200	
	Chain Link	90%	2-4	\$8,600	2045	* *			
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Rear And Right Side Of Property								
	Other Observation, Extent : Severe, Area Affected : 70%								
	Location : Rear And Right Side Of Property								
	Explanation : Vegetation Growth								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2048	* *			
	On-Site Walkways								
	Cast in Place Concrete	80%			2048	* *			
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Front Entry								
	Explanation : Paint Peeling								
	Pavers/Stone	20%			2044	* *			
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : Rear Yard Entry								
	Explanation : Vegetation Growth								

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%			2061	* *	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Disconnect Switch Rated At 600 Amperes.								
	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			
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	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2043	* *	10	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement, 1st Floor							
		Explanation : T-8 Lamps							
	LED	30%			2043	* *			
	Egress Lighting								
	Emergency, Battery	50%			2043	* *	10	\$1,000	
	Exit, LED	50%			2070	* *	1		
	Exterior Lighting								
	Fluorescent	10%			2043	* *	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	LED	10%			2043	* *			
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2043	* *	1	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Readings Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2043	* *	1-3	\$5,000	
		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		
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2040	* *	1	\$4,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 5 Rooftop Units						
Terminal Devices									
	Fan Coil Unit/Heat	5%			2040	* *	1	\$100	
	No Component	95%							
Controls									
	Electrical	100%			2033	\$45,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2040	* *	2	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 5 Units. R-410a						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,500	
	Exhaust Fans								
	Roof	100%			2040	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	* *	1		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : Booster Pump						
	Water Heater With Tanks								
	Electric	100%			2033	\$48,000	4		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 90 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2040	* *	4	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2061	* *	1-2	\$2,300	

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 08-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1695 **Lot** : 39 **BIN** : 4437193

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$132,100	\$260,300
Mechanical	\$719,200	\$823,700
Total	\$851,300	\$1,084,100
Importance Code A	\$132,100	\$260,300
Importance Code B	\$719,200	\$823,700
Total	\$851,300	\$1,084,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$64,700		\$2,400	
Interior Architecture	\$215,100		\$1,400	\$11,100
Electrical	\$26,100	\$2,300	\$2,800	\$2,300
Mechanical	\$25,100	\$7,300	\$11,600	\$7,300
Site Enclosure	\$5,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$344,000	\$16,800	\$25,400	\$27,900
Importance Code A	\$65,900	\$1,200	\$3,600	\$1,200
Importance Code B	\$202,000	\$15,600	\$21,800	\$26,700
Importance Code C	\$76,100			
Total	\$344,000	\$16,800	\$25,400	\$27,900



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
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER
Asset # : 4519

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	* *	5	\$900	
	Masonry: Brick Cavity	83%	Now	\$132,100	LIFE	* *	5	\$29,900	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 5%									
Location : Rear Facade Facing 32nd Avenue Below Window Wall									
	Masonry: Granite	2%			LIFE	* *	5	\$1,100	
	Metal Panel	10%			2056	* *	5-10	\$24,800	
	Window Wall	3%			2056	* *	5	\$4,100	
Windows									
	Aluminum	95%			2052	* *	5	\$3,400	
	Metal Louvers	5%	Now	\$500	2045	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Basement Vent Below Grating At 100th Street									
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5-10	\$7,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Interior Face									
Explanation : Covered With Tar									
	Masonry: Brick Cavity	50%			LIFE	* *	5-10	\$12,000	
	Metal Panel	5%			2056	* *	5	\$700	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$2,200	
Roof									
	Metal Panel	5%			2049	* *	10	\$2,400	
	Modified Bitumen	90%	2-4	\$26,000	2036	\$260,300			
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Children's Area Roof									
	Sloped Glazing	5%			LIFE	* *	5	\$34,800	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Glazing In Gallery Area									
Soffits									
	Metal Panel	100%	Now	\$600	2056	* *	5	\$2,200	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Courtyard Soffit At Masonry Brick Joint									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	45%	Now	\$59,700	2035	\$298,300	3	\$24,900		
	Staining/Discoloring, Extent : Severe, Area Affected : 30%								
	Location : Auditorium								
	Worn/Erode, Extent : Severe, Area Affected : 50%								
	Location : Children's Area Room And Auditorium								
Cast in Place Concrete	5%			LIFE	**	5	\$8,100		
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Basement Mechanical Areas								
Ceramic Tile	15%			2045	**	5	\$5,500		
Vinyl Tile	30%			2041	**	3	\$4,200		
Wood	5%	0-2	\$11,200	2064	**	5	\$1,700		
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Stage								
Interior Walls									
Cast in Place Concrete	5%	4+	\$9,800	LIFE	**				
	Staining/Discoloring, Extent : Severe, Area Affected : 5%								
	Location : Basement Mechanical Room At Exterior Wall Vent								
	Vertical Cracks, Extent : Light, Area Affected : 2%								
	Location : Sprinkler Room								
Concrete Masonry Unit	20%	4+	\$19,500	LIFE	**	5	\$4,100		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Base Perimeter Of Mechanical Rooms								
Folding Partition	2%			2052	**	5	\$2,600		
Gypsum Board	3%	Now	\$400	LIFE	**	5	\$900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stair A								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stair A								
Gypsum Board	70%			LIFE	**	5-10	\$60,700		
Ceilings									
AcousTileSusp.Lay-In	70%	Now	\$21,800	2041	**	5	\$12,900		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Basement And Second Floor Office Corridors								
Exposed Struc: Steel	5%			LIFE	**	10	\$3,700		
Gypsum Board	15%			LIFE	**	5-10	\$19,000		
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : Auditorium								
Wood	10%			LIFE	**	5	\$64,600		
Site Enclosure									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Iron Picket	20%	4+	\$300	2071	* *			
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Courtyard Gate									
	Steel Pipe Rail	80%	4+	\$1,300	2056	* *	5	\$4,600	
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Ramp And Stair Railing At Entry And Roof Railing									
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : At Rooftop									
Free Standing Walls									
	Cast in Place Concrete	70%	2-4	\$1,500	2056	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : At Light Fixtures And Base									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Wall Facing 32nd Avenue									
Explanation : Stucco Wall									
	Masonry: Brick	30%	Now	\$2,800	2046	* *			
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : To Courtyard From Sidewalk									
Retaining Walls									
	Cast in Place Concrete	5%			2056	* *			
	Concrete Masonry Unit	45%			2056	* *			
	Masonry: Fieldstone	50%			2056	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Flower Bed At Front Facade At Northern Boulevard									
Explanation : Location Noted									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	* *			
On-Site Walkways									
	Cast in Place Concrete	10%			2049	* *			
	Masonry: Granite	10%			LIFE	* *			
	Pavers/Stone	80%			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								
	Fused Disc Sw	100%			2056	* *	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 1,600 Ampere Main Disconnect Switch									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2056	* *	5	\$700	

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LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER
Asset # : 4519

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2056	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2052	* *	5	\$700	
	Wiring								
	Thermoplastic	100%			2056	* *	1		
	Motor Controllers								
	Variable Frequency Drive	100%			2049	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$700	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Sprinkler Room - Basement							
Lighting									
	Interior Lighting								
	Fluorescent	85%			2041	* *	10	\$19,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2041	* *	10	\$3,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	Egress Lighting								
	Emergency, Battery	20%			2041	* *	10	\$1,200	
	Exit, Battery	80%	Now	\$23,100	2046	* *			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	25%			2041	* *	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2041	* *	1	\$9,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeters, Public Spaces Reading, Book Shelves, Hallway							
		Explanation : CCTV Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$15,200	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Fire Alarm Control Panel- Basement							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$12,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$1,800	
	Terminal Devices								
	Convactor/Radiator	50%			2034	\$102,400	1	\$4,000	
	Unit Heater - Hot Water	5%			2031	\$7,400			
	No Component	45%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Chiller Room								
	Explanation : Reported Under Air Conditioning								
	Controls								
	Digital	100%			2029	\$719,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2031	\$110,800	1	\$3,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Chiller Room								
	Explanation : R-458a Refrigerant								
	Reciprocating Compr/Chiller	65%			2041	* *	1	\$7,400	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Chiller Room								
	Split Unit	5%			2036	\$29,700			
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Telecom Room, Elevator Machine Room								
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	\$1,200	
	Terminal Devices								
	Air Handler/Cool/Ht	90%			2031	\$437,300	1	\$13,700	
	Fan Coil - 4 Pipe	10%			2031	\$95,200	1	\$800	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	30%			2031	\$21,700	2	\$5,200	
	Air Cooled Condenser Unit	65%			2041	* *	2	\$11,200	
	Air Cooled Condenser Unit	1%			2031	\$700	2	\$200	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
	No Component	4%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,800	
Exhaust Fans									
	Interior	50%			2031	\$55,500	2	\$400	
	Roof	50%	0-2	\$1,200	2031	\$24,300	2	\$300	
		Noisy/Vibrating, Extent : Light, Area Affected : 15%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit, 40mbh 50 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2031	\$13,100	4	\$1,500	
Fixtures									
	Generic	100%							
Booster Pump w/Tank									
	Generic	100%	Now	\$7,300	2036	\$36,700	1	\$14,900	
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : Chiller Room							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
Sprinkler									
	Generic	100%			2046	* *	1-2	\$6,900	

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 / 2023
Area Sq Ft : 8,986 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Ph
Block : 13105 **Lot** : 7 **BIN** : 4281443

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$58,400	\$77,400
Interior Architecture		\$163,700
Electrical		\$101,800
Mechanical		\$453,500
Total	\$58,400	\$796,400
Importance Code A	\$58,400	\$77,400
Importance Code B		\$719,000
Total	\$58,400	\$796,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$49,800			
Interior Architecture	\$152,900		\$2,500	\$4,200
Electrical	\$8,700	\$900	\$1,100	\$800
Mechanical	\$5,300	\$800	\$2,600	\$800
Site Enclosure	\$19,100			
Site Pavements	\$2,000			
Total	\$237,700	\$1,700	\$6,200	\$5,800
Importance Code A	\$50,300	\$400	\$500	\$400
Importance Code B	\$157,600	\$1,200	\$3,300	\$5,300
Importance Code C	\$29,700		\$2,500	
Total	\$237,700	\$1,700	\$6,200	\$5,800



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Ceramic Tile	10%			2046	**	10	\$1,900		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Vertical Columns At Side & Rear Facades								
	Explanation : Location Noted								
Masonry: Brick	68%	2-4	\$58,400	LIFE	**	5	\$14,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Penthouse								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : Various Facades And Penthouse								
Masonry: Sandstone	20%			LIFE	**	5	\$6,200		
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : Front Facade								
Pre-Cast Concrete	2%			LIFE	**	5	\$2,700		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Entrance								
	Explanation : Location Noted								
Windows									
Aluminum	70%	0-2	\$15,500	2035	\$77,400	5	\$800		
	Caulking Deteriorated, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Unit Inoperable, Extent : Severe, Area Affected : 50%								
	Location : Various Units Throughout								
	Weather Strip Missing, Extent : Severe, Area Affected : 10%								
	Location : Various Units Throughout								
Aluminum w/ Guards	30%	0-2	\$8,900	2035	\$44,600	5	\$300		
	Worn/Erode, Extent : Moderate, Area Affected : 100%								
	Location : South Facade								
Parapets									
Masonry: Brick	80%			LIFE	**	5-10	\$16,200		
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
Masonry: Limestone	20%			LIFE	**	5-10	\$7,200		
	Recent Repair Evident, Extent : N/A, Area Affected : 10%								
	Location : Main Roof								
Roof									
Modified Bitumen	100%			2046	**	10	\$21,800		
	Debris Present, Extent : Moderate, Area Affected : 20%								
	Location : Broken Branches And Leaf Piles On Roof								
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
Soffits									
Cast in Place Concrete	100%			LIFE	**	5	\$1,300		

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%	2-4	\$12,100	2032	\$120,700	3	\$10,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	10%			LIFE	**	5	\$5,900	
	Ceramic Tile	3%			2045	**	5	\$400	
	Mosaic Tile	2%	0-2	\$2,600	2041	**	5	\$300	
		Worn/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Basement Toilet Rooms							
	Vinyl Tile	20%	0-2	\$15,100	2041	**	3	\$1,000	
		Worn/Erode, Extent : Severe, Area Affected : 30%							
		Location : Lobby And Reading Room							
	Vinyl Tile 9" X 9"	15%	Now	\$49,100	2031	\$163,700	3	\$800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Rear Exit And Staff Areas							
		Worn/Erode, Extent : Severe, Area Affected : 100%							
		Location : Throughout Staff Areas							
Interior Walls									
	Cast in Place Concrete	5%	4+	\$2,200	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	5%			2039	**	5	\$1,400	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
	Folding Partition	5%			2044	**	5	\$3,500	
	Glass: Single Pane	2%			LIFE	**	5	\$900	
	Gypsum Board	60%	0-2	\$4,800	LIFE	**	5	\$10,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Corridor Near Main Entry And Various Offices							
	Masonry: Brick	3%			LIFE	**	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Location Noted							
	Plaster	5%			LIFE	**	5-10	\$1,200	
	Wood	5%			LIFE	**	5	\$11,300	

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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
Interior								
Ceilings								
AcousTileConcealSpLn	75%	0-2	\$49,400	2049	**	5	\$6,300	
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%	0-2	\$1,100	2049	**	5	\$300	
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : Community Meeting Room							
	Worn/Erode, Extent : Moderate, Area Affected : 30%							
	Location : Community Meeting Room							
Exposed Struc: Concrete	10%	4+	\$4,100	LIFE	**	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Penthouse							
Exposed Struc: Steel	2%			LIFE	**	10	\$500	
Plaster	8%	Now	\$700	LIFE	**	5	\$700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Above Checkout Desk							
	Paint Peeling, Extent : Moderate, Area Affected : 10%							
	Location : Above Checkout Desk							
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2041	**	5-10	\$4,400	
Chain Link	80%	0-2	\$14,500	2046	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Along 224th Street							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Impact Damage, Extent : Severe, Area Affected : 10%							
	Location : Various Locations Throughout							
Free Standing Walls								
Concrete Masonry Unit	60%			2046	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : South Of Main Entrance							
	Explanation : Location Noted							
Masonry: Brick	40%			2046	**			
Retaining Walls								
Cast in Place Concrete	75%			2056	**			
Masonry: Brick	25%	Now	\$4,600	2062	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
	Location : Main Entrance Ramp							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Main Entrance Ramp							
Site Pavements								

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
LAURELTON BRANCH LIBRARY
Asset # : 13297

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 4+ \$2,000 2041 * *

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

Location : Various Locations

On-Site Walkways

Cast in Place Concrete 100% 2041 * *

Parking/Driveway

Cast in Place Concrete 100% 2041 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2036 \$3,800 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2062 * * 5 \$200

Raceway

Conduit 20% 2046 * * 1

Conduit 80% 2046 * * 1

Panelboards

Molded Case Bkrs 50% 2044 * * 5 \$100

Molded Case Bkrs 50% 2058 * * 5 \$100

Wiring

Braided Cloth 70% 2035 \$23,600 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement, 1st Floor

Thermoplastic 30% 2056 * * 1

Motor Controllers

Locally Mounted 100% 2034 \$24,200 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$300

Corroded, Extent : Moderate, Area Affected : 100%

Location : Basement

Lighting

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

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

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

Lighting

Interior Lighting

Fluorescent

90%

2031

\$91,600

10

\$7,400

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

8%

2036

\$8,100

10

\$700

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : 1st Floor*

Fluorescent

2%

2031

\$2,000

10

\$200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Fan Rooms, Entrance*

Egress Lighting

Exit/Emergency Light

50%

2044

* *

Combo

Exit, Battery

50%

2044

* *

10

\$300

Exterior Lighting

HID

25%

2036

\$10,600

10

No Component

75%

Alarm

Security System

Generic

100%

2041

* *

1

\$3,400

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

Fire/Smoke Detection

Generic, Digital

100%

2041

* *

1-3

\$5,500

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

Heating

Energy Source

Electricity

5%

2056

* *

1

Natural Gas

95%

2046

* *

1

Conversion Equipment

Hot Water Boiler

95%

2041

* *

1

\$4,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : One Unit*

Radiant Heater

5%

2041

* *

2

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : Electric Unit Heater*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$400	2035	\$19,900	4	\$400	
				Corroded, Extent : Light, Area Affected : 5%					
				Location : Basement Boiler Room					
				Leak Evident, Extent : Light, Area Affected : 5%					
				Location : Basement Boiler Room					
Terminal Devices									
	Convactor/Radiator	100%			2034	\$74,600	1	\$2,900	
Controls									
	Digital	100%			2034	\$261,900			
Air Conditioning									
Energy Source									
	Electricity	100%			2052	* *	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	15%			2041	* *	2	\$100	
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Penthouse Roof					
	Split Unit	85%			2041	* *			
				R-410a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Heat Rejection									
	Air Cooled Condenser Unit	85%			2041	* *	2	\$5,300	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,900	
Exhaust Fans									
	Interior	50%			2031	\$20,200	2	\$100	
	Roof	50%			2031	\$8,800	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2036	\$117,100	1		
Water Heater With Tanks									
	Gas Fired	100%			2031	\$17,300	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : One Unit, 40mbh 50 Gallons					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2036	\$4,100	1	\$600	
Fixtures									
	Generic	100%							

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$194,700	
Interior Architecture		\$58,200
Electrical		\$73,100
Mechanical		\$118,300
Total	\$194,700	\$249,700
Importance Code A	\$194,700	
Importance Code B		\$249,700
Total	\$194,700	\$249,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$8,700			\$1,500
Interior Architecture	\$12,800		\$300	\$3,900
Electrical	\$600	\$600	\$800	\$10,400
Mechanical	\$500	\$300	\$1,000	\$39,500
Site Enclosure	\$1,200			\$900
Site Pavements	\$5,400			
Total	\$29,300	\$1,000	\$2,000	\$56,200
Importance Code A	\$9,100	\$300	\$300	\$1,900
Importance Code B	\$13,300	\$600	\$1,700	\$53,400
Importance Code C	\$7,000			\$900
Total	\$29,300	\$1,000	\$2,000	\$56,200



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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
LEFFERTS BRANCH LIBRARY
Asset # : 13298

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	\$128,200	LIFE	* *	5	\$14,500	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
	Location : Front Building Facade							
Pre-Cast Concrete	5%	4+	\$1,200	LIFE	* *	5	\$2,600	
	Deteriorated Finish, Extent : Light, Area Affected : 5%							
	Location : Front Building Facade							
Window Wall	5%			2045	* *	5	\$3,000	
Windows								
Aluminum	95%	0-2	\$7,100	2043	* *	5	\$700	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : All Of Facades							
Metal Louvers	5%	0-2	\$400	2038	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Exterior Louvers							
Roof								
Modified Bitumen	100%	Now	\$66,500	2040	* *			
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Second Floor Women Toilet And Children Library Areas							
	Other Observation, Extent : Moderate, Area Affected : 80%							
	Location : Lower And Upper Roof							
	Explanation : Snow Covered Surfaces							
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	70%	2-4	\$6,500	2034	\$130,500	3	\$10,900	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Purple Carpet							
Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
Ceramic Tile	5%			2044	* *	5	\$500	
Vinyl Tile	20%	2-4	\$2,900	2035	\$58,200	3	\$800	
	Worn/Erode, Extent : Moderate, Area Affected : 100%							
	Location : Meeting Room And Staff Offices							
Interior Walls								
Ceramic Tile	5%	4+	\$400	2044	* *	5	\$200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Mens Staff Bathroom							
Concrete Masonry Unit	80%			LIFE	* *	5	\$2,100	
Glass: Single Pane	5%			LIFE	* *	5	\$200	
Gypsum Board	10%			LIFE	* *	5	\$400	

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

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

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

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%			2035	\$44,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2035	\$44,000	5	\$200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2055	**	1		
	Conduit	10%			2035	\$3,700	1		
Panelboards									
	Fused Disc Sw	10%			2051	**	5		
	Molded Case Bkrs	90%			2051	**	5	\$200	
Wiring									
	Thermoplastic	90%			2055	**	1		
	Thermoplastic	10%			2035	\$3,400	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	88%			2035	\$69,200	10	\$5,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Mechanical Rooms								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2035	\$3,900	10	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : T-5 Lamps								
	Fluorescent	5%			2040	**	10	\$300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Second Floor								
	Explanation : Compact Fluorescent Lights								
	LED	2%			2043	**			
Egress Lighting									
	Emergency, Service	50%			2035	\$2,200	1		
	Exit, Service	50%			2035	\$1,200	1		
Exterior Lighting									
	Fluorescent	15%			2030	\$4,200	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : Compact Fluorescent Lights								
	HID	15%			2030	\$4,900	10		
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2035	\$13,200	1	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Book Drop Area								
	Explanation : CCTV Surveillance Cameras								

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

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2035

\$18,200

1-3

\$4,300

*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			
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

100%

2035

\$21,900

1

\$3,400

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

Controls

Electrical

100%

2030

\$39,200

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2035

\$118,300

2

\$400

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

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$3,900

Exhaust Fans

Roof

100%

2035

\$13,700

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2045

* *

1

Water Heater With Tanks

Gas Fired

100%

2033

\$17,300

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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 22-Nov-2024 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 363 Lot : 1 BIN : 4463561

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$280,100	
Electrical		\$265,100
Mechanical		\$455,100
Total	\$280,100	\$720,200
Importance Code A	\$280,100	
Importance Code B		\$720,200
Total	\$280,100	\$720,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,000		\$2,200	
Interior Architecture	\$29,000		\$18,800	\$4,700
Electrical	\$2,500	\$1,800	\$2,100	\$2,200
Mechanical	\$11,200	\$7,800	\$6,400	\$7,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$87,800	\$16,800	\$36,700	\$21,300
Importance Code A	\$38,900	\$1,000	\$3,200	\$1,000
Importance Code B	\$26,200	\$15,800	\$33,500	\$20,100
Importance Code C	\$22,700			\$300
Total	\$87,800	\$16,800	\$36,700	\$21,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$49,600	
		Water Penetration, Extent : Light, Area Affected : 1%							
		Location : Front Facade							
	Metal Panel	5%			2056	**	5-10	\$12,200	
	Granite Panels	5%			LIFE	**	5	\$2,700	
	Pre-Cast Concrete	15%	2-4	\$7,800	LIFE	**	5	\$17,300	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Front Facade							
	Stucco Cement	5%			2049	**	5	\$4,400	
Windows									
	Aluminum	100%			2052	**	5	\$1,600	
Parapets									
	Metal Panel	75%			2056	**	5	\$6,800	
	Pre-Cast Concrete	15%			LIFE	**	5	\$4,400	
	Pre-Cast Concrete	10%	Now	\$1,000	LIFE	**	5	\$1,500	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
Roof									
	Modified Bitumen	100%	Now	\$280,100	2046	**			
		Blisters, Extent : Severe, Area Affected : 60%							
		Location : Main Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : West Side							
		Patching Evident, Extent : Severe, Area Affected : 40%							
		Location : Main Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stair B, Custodian Office							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Main Roof							
		Explanation : Air Pockets, Trapped Water And Adhesion Failure							
Interior									
Floors									
	Carpet	30%			2035	\$155,700	3	\$13,000	
	Ceramic Tile	30%			2045	**	5	\$8,700	
	Vinyl Tile	40%			2041	**	3	\$4,300	
Interior Walls									
	Ceramic Tile	3%			2045	**	5	\$600	
	Folding Partition	5%			2052	**	5	\$2,700	
	Glass: Single Pane	2%			LIFE	**	5	\$600	
	Gypsum Board	90%			LIFE	**	5-10	\$32,500	
Ceilings									
	AcousTileSusp.Lay-In	90%			2049	**	5	\$26,000	
	Gypsum Board	10%			LIFE	**	5-10	\$9,900	

Site Enclosure

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

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

Site Enclosure

Fence/Gates

Aluminum Rail

100%

2049

* *

5-10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : Guard Railing On Roof*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2049

* *

On-Site Walkways

Cast in Place Concrete

100%

2049

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2046

* *

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,200 Amperes*

Switchgear / Switchboard

Molded Case Bkrs

100%

2046

* *

5

\$500

Raceway

Conduit

100%

2046

* *

1

Panelboards

Fused Disc Sw

5%

2044

* *

5

Molded Case Bkrs

95%

2044

* *

5

\$500

Wiring

Thermoplastic

100%

2046

* *

1

Motor Controllers

Locally Mounted

100%

2041

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$600

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2036	\$131,400	10	\$10,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	20%			2036	\$43,800	10	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	18%			2036	\$39,400	10	\$3,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	2%			2036	\$5,100	2		
Egress Lighting									
	Emergency, Battery	50%			2036	\$16,500	10	\$2,300	
	Exit, Service	50%			2036	\$3,300	1		
Exterior Lighting									
	HID	20%			2036	\$18,300	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2036	\$36,800	1	\$7,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	\$50,600	1-3	\$12,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Light, Alarm Bell, Horns, Smoke Detectors, Manual Pull Stations							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2041	* *	1	\$9,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units, Penthouse							
Distribution									
	Hot Wtr Piping/Pump	100%			2044	* *	4	\$1,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	90%			2041	**	1	\$10,800	
	Convactor/Radiator	10%			2041	**	1	\$600	
	Controls								
	Electrical	100%			2034	\$109,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2036	\$289,300	1	\$9,000	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2041	**	1	\$12,000	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2036	\$56,800	2	\$13,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,100	
	Exhaust Fans								
	Interior	50%			2041	**	2	\$300	
	Roof	50%			2036	\$19,000	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2041	**	1	\$1,200	
	Fixtures								
	Generic	100%							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2031	\$32,900	2	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Explanation : 1 Unit								
	Hot Water Storage Tank								
	Generic	100%			2036	\$15,600	1	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Explanation : One 100 Gallon Unit								

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : 1st To 2nd Floor

Explanation : 1 Unit

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$260,500	
Interior Architecture	\$468,500	
Mechanical	\$302,700	
Total	\$1,031,700	
Importance Code A	\$260,500	
Importance Code B	\$420,600	
Importance Code C	\$350,600	
Total	\$1,031,700	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$20,400		\$600	
Interior Architecture	\$3,400	\$300		\$3,400
Electrical	\$700	\$800	\$46,500	\$700
Mechanical	\$1,400	\$2,200	\$1,900	\$2,400
Site Pavements	\$1,700			
Total	\$27,500	\$3,300	\$49,000	\$6,500
Importance Code A	\$20,700	\$400	\$1,000	\$400
Importance Code B	\$6,800	\$2,900	\$48,000	\$6,100
Importance Code C				
Total	\$27,500	\$3,300	\$49,000	\$6,500



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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	\$148,400	LIFE	**	5	\$4,200	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%									
Location : Front, Left And Right Facades									
Painted Surfaces, Extent : Moderate, Area Affected : 40%									
Location : Front, Left And Right Facades									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Left Facade Corner									
	Masonry: Marble	3%			LIFE	**	5	\$300	
Windows									
	Aluminum	95%			2042	**	5	\$900	
	Aluminum	5%	Now	\$700	2050	**	5		
Glazing Broken/Cracked, Extent : Light, Area Affected : 30%									
Location : Front Window									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Front Window									
Explanation : Bullet Hole									
Parapets									
	Copper/Terne	20%			2054	**	5	\$1,100	
	Masonry: Brick Cavity	75%	Now	\$17,700	LIFE	**	5	\$900	1
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%									
Location : Exterior Face Of Parapet Wall									
	Masonry: Limestone	5%	Now	\$1,500	LIFE	**	5	\$100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Coping									
Roof									
	Modified Bitumen	100%	0-2	\$112,100	2039	**			1
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Main Roof									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Library Area, Manager Office, Children Restroom, Boiler Room, Custodian Room, Meeting Room.									
Soffits									
	Stucco Cement	100%			2047	**	5		
Interior									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	55%			2033	\$106,400	3	\$11,900	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2043	**	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 2%								
	Location : Toilet								
	Vinyl Tile	30%			2039	**	3	\$1,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Library Area								
Interior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$2,900	
	Concrete Masonry Unit	30%	Now	\$350,600	LIFE	**	5	\$1,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Various Locations Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 60%								
	Location : Various Locations Throughout								
	Glass: Single Pane	1%			LIFE	**	5	\$100	
	Gypsum Board	7%			LIFE	**	5	\$500	
	Metal Panel	2%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	70%	2-4	\$73,900	2054	**	5	\$4,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Directly Under Southwest Drain								
	Staining/Discoloring, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Managers Office And Librarian Area								
	AcousTileConcealSpLn	25%	Now	\$44,000	2054	**	5	\$1,700	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Severe, Area Affected : 100%								
	Location : Library Area, Manager Office, Children Restroom, Boiler Room, Custodian Room, Meeting Room								
	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	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Front Sidewalk								
On-Site Walkways									
	Cast in Place Concrete	100%			2039	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room 1st Floor							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
	Raceway								
	Conduit	90%			2034	\$33,600	1		
	Conduit	10%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	85%			2033	\$17,200	5	\$200	
	Molded Case Bkrs	10%			2042	* *	5		
	Wiring								
	Thermoplastic	90%			2034	\$30,400	1		
	Thermoplastic	10%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$24,200	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2029	\$4,100	10	\$300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Services Rooms							
	Fluorescent	5%			2029	\$4,100	10	\$300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	LED	90%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2029	\$6,100	10	\$900	
	Exit, Battery	50%			2029	\$4,200	10	\$200	
	Exterior Lighting								
	Fluorescent	10%			2029	\$2,900	10	\$100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Entrance Exterior							
	HID	10%			2029	\$3,400	10		
	No Component	80%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only, Motion Sensors							

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2029

\$18,800

1-3

\$4,400

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2047

* *

1

\$3,600

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

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$400

Terminal Devices

Air Handler

75%

2029

\$103,100

1

\$3,300

Convactor/Radiator

25%

2039

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Reciprocating

80%

2029

\$86,200

1

\$2,700

Compr/Chiller

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

Exterior Pkg Unit -

Cooling

20%

2034

\$16,000

2

\$100

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

Terminal Devices

Air Handler/Cool/Ht

80%

2029

\$113,400

1

\$3,600

No Component

20%

Heat Rejection

Air Cooled Condenser

80%

2034

\$16,900

2

\$4,000

Unit

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,000

Exhaust Fans

Interior

70%

2034

\$22,700

2

\$200

Roof

30%

2034

\$4,300

2

\$100

Plumbing

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
MASPETH BRANCH LIBRARY
Asset # : 13300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$17,300	2		
	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Electrical		\$83,600
Mechanical	\$226,400	\$50,300
Total	\$226,400	\$133,900
Importance Code B	\$226,400	\$133,900
Total	\$226,400	\$133,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$30,600		\$2,300	
Interior Architecture	\$4,400	\$400	\$1,600	\$900
Electrical	\$1,200	\$800	\$1,900	\$900
Mechanical	\$2,400	\$1,300	\$3,000	\$1,500
Site Enclosure	\$500			
Site Pavements	\$22,800			
Total	\$61,800	\$2,400	\$8,700	\$3,200
Importance Code A	\$30,900	\$400	\$2,700	\$400
Importance Code B	\$30,400	\$1,900	\$6,000	\$2,900
Importance Code C	\$500	\$200		
Total	\$61,800	\$2,400	\$8,700	\$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
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Ceramic Tile	5%	4+	\$11,300	2054	**			
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Front Wall At Book-drop Off							
	Concrete Masonry Unit	75%			LIFE	**	5	\$5,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	10%			2054	**	5-10	\$8,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior Corner							
		Explanation : Standing Seam Metal Fascia							
	Window Wall	10%	2-4	\$11,100	2054	**	5	\$2,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Andozied Finish Is Worn							
Windows									
	Aluminum	100%	2-4	\$8,100	2050	**	5	\$800	
		Caulking Deteriorated, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Explanation : Anodized Finish Is Worn							
Roof									
	Not Accessible	100%							
Soffits									
	Alum/Vinyl Siding	100%			2054	**	10		
Interior									
Floors									
	Carpet	27%			2035	\$56,300	3	\$4,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
	Ceramic Tile	3%			2043	**	5	\$300	
	Vinyl Tile	60%			2039	**	3	\$3,500	
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	\$3,500	2047	**	5	\$5,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Storage , Office							
	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		
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

* *

*Corrosion/Rusting, Extent : Light, Area Affected : 10%**Location : Throughout*

Retaining Walls

Cast in Place Concrete

95%

2069

* *

Concrete Masonry Unit

5%

2054

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$22,800

2047

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout**Misaligned/Bulging, Extent : Light, Area Affected : 10%**Location : Roosevelt Avenue And 155th Street**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Front Courtyard*

On-Site Walkways

Cast in Place Concrete

100%

2047

* *

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%

2034

\$44,000

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : One Main Service Switch Rated At 350 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

\$44,000

5

\$200

Raceway

Conduit

80%

2034

\$29,900

1

Conduit

20%

2054

* *

1

Panelboards

Molded Case Bkrs

70%

2033

\$14,200

5

\$100

Molded Case Bkrs

30%

2050

* *

5

\$100

Wiring

Thermoplastic

70%

2034

\$23,600

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2034	\$79,200	10	\$6,400	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2034	\$4,400	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Circulating Desk							
	Incandescent	5%			2034	\$5,100	2		
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$900	
	Exit, LED	50%	Now	\$300	2062	* *	1		
		Damaged Fixtures, Extent : Light, Area Affected : 20%							
		Location : Main Entrance							
Exterior Lighting									
	HID	25%			2039	* *	10		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Closet							
		Explanation : Controlled Via Timer							
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	* *	1	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$400	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2039	* *	1	\$300	
	No Component	90%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Mechanical Room								
	Explanation : Air Handler Under Air Condition								
	Controls								
	Digital	100%			2029	\$226,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2039	* *	1	\$3,600	
	Compr/Chiller								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Unit, R-410a.								
	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	\$50,300	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit, 40 Gallons								
	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Mechanical		\$115,300
Total		\$115,300
Importance Code B		\$115,300
Total		\$115,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$44,700		
Interior Architecture	\$5,200		\$4,900	
Electrical	\$700	\$9,000	\$1,000	\$700
Mechanical	\$900	\$1,500	\$1,500	\$1,500
Total	\$6,900	\$55,200	\$7,400	\$2,300
Importance Code A	\$200	\$45,200	\$200	\$500
Importance Code B	\$6,300	\$10,000	\$7,200	\$1,800
Importance Code C	\$400			
Total	\$6,900	\$55,200	\$7,400	\$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
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	25%			LIFE	**	5	\$25,600	
	Granite Panels	5%			LIFE	**	5	\$500	
	Window Wall	70%			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	\$171,200	3	\$14,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Ceramic Tile	15%			2042	**	5	\$1,900	
	Vinyl Tile	5%			2038	**	3	\$200	
	Interior Walls								
	Ceramic Tile	5%			2042	**	5	\$800	
	Glass: Single Pane	2%			LIFE	**	5	\$200	
	Gypsum Board	93%			LIFE	**	5	\$8,500	
	Ceilings								
	AcousTileSusp.Lay-In	90%	4+	\$3,900	2046	**	5	\$5,700	
		Staining/Discoloring, Extent : Light, Area Affected : 2% Location : Main Area Of Library							
	Gypsum Board	10%			LIFE	**	5	\$1,600	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2046	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2053	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Building Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
	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			
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	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2038	* *	10	\$6,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	1%			2038	* *	10	\$100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Toilets							
	Fluorescent	5%			2038	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	40%			2038	* *	10	\$800	
	Exit, LED	60%			2061	* *	1		
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : Cameras Security System And Interior Intrusion System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	60%			2059	* *	1		
	Natural Gas	40%			2053	* *	1		
Conversion Equipment									
	Furnace	40%			2033	\$10,100	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Package Unit.							
	Heat Pump Air Sourced	60%			2034		2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	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	\$60,800	2	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 4 Units, R-410a Refrigerant						
	Ext Pkg Unit - Heating/Cooling	40%			2033	\$54,600	2	\$200	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 1 Unit On Roof						
	Split Unit	10%			2033	\$19,300			
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 2 Units On Roof						
Heat Rejection									
	Air Cooled Condenser Unit	50%			2038	* *	2	\$2,800	
	Air Cooled Condenser Unit	10%			2033	\$2,400	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	\$4,700	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$54,200	
Mechanical	\$386,200	
Total	\$440,400	
Importance Code A	\$54,200	
Importance Code B	\$386,200	
Total	\$440,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$3,700		\$26,100	
Interior Architecture	\$1,200	\$100	\$5,500	\$1,200
Electrical	\$900	\$800	\$900	\$900
Mechanical	\$46,200	\$1,200	\$33,900	\$1,400
Total	\$52,100	\$2,100	\$66,500	\$3,500
Importance Code A	\$4,100	\$400	\$26,600	\$400
Importance Code B	\$47,900	\$1,700	\$39,900	\$3,100
Importance Code C				
Total	\$52,100	\$2,100	\$66,500	\$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
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	82%	2-4	\$54,200	LIFE	* *	5	\$12,300	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 5%								
Location : West Facade								
Metal Panel	10%			2054	* *	5-10	\$10,300	
Pre-Cast Concrete	3%	Now	\$3,300	LIFE	* *	5	\$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Window Sills								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
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	\$4,900	
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			
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	\$44,000	5	\$200	
		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	\$44,000	5	\$200	
	Raceway								
	Conduit	100%			2034	\$37,400	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	95%			2033	\$19,200	5	\$200	
	Wiring								
	Thermoplastic	100%			2034	\$33,800	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$24,200	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2034	\$900	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Compact Fluorescent Lights							
	LED	99%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$6,600	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	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							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2051	* *	1	\$3,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	5%	0-2		2042	* *	4		
	Insul. Deteriorating, Extent : Light, Area Affected : 10%								
	Location : Boiler Room								
	Hot Wtr Piping/Pump	95%			2042	* *	4	\$400	
	Terminal Devices								
	Air Handler	80%			2029	\$118,700	1	\$3,800	
	Convactor/Radiator	20%			2039	* *	1	\$500	
	Controls								
	Electrical	100%			2027	\$43,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2029	\$116,300	1	\$3,600	
	Compr/Chiller								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Terminal Devices								
	Air Handler/Dir	100%			2029	\$151,200	1		
	Expansion								
	Heat Rejection								
	Dry Cooler	100%			2039	* *	2	\$5,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,300	
	Exhaust Fans								
	Interior	80%			2029	\$28,000	2	\$200	
	Roof	20%			2029	\$3,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One 50 Gallon Unit								
	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 Type	% of Total	Fail Date (Years)	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$58,900	\$66,800
Mechanical	\$263,600	\$56,900
Total	\$322,600	\$123,700
Importance Code A	\$58,900	\$123,700
Importance Code B	\$263,600	
Total	\$322,600	\$123,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$52,700		\$7,700	
Interior Architecture	\$3,400	\$500	\$2,100	\$3,400
Electrical	\$600	\$500	\$24,500	\$500
Mechanical	\$1,200	\$1,900	\$36,100	\$1,900
Site Pavements	\$4,100			
Total	\$62,000	\$2,800	\$70,500	\$5,800
Importance Code A	\$53,000	\$300	\$8,000	\$300
Importance Code B	\$4,900	\$2,300	\$62,400	\$5,500
Importance Code C	\$4,100	\$300		
Total	\$62,000	\$2,800	\$70,500	\$5,800



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
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	2%	Now	\$300	LIFE	**	5	\$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Rear Of Building At Top Of Wall									
	Glazed Ceramic Panel	95%	Now	\$58,900	LIFE	**	5	\$66,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Panel	3%			2054	**	5-10	\$3,100	
Windows									
	Aluminum	100%	Now	\$14,500	2050	**	5	\$700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Lunch Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Roof									
	Metal Panel	75%			2047	**	10	\$37,900	
Drains Clogged, Extent : Light, Area Affected : 2%									
Location : Gutter Area									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Dorm Roof									
Explanation : Covered With A Liquid Applied Membrane									
	Modified Bitumen	25%			2039	**	10	\$6,900	
Interior									
Floors									
	Carpet	85%			2033	\$120,500	3	\$13,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	5%			2043	**	5	\$400	
	Vinyl Tile	5%			2039	**	3	\$200	
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%							
Other Observation, Extent : N/A, Area Affected : 0%									
Location : Space Under The Dome									
Explanation : This Area Is Covered With Canvas Fabric									
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		
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		**			
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On-Site Walkways

Cast in Place Concrete	100%	0-2	\$4,100	2047		**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Front Walkway And Rear Of Building

Parking/Driveway

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034		\$3,800	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes Each.

Switchgear / Switchboard

Fused Disc Sw	100%			2034		\$44,000	5		
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Raceway

Conduit	80%			2034		\$29,900	1		
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Conduit	20%			2060		**	1		
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Panelboards

Fused Disc Sw	10%			2042		**	5		
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Molded Case Bkrs	70%			2042		**	5	\$100	
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Molded Case Bkrs	20%			2056		**	5		
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Wiring

Thermoplastic	80%			2034		\$27,000	1		
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Thermoplastic	20%			2060		**	1		
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Motor Controllers

Locally Mounted	100%			2032		\$24,200	5		
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	5%			2034		\$3,000	10	\$200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Computer Desk Area

LED	95%			2042		**			
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Egress Lighting

Emergency, Battery	50%			2042		**	10	\$600	
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Exit, Service	50%			2042		**	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
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

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

Lighting

Exterior Lighting

HID

30%

2034

\$7,500

10

No Component

70%

Alarm

Security System

Generic

100%

2029

\$10,100

1

\$2,000

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

Fire/Smoke Detection

Generic, Analog

100%

2029

\$13,800

1-3

\$3,300

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$56,900

1

\$2,600

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

Distribution

Hot Wtr Piping/Pump

100%

2033

\$11,700

4

\$300

Terminal Devices

Air Handler

80%

2029

\$80,700

1

\$2,600

Convactor/Radiator

20%

2032

\$8,800

1

\$300

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Reciprocating

100%

2029

\$79,000

1

\$2,500

Compr/Chiller

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

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\$104,000

1

\$3,300

Heat Rejection

Air Cooled Condenser

100%

2034

\$15,500

2

\$3,700

Unit

Ventilation

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,900	
Exhaust Fans								
	Interior	50%		2029	\$11,900	2	\$100	
	Roof	50%		2029	\$5,200	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	\$17,300	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$288,400	\$53,800
Interior Architecture	\$372,500	
Electrical		\$73,700
Mechanical	\$72,300	\$540,800
Total	\$733,100	\$668,300
Importance Code A	\$288,400	\$53,800
Importance Code B	\$444,700	\$614,500
Total	\$733,100	\$668,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$23,900			
Interior Architecture	\$31,500	\$1,800	\$1,600	
Electrical	\$8,800	\$1,300	\$1,200	\$1,400
Mechanical	\$48,200	\$900	\$2,300	\$900
Site Enclosure	\$44,300			
Total	\$156,700	\$4,000	\$5,000	\$2,300
Importance Code A	\$23,900			
Importance Code B	\$57,000	\$4,000	\$5,000	\$2,300
Importance Code C	\$75,800			
Total	\$156,700	\$4,000	\$5,000	\$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
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

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	33%			LIFE	* *	5	\$53,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : West Facade								
Concrete Masonry Unit	45%	0-2	\$16,000	LIFE	* *	5	\$9,200		
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : West Facade At Upper Roof And Rear Facade At Parking Area								
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,000		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Facade								
	Explanation : Textured Concrete Masonry Units								
Masonry: Brick	10%			LIFE	* *	5	\$3,300		
Metal Coiling Doors	2%			2046	* *	5	\$2,000		
Windows									
Aluminum	100%	Now	\$7,900	2032	\$26,500	5	\$300		
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Worn/Erode, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Roof									
Modified Bitumen	100%	Now	\$288,400	2043	* *				
	Patching Evident, Extent : Moderate, Area Affected : 30%								
	Location : All Roofs								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : All Roofs								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Office And Warehouse								
	Worn/Erode, Extent : Severe, Area Affected : 100%								
	Location : All Roofs								
Interior									
Floors									
Carpet	15%			2032	\$51,600	3	\$4,300		
Cast in Place Concrete	75%	2-4	\$372,500	LIFE	* *	5	\$31,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Warehouse								
Ceramic Tile	5%			2046	* *	5	\$1,000		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : All Bathrooms And Kitchen								
Vinyl Tile	5%			2038	* *	3	\$400		

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	20%			LIFE	* *	5	\$2,200	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Stairways							
	Gypsum Board	80%	4+	\$31,500	LIFE	* *	5	\$13,300	
		Worn/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Warehouse							
Ceilings									
	AcousTileSusp.Lay-In	20%			2053	* *	5	\$3,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout 2nd Floor							
	Exposed Struc: Steel	75%			LIFE	* *			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Warehouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Warehouse							
		Explanation : Exposed Steel Joists And Decking							
	Gypsum Board	5%			LIFE	* *	5	\$1,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	0-2	\$44,300	2043	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Main Roof Barrier							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2038	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : 156th Street							
	Parking/Driveway								
	Asphalt	100%			2042	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Rear Parking Area							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : 200 Ampere Disconnect Switch							
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		
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	\$7,400	2033	\$73,700			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 50%							
		Location : Garage							
	LED	20%			2033	\$16,600			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$10,900	10	\$1,500	
	Exit, Battery	50%			2033	\$7,500	10	\$400	
	Exterior Lighting								
	Fluorescent	10%			2033	\$5,200	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2033	\$24,400	1	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Cameras Observed							
	Fire/Smoke Detection								
	Generic, Analog	100%			2033	\$33,500	1-3	\$8,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Fan Coil Unit/Heat	100%	Now	\$16,100	2033	\$322,400	1	\$3,700	
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : 1st Floor Warehouse - 1 Of 4 Units Is Defective							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Warehouse							
		Explanation : 4 Units							
	Controls								
	Electrical	100%			2028	\$72,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2033	\$218,500	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit. Gas Fired Heating And Direct Expansion Cooling.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Electric	100%	0-2	\$7,200	2027	\$24,000	4		
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : 1st Floor Warehouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Warehouse							
		Explanation : 1 Unit- 40 Gallons. Quantity 1							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$3,600	
	Fire Pump								
	Generic	100%			2036	\$12,400	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Warehouse							
		Explanation : Inline Fire Pump With Single Check Valve.							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$73,800	
Mechanical	\$128,000	
Total	\$201,800	
Importance Code A	\$73,800	
Importance Code B	\$128,000	
Total	\$201,800	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$23,700	\$2,000		\$1,900
Interior Architecture	\$8,300	\$3,900	\$400	\$300
Electrical	\$700	\$800	\$800	\$1,700
Mechanical	\$4,300	\$42,400	\$600	\$100
Site Pavements	\$8,600			
Total	\$45,600	\$49,200	\$1,900	\$4,000
Importance Code A	\$23,700	\$2,000		\$1,900
Importance Code B	\$21,900	\$47,200	\$1,700	\$2,100
Importance Code C			\$200	
Total	\$45,600	\$49,200	\$1,900	\$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
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	94%	0-2	\$73,800	LIFE	* *	5	\$16,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : North Wall								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : South Wall								
Metal Panel	5%			2055	* *	5-10	\$6,100	
Metal Sect. OHD	1%			2040	* *	5	\$600	
Windows								
Aluminum	100%	Now	\$23,700	2043	* *	5	\$1,200	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Reading Room And Book Return Room								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
Location : Book Return Room								
Roof								
Metal Panel	5%			2048	* *	10	\$2,000	
Modified Bitumen	95%			2045	* *	10	\$20,800	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Roof								
Interior								
Floors								
Carpet	70%			2034	\$141,100	3	\$11,800	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
Ceramic Tile	5%			2044	* *	5	\$600	
Vinyl Tile	20%	Now	\$3,100	2040	* *	3	\$800	
Adhesion Failure, Extent : Moderate, Area Affected : 5%								
Location : Program Room And Book Return Room								
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$300	
Concrete Masonry Unit	85%			LIFE	* *	5	\$2,100	
Gypsum Board	10%			LIFE	* *	5	\$400	
Ceilings								
AcousTileSusp.Lay-In	90%			2052	* *	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$8,100	2048	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Along 93rd Street								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Along 93rd Street								
Pavers/Stone	5%	2-4	\$500	2044	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Tree Pits								

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%		2048			* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment
Not Accessible

100%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Electrical Room**Explanation : Full Of Storage Items*

Switchgear / Switchboard

Molded Case Bkrs	100%		2035	\$44,000	5	\$200			
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Raceway

Conduit	70%		2035	\$26,200	1				
Conduit	30%		2055	* *	1				

Panelboards

Molded Case Bkrs	100%		2034	\$20,300	5	\$200			
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Wiring

Thermoplastic	70%		2035	\$23,600	1				
Thermoplastic	30%		2055	* *	1				

Ground

Grounding Devices
Not Accessible

100%

*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.*

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

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

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

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

Alarm

Security System

Generic

50%

2040

* *

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance System*

Generic

50%

2040

* *

1

\$1,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System*

Fire/Smoke Detection

Generic, Digital

100%

2040

* *

1-3

\$4,600

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

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

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Controls

Electrical

100%

Now

\$4,200

2028

\$42,300

*Malfunctioning, Extent : Severe, Area Affected : 30%**Location : Thermostats In Library***Air Conditioning**

Energy Source

Electricity

100%

2051

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

\$128,000

2

\$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 1 Package Unit. R-410a Refrigerant***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,200

Exhaust Fans

Roof

100%

2035

\$14,800

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2045

* *

1

*Other Observation, Extent : N/A, Area Affected : 5%**Location : Utility Closet In Book Processing Room**Explanation : Location Noted*

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 50 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : PRC
Program / Asset # : QPL0P41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 30-May-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16135 **Lot** : 1 **BIN** : 4303629

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$59,200	
Site Enclosure		\$57,200
Site Pavements	\$61,900	
Total	\$121,100	\$57,200
Importance Code B	\$121,100	
Importance Code C		\$57,200
Total	\$121,100	\$57,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$133,300		\$300	
Interior Architecture	\$50,400		\$4,100	\$4,100
Electrical	\$1,600	\$1,200	\$1,500	\$1,200
Mechanical	\$5,000	\$100	\$1,200	\$100
Site Enclosure	\$9,800			
Total	\$200,000	\$1,300	\$7,100	\$5,400
Importance Code A	\$133,300	\$100	\$300	\$100
Importance Code B	\$47,600	\$1,200	\$6,900	\$5,100
Importance Code C	\$19,100			\$200
Total	\$200,000	\$1,300	\$7,100	\$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
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	53%			LIFE	* *	5	\$12,500	
	Metal Panel	30%	Now	\$23,800	2056	* *	5	\$6,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Various Locations At Mansard Roof								
	Deformed/Dented, Extent : Moderate, Area Affected : 2%								
	Location : Various Locations At Mansard Roof								
	Stucco Cement	2%			2049	* *	5	\$600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Art Wall At Main Entry								
	Explanation : Location Noted								
	Window Wall	15%			2046	* *	5	\$6,600	
Parapets									
	Cast Stone/Terra Cotta	25%	0-2	\$16,900	LIFE	* *	5	\$14,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Coping								
	Masonry: Brick	75%	0-2	\$35,300	LIFE	* *	5	\$5,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : East Wall								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : East Wall								
Roof									
	Modified Bitumen	100%	Now	\$40,500	2041	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Adult Learning Center, Classrooms And Rear Offices								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Main Roof								
	Explanation : Solar Panel Installation In Progress								
Soffits									
	Stucco Cement	100%	4+	\$10,400	2049	* *	5	\$5,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	40%	2-4	\$28,000	2032	\$140,000	3	\$11,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Main Reading Room							
	Worn/Erode, Extent : Light, Area Affected : 100%							
	Location : Main Reading Room							
Carpet	40%			2035	\$140,000	3	\$11,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : West Reading Rooms							
	Explanation : Location Noted							
Cast in Place Concrete	5%	4+	\$1,700	LIFE	* *	5	\$2,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Mechanical Room							
Mosaic Tile	5%	0-2	\$9,300	2049	* *	5	\$1,200	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Toilet Rooms							
Vinyl Tile	10%			2041	* *	3	\$700	
Interior Walls								
Ceramic Tile	5%			2045	* *	5	\$400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Gypsum Board	80%			LIFE	* *	5-10	\$11,900	
Metal Coiling Doors	5%			2052	* *	5	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$59,200	2049	* *	5	\$8,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Rear Offices							
	Staining/Discoloring, Extent : Severe, Area Affected : 10%							
	Location : Adult Learning Center, Classrooms And Rear Offices							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Adult Learning Center, Classrooms And Rear Offices							
Fiber Board	5%			2041	* *			
Gypsum Board	5%			LIFE	* *	5-10	\$3,400	

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
PENINSULA BRANCH LIBRARY
Asset # : 13304

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

Site Enclosure

Fence/Gates

Chain Link

90% 0-2 \$2,900 2036 \$57,200

Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : Rear Walkway

Other Observation, Extent : N/A, Area Affected : 75%

Location : Rear Walkway

Explanation : Limited Visibility

Iron Picket

10% Now \$6,900 2086 * *

Broken/Missing Elements, Extent : Severe, Area Affected : 50%

Location : Gate At Rear Walkway

Corrosion/Rusting, Extent : Severe, Area Affected : 75%

Location : Gate At Rear Walkway

Deteriorated Finish, Extent : Moderate, Area Affected : 100%

Location : Gate At Rear Walkway

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2-4 \$61,900 2049 * *

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

Location : Along Beach 94th Street

Spalling, Extent : Moderate, Area Affected : 20%

Location : Along Beach 94th Street

On-Site Walkways

Cast in Place Concrete

100% 2041 * *

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

Location : Entry Plaza And Rear Walkway

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

Under 600 Volts

Service Equipment

Fused Disc Sw

90% 2056 * * 5 \$100

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Under Construction

10%

Other Observation, Extent : N/A, Area Affected : 0%

Location : Roof

Explanation : Solar Panels And Related Equipment

Switchgear / Switchboard

Molded Case Bkrs

100% 2056 * * 5 \$300

Raceway

Conduit

100% 2056 * * 1

Panelboards

Molded Case Bkrs

100% 2052 * * 5 \$300

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2056	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Main In Mechanical Room							
		Explanation : Location Noted							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2041	* *	10	\$11,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2041	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2041	* *	10	\$1,600	
	Exit, Battery	50%			2041	* *	10	\$400	
	Exterior Lighting								
	HID	5%			2031	\$3,100	10		
	Incandescent	20%			2031	\$14,200	2		
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Generic	50%			2041	* *	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior Spaces							
		Explanation : CCTV Surveillance System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$8,000	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2046	* *	1		
	Natural Gas	95%			2056	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Radiant Heater	5%			2036	\$17,200	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Electric Unit Heater							
	No Component	95%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Reported Under Air Conditioning							
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2041	**	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,500	
	Exhaust Fans								
	Roof	100%			2041	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2046	**	1		
	Water Heater With Tanks								
	Electric	100%	Now	\$500	2035	\$24,000	4		
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Unit, 9kw 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : POPPENHUSEN BRANCH LIBRARY
Address : 121-23 14TH AVENUE
Borough : QUEENS **Agency's Number** : P
Program / Asset # : QPL0P43.000 / 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 2027 - 2030	FY 2031 - 2036
Electrical		\$96,700
Mechanical	\$205,600	\$140,100
Total	\$205,600	\$236,800
Importance Code B	\$205,600	\$236,800
Total	\$205,600	\$236,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$29,500		\$38,500	\$40,900
Interior Architecture	\$20,500	\$1,600	\$18,000	\$164,500
Electrical	\$800	\$900	\$900	\$700
Mechanical	\$18,200	\$1,000	\$1,600	\$1,200
Site Enclosure	\$40,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$116,800	\$10,700	\$66,200	\$214,500
Importance Code A	\$30,300	\$700	\$39,300	\$41,600
Importance Code B	\$63,900	\$9,400	\$26,900	\$173,000
Importance Code C	\$22,600	\$600		
Total	\$116,800	\$10,700	\$66,200	\$214,500



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
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	2-4	\$23,600	LIFE	* *	5	\$12,900	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%								
Location : Front And Rear Elevations								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Front Window Sills								
Masonry: Limestone	15%	4+	\$6,000	LIFE	* *	5	\$1,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Window								
Windows								
Aluminum	90%			2050	* *	5	\$1,500	
Aluminum	10%			2050	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Windows								
Explanation : Window Guards								
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	\$35,900	5	\$8,300	
Interior								
Floors								
Carpet	70%			2030	\$160,400	3	\$16,300	
Cast in Place Concrete	5%	4+	\$1,100	LIFE	* *	5	\$1,300	
Worn/Erode, Extent : Moderate, Area Affected : 2%								
Location : Rear Emergency Stair								
Ceramic Tile	18%			2043	* *	5	\$2,100	
Terrazzo	2%			LIFE	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Terrazzo Stair Treads								
Vinyl Tile	5%			2029	\$17,900	3	\$200	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$1,200	
Gypsum Board	45%			LIFE	* *	5	\$6,300	
Masonry: Brick	5%			LIFE	* *			
Plaster	45%	Now	\$14,200	LIFE	* *	5	\$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Rear Stair								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rear Basement Stair								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2047	* *	5	\$2,200	
			Staining/Discoloring, Extent : Moderate, Area Affected : 2%					
			Location : Office And 1st Bathroom					
Gypsum Board	15%			LIFE	* *	5	\$2,200	
Plaster	70%			LIFE	* *	5	\$5,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$8,400	2054	* *			
			Corrosion/Rusting, Extent : Moderate, Area Affected : 50%					
			Location : Throughout					
			Impact Damage, Extent : Moderate, Area Affected : 2%					
			Location : Gate Off Hinge And Bent Sections					
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	80%			2069	* *			
Masonry: Fieldstone	10%	0-2	\$32,100	2054	* *			
			Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
Masonry: Granite	10%			LIFE	* *	5	\$12,100	
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : Exterior Ramp					
			Explanation : Location Noted					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
			Cracking/Crumbling, Extent : Light, Area Affected : 5%					
			Location : Throughout - College Point Boulevard					
On-Site Walkways								
Cast in Place Concrete	85%			2039	* *			
			Misaligned/Bulging, Extent : Light, Area Affected : 2%					
			Location : Throughout					
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	5%			2037	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
			Misaligned/Bulging, Extent : Light, Area Affected : 2%					
			Location : Throughout					

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes.							
	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	\$48,300	10	\$3,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	50%			2034	\$48,300	10	\$3,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	Egress Lighting								
	Emergency, Battery	10%			2034	\$1,500	10	\$200	
	Exit, LED	90%			2049	* *	1		
	Exterior Lighting								
	Fluorescent	25%			2034	\$8,600	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : Surveillance Cameras And Intrusion Alarm							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	\$22,300	1-3	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns							

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
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2054	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And 1st Floor							
		Explanation : Electric Heating							
	Natural Gas	90%			2044	**	1		
Conversion Equipment									
	Radiant Heater	10%			2039	**	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And 1st Floor							
		Explanation : Electric Unit Heaters							
	Steam Boiler	90%			2051	**	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	100%	Now	\$6,900	2034	\$69,300			
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Conference Room Above Ceiling, Other Locations							
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%			2032	\$70,800	1	\$2,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Split Unit	100%	Now	\$10,300	2029	\$205,600			
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : Attic - Condensate Pumps Undersized Causing Leaks On Ceiling Below							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Condensing Units: Roof, Indoor Ducted Units: Attic And Basement Mechanical Room, Ductless Indoor Unit: Telecom Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans									
	Interior	100%			2034	\$38,400	2	\$200	
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.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$19,000	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : One Unit, 40 Gallons						
	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	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Sewage Ejector(s)								
	Electric	100%			2034	\$4,500	4	\$300	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Mechanical Room						
			Explanation : 1 Duplex Set						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 1st Floor						
			Explanation : 1 Unit						

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 14-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors C2,C1,C,1,2,Ph
Block : 9798 **Lot** : 6 **BIN** : 4209635

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,351,700	\$272,400
Interior Architecture	\$481,200	\$1,491,000
Electrical	\$80,700	\$2,270,500
Mechanical	\$6,218,400	\$9,950,400
Total	\$10,132,000	\$13,984,300
Importance Code A	\$3,351,700	\$272,400
Importance Code B	\$6,780,300	\$13,660,400
Importance Code C		\$51,500
Total	\$10,132,000	\$13,984,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$70,200		\$27,300	
Interior Architecture	\$521,800		\$41,200	\$66,600
Electrical	\$113,700	\$44,900	\$53,000	\$47,700
Mechanical	\$298,700	\$139,500	\$102,800	\$124,300
Site Enclosure	\$3,700			
Site Pavements	\$27,700			
Elevators/Escalators	\$43,200	\$43,200	\$43,200	\$43,200
Total	\$1,078,900	\$227,600	\$267,500	\$281,900
Importance Code A	\$83,800	\$13,600	\$40,900	\$13,600
Importance Code B	\$873,900	\$214,000	\$226,600	\$263,500
Importance Code C	\$121,300			\$4,800
Total	\$1,078,900	\$227,600	\$267,500	\$281,900



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	10%			2041	**	10	\$30,600	
Glass: Special Gauge	20%			LIFE	**	1		
Masonry: Brick	15%	Now	\$245,200	LIFE	**	5	\$14,700	
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Penthouse, 1966 Building At Rear 2nd Floor, Above Loading Dock								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : East Wall At 1st And 2nd Floor								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Second Floor Administration Area Under Windows								
Granite Panels	5%	0-2	\$30,600	LIFE	**	5	\$3,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Along 90th Street								
Panel: Limestone	45%	2-4	\$201,200	LIFE	**	5	\$33,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Main Entrance								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Front Entrance, All Facades								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 90th Street Facade								
Window Wall	5%	Now	\$15,100	2056	**	5	\$9,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Windows								
Aluminum	95%	Now	\$295,800	2052	**	5	\$13,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout 2nd And 3rd Floor Offices								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Metal Louvers	5%			2045	**	10	\$8,700	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$87,300	LIFE	**	5	\$6,800	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Mechanical Penthouse								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Cafeteria Roof, Upper Roof								
Masonry: Limestone	50%			LIFE	**	5-10	\$138,100	
Metal Panel	5%			2056	**	5	\$4,400	
Metal Rail	5%			2049	**	5-10	\$20,500	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Main Roof								
Explanation : Aluminum Railing With Glass Panels								
Metal Rail	5%			2049	**	5-10	\$20,500	
Panel: Limestone	5%	Now	\$12,800	LIFE	**	5	\$1,200	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : West Side Over Main Entrance								
Roof								
Built-Up (BUR)	45%	Now	\$1,308,800	2046	**			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over I T S Area, 1980 Addition								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout I T S Area, 1980 Addition								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition								
Modified Bitumen	10%			2036	\$272,400	10	\$24,600	
Modified Bitumen	40%	Now	\$1,089,600	2046	**			1
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout Roof Over 2nd Floor								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout Roof Over 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Corridors And 2nd Floor Offices								
Skylight, Metal/Glass	5%			2056	**	10	\$40,900	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	50%	4+	\$11,700	LIFE	* *	5	\$9,800	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Cafeteria Bulkhead Overhang								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor Cafeteria Bulkhead Overhang								
Stucco Cement	50%			2049	* *	5	\$4,900	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Loading Dock								
Explanation : Location Noted								
Interior								
Floors								
Carpet	20%			2035	\$1,480,000	3	\$123,700	
Carpet	15%	Now	\$222,000	2038	* *	3	\$92,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium								
Cast in Place Concrete	10%			LIFE	* *	5	\$180,400	
Ceramic Tile	5%			2045	* *	5	\$20,600	
Raised Access Floor	2%			2045	* *	5	\$30,900	
Sheet Vinyl/Rubber	13%			2041	* *	5	\$80,400	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Childrens Discovery Library Center								
Terrazzo	25%			LIFE	* *	5	\$161,100	
Vinyl Tile	10%	Now	\$23,100	2036	\$1,155,800	3	\$15,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Interior Walls								
Ceramic Tile	5%			2045	* *	5	\$9,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$15,300	
Glass: Single Pane	5%			LIFE	* *	5	\$14,300	
Gypsum Board	45%	Now	\$24,400	LIFE	* *	5	\$51,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Library Area At Base In Corridors, Basement At Soffit								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Offices								
Plaster	25%	Now	\$23,600	LIFE	* *	5	\$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwell 5 At Bulkhead								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor								
Explanation : Wallpaper Peeling								
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$4,800	
Wood	5%			LIFE	* *	5	\$76,300	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	5%			2041	* *	5	\$21,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
	AcousTileSusp.Lay-In	15%	0-2	\$43,100	2049	* *	5	\$25,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Payroll Room, Security Office, 2nd Floor Corridor And Offices							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Payroll Room, I T S And Corridors Of 1980 Addition, Cafeteria							
	AcousTileSusp.Lay-In	35%			2053	* *	5	\$119,400	
	Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$21,300	
	Exposed Struc: Steel	5%			LIFE	* *	10	\$34,100	
	Gypsum Board	5%	Now	\$37,800	LIFE	* *	5	\$21,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Reading Area							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Childrens Discovery Library Center							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Reading Area							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Childrens Discovery Library Center							
		Explanation : Acoustical Plaster Hung Ceiling System							
	Metal Panel	5%	Now	\$171,900	LIFE	* *	5	\$21,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Basement							
		Deformed/Dented, Extent : Severe, Area Affected : 40%							
		Location : Basement 1st Floor Receiving And Shipping Preparation Room							
	Plaster	15%	4+	\$78,900	LIFE	* *	5	\$32,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Administrative Offices At Windows							
	Plaster	10%			LIFE	* *	5-10	\$58,600	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	25%			2049	* *	5-10		
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Main Roof							
		Explanation : Attached To Roof							
	Chain Link	75%			2056	* *			
Retaining Walls									
	Cast in Place Concrete	100%	2-4	\$3,700	2071	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock Area							

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

Architecture		Current Repair			Future Replacement		Maintenance		
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%	2-4	\$12,100	2049		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 189th Street</i>									

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$1,000	2041		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Loading Dock</i>									

Parking/Driveway

Cast in Place Concrete	100%	Now	\$14,600	2041		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Loading Dock Area</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2056		**	5	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room C Level</i>									
<i>Explanation : Two 4,000 Ampere Main Disconnect Switches For Switch Board Distribution 1 And 2</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2056		**	5	\$7,300	
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Raceway

Conduit	40%			2036	\$107,400		1		
Conduit	60%			2056	**		1		

Panelboards

Molded Case Bkrs	10%			2035	\$18,200		5	\$700	
Molded Case Bkrs	90%			2052	**		5	\$6,500	

Wiring

Thermoplastic	40%			2036	\$108,800		1		
Thermoplastic	60%			2056	**		1		

Motor Controllers

Locally Mounted	10%			2034	\$96,900		5	\$200	
Locally Mounted	5%			2049	**		5	\$100	
Motor Control Center	75%			2034	\$664,500		5	\$5,600	
Variable Frequency Drive	10%			2049	**				

Ground

Grounding Devices

Not Accessible	100%								
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Stand-by Power

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	* *	1	\$84,800	
Generators									
	Diesel	98%			2045	* *	1	\$104,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room C Level							
		Explanation : One 1,250 Kilowatts Rated Capacity							
	Diesel	1%			2032	\$800	1	\$1,100	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Loading Dock							
	Natural Gas	1%			2032	\$800	1	\$1,100	
		Abandoned In Place, Extent : Light, Area Affected : 100%							
		Location : Roof							
Batteries									
	Lead/Acid	100%			2030	\$2,500	5	\$10,200	
Fuel Storage									
	Day Tank	100%			2052	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Generator Room C Level							
		Explanation : One 275 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2041	* *	10	\$12,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Toilets, Mechanical Rooms, First Floor							
	Fluorescent	10%			2031	\$312,100	10	\$25,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	65%			2041	* *	10	\$164,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2041	* *	10	\$25,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby 1st Floor, Auditorium And Some Offices							
	LED	10%			2041	* *			
Egress Lighting									
	Emergency, Service	30%			2041	* *	1		
	Emergency, Battery	15%	Now	\$35,200	2041	* *			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Exit/Emergency Light Combo	5%			2041	* *			
	Exit, Battery	50%	Now	\$80,700	2041	* *			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	2%			2036	\$22,300	10	\$500	
	HID	18%			2036	\$234,800	10	\$200	
	LED	5%			2044	* *			
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2036	\$262,400	1	\$51,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior Spaces							
		Explanation : CCTV Surveillance System							
	Generic	50%			2036	\$262,400	1	\$51,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$169,800	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2056	* *	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Building Exterior - Vault							
		Explanation : One 6,000 Gallons Tank Shared With Emergency Power Generator							
	Conversion Equipment								
	Hot Water Boiler	100%			2049	* *	1	\$136,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse Boiler Room							
		Explanation : Two Units							
	Distribution								
	Hot Wtr Piping/Pump	75%	Now	\$9,200	2035	\$458,500	4	\$10,200	
		Leak Evident, Extent : Light, Area Affected : 5%							
		Location : Basement Mechanical Room, Penthouse Mechanical Room							
	Hot Wtr Piping/Pump	25%			2052	* *	4	\$5,100	
	Terminal Devices								
	Convector/Radiator	15%			2049	* *	1	\$13,400	
	Unit Heater - Hot Water	5%			2031	\$82,900			
	No Component	80%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Throughout							
		Explanation : Reported Under Air Conditioning							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Controls								
	Digital	25%			2029	\$2,007,100			
	Pneumatic	75%	Now	\$202,600	2030	\$4,051,800			
	Malfunctioning, Extent : Moderate, Area Affected : 20%								
	Location : Mechanical Rooms								
Air Conditioning									
	Energy Source								
	Electricity	20%			2044	* *	1		
	Natural Gas	80%			2046	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	80%	Now	\$91,200	2039	* *	1	\$214,700	
	Leak Evident, Extent : Light, Area Affected : 5%								
	Location : Penthouse Boiler Room								
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Penthouse Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Penthouse Boiler Room								
	Explanation : Two Gas Powered Units								
	Exterior Pkg Unit - Cooling	9%			2036	\$275,800	2	\$1,500	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Ext Pkg Unit - Heating/Cooling	1%			2031	\$47,000	2	\$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Split Unit	10%	Now	\$13,300	2041	* *			
	Broken, Extent : Light, Area Affected : 5%								
	Location : Elevator Machine Room C005								
	R-410a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Administration Offices, Elevator Machine Rooms And Telecom Rooms								
Distribution									
	CW & CHW Wtr Pipe/Pump	60%			2036	\$271,200	4	\$12,200	
	CW & CHW Wtr Pipe/Pump	20%			2056	* *	4	\$4,100	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2031	\$2,712,000	1	\$85,200	
	Air Handler/Cool/Ht	20%			2041	* *	1	\$34,100	
	Fan Coil - 4 Pipe	10%			2036	\$1,063,300	1	\$8,900	
	No Component	20%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	10%			2036	\$80,900	2	\$19,200	
	Water Cooling Tower	80%			2040	* *	2	\$221,800	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Roof									
	No Component	10%							
Ventilation									
Distribution									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$182,400	
	Ductwork/Diffusers	25%			LIFE	* *	2-5	\$60,800	
Exhaust Fans									
	Interior	60%			2031	\$743,900	2	\$5,100	
	Interior	20%			2041	* *	2	\$1,700	
	Roof	20%			2031	\$108,500	2	\$1,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	75%			2036	\$2,692,600	1		
	Brass/Copper	25%			2056	* *	1		
HW Heat Exchanger									
	HTHW/HW	100%			2046	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse Boiler Room									
Explanation : Plate Heat Exchanger With Summer Option From Gas Driven Chiller Engine Heat.									
Sanitary Piping									
	Cast Iron	75%			LIFE	* *	1		
	Cast Iron	25%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	75%			LIFE	* *	1		
	Cast Iron	25%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2036	\$56,000	4	\$8,700	
Sewage Ejector(s)									
	Electric	100%			2041	* *	4	\$11,000	
Backflow Preventer									
	Generic	100%			2041	* *	1	\$16,900	
Fixtures									
	Generic	100%							
Booster Pump w/Tank									
	Generic	100%			2036	\$36,700	1	\$16,500	
Vertical Transport									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	40%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : C1, C, C2, 1, 2							
		Explanation : 3 Units							
	Hydraulic	60%			LIFE		* *		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : C, C1, C2, 1							
		Explanation : 3 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2046		* *	1-5	\$138,900
Sprinkler									
	No Component	70%							
	Generic	30%			2036	\$1,159,700		1-2	\$23,100
Fire Pump									
	Generic	100%	Now	\$5,300	2039		* *	1	\$46,300
		Corroded, Extent : Light, Area Affected : 5%							
		Location : Fire Pump Room C008							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Fire Pump Room C008							
Chemical System									
	Generic	20%			2034	\$35,400		1-10	\$17,400
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen							
		Explanation : One 50 Square Foot Hood							
	Generic	80%			2034	\$141,500		1-10	\$69,600
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Telecom Room							
		Explanation : One 200 Square Foot Set							

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 01-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10621 **Lot** : 12 **BIN** : 4226761

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$297,000	\$234,400
Interior Architecture	\$91,800	\$163,400
Mechanical		\$980,700
Total	\$388,800	\$1,378,400
Importance Code A	\$297,000	\$234,400
Importance Code B	\$91,800	\$1,144,000
Total	\$388,800	\$1,378,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$51,900		\$500	
Interior Architecture	\$78,500		\$5,200	\$6,600
Electrical	\$2,300	\$1,200	\$1,300	\$1,600
Mechanical	\$8,600	\$1,900	\$3,100	\$1,900
Site Enclosure	\$58,900			
Site Pavements	\$42,100			
Total	\$242,300	\$3,100	\$10,100	\$10,100
Importance Code A	\$53,200	\$1,300	\$1,800	\$1,300
Importance Code B	\$114,300	\$1,800	\$3,900	\$8,800
Importance Code C	\$74,800		\$4,400	
Total	\$242,300	\$3,100	\$10,100	\$10,100



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
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	2-4	\$3,000	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2% Location : Basement Door At Rear								
	Masonry: Brick	85%	0-2	\$86,300	LIFE	* *	5	\$10,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Various Locations Throughout Efflorescence, Extent : Moderate, Area Affected : 20% Location : Throughout Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% Location : Throughout Rusting Masonry Supt, Extent : Moderate, Area Affected : 5% Location : Window Lintels								
	Masonry: Limestone	5%	2-4	\$4,900	LIFE	* *	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Main Entrance Molding And Sills Throughout								
	Granite Panels	5%			LIFE	* *	5	\$900	
	Window Wall	3%			2046	* *	5	\$1,400	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Above Main Entrance Explanation : Location Noted								
Windows									
	Aluminum	50%	Now	\$10,200	2035	\$102,300	5	\$1,100	
	Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Various Units Screwed Shut Worn/Erode, Extent : Moderate, Area Affected : 100% Location : Throughout								
	Aluminum w/ Guards	48%	Now	\$13,200	2035	\$132,100	5	\$1,000	
	Unit Inoperable, Extent : Severe, Area Affected : 10% Location : Various Units Screwed Shut Worn/Erode, Extent : Severe, Area Affected : 100% Location : Throughout								
	Metal Louvers	2%			2039	* *	10	\$500	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5-10	\$7,300	
	Masonry: Brick	50%	0-2	\$10,800	LIFE	* *	5	\$1,700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20% Location : Throughout								
	Masonry: Limestone	10%			LIFE	* *	5-10	\$4,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$210,800	2046		**		
			Blisters, Extent : Moderate, Area Affected : 15%					
			Location : Roof					
			Ponding, Extent : Moderate, Area Affected : 15%					
			Location : Roof					
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : Various 1st Floor Locations					
			Worn/Erode, Extent : Severe, Area Affected : 100%					
			Location : Roof Surface					
Interior								
Floors								
Carpet	60%	0-2	\$41,800	2032	\$209,200	3	\$17,500	
			Staining/Discoloring, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
			Worn/Erode, Extent : Moderate, Area Affected : 30%					
			Location : Throughout					
Ceramic Tile	5%			2039	**	5	\$1,000	
Quarry Tile	2%			2049	**	5	\$600	
Terrazzo	3%			LIFE	**	5	\$900	
Vinyl Tile	30%			2036	\$163,400	3	\$2,900	
Interior Walls								
Cast in Place Concrete	10%	Now	\$11,300	LIFE	**			
			Water Penetration, Extent : Severe, Area Affected : 5%					
			Location : Basement Boiler Room At Window And Vent Openings					
Ceramic Tile	5%			2039	**	5	\$1,500	
Concrete Masonry Unit	8%			LIFE	**	5	\$1,900	
Folding Partition	10%			2044	**	5	\$7,300	
Glass: Single Pane	5%			LIFE	**	5	\$2,200	
Gypsum Board	45%	0-2	\$3,700	LIFE	**	5	\$7,900	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
			Location : Basement Community Room					
Marble Panels	2%			LIFE	**	10	\$200	
Plaster	10%	Now	\$1,400	LIFE	**	5	\$900	
			Cracking/Crumbling, Extent : Severe, Area Affected : 5%					
			Location : Staff Stair To Basement					
			Water Penetration, Extent : Moderate, Area Affected : 5%					
			Location : Staff Stair To Basement					
SGFT/Glazed Masonry	5%			LIFE	**	10	\$700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	70%	0-2	\$91,800	2041	**	5	\$6,800		
			Misaligned/Bulging, Extent : Moderate, Area Affected : 10%						
			Location : Various Locations Throughout						
			Staining/Discoloring, Extent : Moderate, Area Affected : 10%						
			Location : Various Locations						
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : Various 1st Floor Locations						
			Worn/Erode, Extent : Moderate, Area Affected : 100%						
			Location : Throughout						
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,200		
Plaster	25%	Now	\$15,000	LIFE	**	5	\$3,000		
			Cracking/Crumbling, Extent : Severe, Area Affected : 20%						
			Location : Main Entrance And Various Basement Areas						
			Staining/Discoloring, Extent : Moderate, Area Affected : 10%						
			Location : Various Locations						
Site Enclosure									
Fence/Gates									
Chain Link	30%	0-2	\$8,000	2046	**				
			Broken/Missing Elements, Extent : Severe, Area Affected : 10%						
			Location : Rear Fence						
			Corrosion/Rusting, Extent : Moderate, Area Affected : 20%						
			Location : Rear Fence						
Iron Picket	70%	2-4	\$4,100	2071	**				
			Corrosion/Rusting, Extent : Moderate, Area Affected : 5%						
			Location : Rear Gates						
			Deteriorated Finish, Extent : Moderate, Area Affected : 10%						
			Location : Throughout						
Free Standing Walls									
Concrete Masonry Unit	100%	0-2	\$1,100	2046	**				
			Broken/Missing Elements, Extent : Moderate, Area Affected : 10%						
			Location : Rear Dumpster Area						
Retaining Walls									
Cast in Place Concrete	15%			2071	**				
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Rear Areaway						
			Explanation : Location Noted						
Masonry: Brick	70%	0-2	\$43,700	2046	**				
			Broken/Missing Elements, Extent : Moderate, Area Affected : 10%						
			Location : Base Wall At Iron Fence						
			Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%						
			Location : Base Wall At Iron Fence						
Masonry: Granite	15%	0-2	\$2,000	LIFE	**	5	\$15,300		
			Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%						
			Location : Main Entrance Cheek Walls						

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2049		**			
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On-Site Walkways

Cast in Place Concrete	60%			2041		**			
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Masonry: Granite	40%	0-2	\$500	LIFE		**			
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Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%

Location : Main Entrance Steps

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$41,600	2049		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Driveway

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2036		\$1,900	5		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch

Molded Case Bkrs	50%			2036		\$22,000	5	\$200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2036		\$44,000	5	\$300	
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Raceway

Conduit	100%			2036		\$37,400	1		
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Panelboards

Fused Disc Sw	5%			2035		\$1,000	5		
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Molded Case Bkrs	95%			2035		\$19,200	5	\$300	
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Wiring

Braided Cloth	50%			2035		\$16,900	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic	50%			2036		\$16,900	1		
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Motor Controllers

Locally Mounted	100%			2034		\$48,500	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$400	
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Corroded, Extent : Light, Area Affected : 100%

Location : Basement

Lighting

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

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

Lighting

Interior Lighting	Fluorescent	100%			2041	* *	10	\$11,900	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Egress Lighting	Emergency, Battery	20%			2031	\$4,400	10	\$600	
	Exit/Emergency Light	50%			2044	* *			
	Combo								
	Exit, Battery	30%			2044	* *	10	\$300	

Exterior Lighting	HID	25%			2031	\$15,400	10		
	No Component	75%							

Alarm

Security System	Generic	100%			2036	\$24,700	1	\$4,900	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Reading Areas, Entrance
Explanation : Digital Intrusion Alarm

Fire/Smoke Detection	Generic, Digital	100%			2031	\$34,000	1-3	\$8,200	
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source	Natural Gas	100%			2046	* *	1		
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Conversion Equipment	Steam Boiler	100%			2041	* *	1	\$12,900	
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room
Explanation : One Unit

Distribution	Steam Piping/Pump	100%	0-2	\$2,100	2036	\$105,500			
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Corroded, Extent : Light, Area Affected : 5%
Location : Boiler Room

Terminal Devices	Air Handler	30%			2031	\$74,400	1	\$2,400	
	Convactor/Radiator	70%			2034	\$75,400	1	\$2,900	

Controls	Digital	100%			2034	\$378,300			
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Air Conditioning

Energy Source	Electricity	100%			2035	\$36,200	1		
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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2031	\$115,500	2	\$600	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Split Unit	20%			2031	\$62,500			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : R-458a Refrigerant					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,500	
	Exhaust Fans								
	Roof	100%			2031	\$25,600	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$169,100	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : One Unit, 40mbh 40 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$2,600	4	\$400	
	Backflow Preventer								
	Generic	100%			2044	* *	1	\$800	
	Fixtures								
	Generic	100%							

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$90,300	
Mechanical	\$131,500	\$106,300
Total	\$221,900	\$106,300
Importance Code A	\$90,300	
Importance Code B	\$131,500	\$106,300
Total	\$221,900	\$106,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$29,600		\$20,800	\$600
Interior Architecture	\$21,500	\$100	\$600	\$154,400
Electrical	\$800	\$700	\$24,900	\$21,200
Mechanical	\$2,300	\$800	\$20,000	\$800
Total	\$54,100	\$1,600	\$66,300	\$176,900
Importance Code A	\$30,000	\$400	\$21,200	\$1,000
Importance Code B	\$13,200	\$1,200	\$45,100	\$175,900
Importance Code C	\$11,000			
Total	\$54,100	\$1,600	\$66,300	\$176,900



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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
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$90,300	LIFE	**	5	\$20,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : South Facade							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
	Location : North Facade, West Facade							
Window Wall	10%	Now	\$14,000	2051	**	5	\$4,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
	Location : West Facade							
Windows								
Aluminum	90%	Now	\$15,600	2047	**	5	\$800	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
	Location : Tiled Glass Reading Room							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Glass Block	5%			LIFE	**	5	\$100	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Entrance Area							
	Explanation : Channel Glass At Entrance							
Metal Louvers	5%			2040	**	10	\$600	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	40%			LIFE	**	5	\$5,600	
	Recent Replace Evident, Extent : N/A, Area Affected : 50%							
	Location : Coping							
Roof								
Modified Bitumen	95%			2039	**	10	\$20,800	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Roof							
Skylight, Metal/Glass	5%			2051	**	10	\$3,600	
Interior								
Floors								
Carpet	70%			2030	\$149,600	3	\$16,700	
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
Ceramic Tile	10%			2040	**	5	\$1,200	
Vinyl Tile	10%			2031	\$33,400	3	\$400	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$8,200	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Masonry: Brick	5%	0-2	\$11,000	LIFE	**			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Lightwell In Adult Reading Room							

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

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

Interior

Ceilings

AcousTileConcealSpLn 65% 4+ \$6,300 2044 * * 5 \$4,800

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

Location : Reading Room

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

Location : Reading Room

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

Exposed Struc: Steel 15% LIFE * * 5

Gypsum Board 5% LIFE * * 5 \$700

Plaster 5% LIFE * * 5 \$400

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2044 * *

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

Location : Main Street

Explanation : Barricades On Side Walk Surrounding Tree Pits

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2031 \$3,800 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$44,000 5 \$200

Raceway

Conduit 100% 2031 \$37,400 1

Panelboards

Molded Case Bkrs 100% 2030 \$20,300 5 \$200

Wiring

Thermoplastic 100% 2031 \$33,800 1

Motor Controllers

Locally Mounted 100% 2029 \$24,200 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 5% 2031 \$4,500 10 \$400

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

Location : Lobby

Explanation : T-5 Lamps

LED 95% 2039 * *

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2036	\$6,800	10	\$1,000	
	Exit, Service	50%			2036	\$1,400	1		
	Exterior Lighting								
	HID	30%			2031	\$11,300	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	* *	1	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	\$20,800	1-3	\$5,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$600	
	Terminal Devices								
	Air Handler	70%			2031	\$106,300	1	\$3,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof Level Machine Room								
	Explanation : Combination Heat And Air Conditioner Fan								
	Convector/Radiator	30%			2044	* *	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : About 7 Feet Off Floor Level								
	Explanation : Radiators								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Conversion Equipment							
	Int Pkg Unit - Heating/Cooling	100%		2029	\$131,500	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	\$37,000	2	\$5,500	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,400	
	Exhaust Fans							
	Interior	80%		2031	\$28,600	2	\$200	
	Roof	20%		2036	\$3,100	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2041	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$17,300	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$69,000	
Electrical	\$82,200	
Mechanical	\$110,900	\$189,600
Total	\$262,100	\$189,600
Importance Code A	\$69,000	\$78,200
Importance Code B	\$193,100	\$111,300
Total	\$262,100	\$189,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$12,000		\$10,300	\$400
Interior Architecture	\$32,400	\$700		\$4,100
Electrical	\$700	\$900	\$8,300	\$700
Mechanical	\$48,100	\$900	\$18,000	\$900
Total	\$93,300	\$2,500	\$36,600	\$6,100
Importance Code A	\$12,400	\$400	\$10,800	\$800
Importance Code B	\$80,400	\$1,700	\$25,800	\$5,300
Importance Code C	\$500	\$400		
Total	\$93,300	\$2,500	\$36,600	\$6,100



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%	Now	\$69,000	LIFE	**	5	\$8,300	
Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Vegetation Growth, Extent : Severe, Area Affected : 5%									
Location : North Facade									
	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	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Penthouse									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Penthouse									
Roof									
	Modified Bitumen	100%	Now	\$11,800	2039	**			
Blisters, Extent : Moderate, Area Affected : 2%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Main Reading Area, Roof Pitch Pockets									
Soffits									
	Stucco Cement	100%			2047	**	5		
Interior									
Floors									
	Carpet	70%	2-4	\$27,300	2033	\$136,400	3	\$11,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Main Reading Area									
	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	
Blisters, Extent : Light, Area Affected : 5%									
Location : Conference Room									
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$800	
	Concrete Masonry Unit	85%			LIFE	**	5	\$5,400	
	Gypsum Board	10%	0-2	\$500	LIFE	**	5	\$1,000	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%									
Location : Conference Room									
Ceilings									
	AcousTileSusp.Lay-In	95%	Now	\$3,500	2047	**	5	\$5,200	
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Mian Reading Area									
	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.
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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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2047	* *
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On-Site Walkways

Cast in Place Concrete	100%		2047	* *
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2034	\$44,000	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	\$44,000	5	\$200
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Raceway

Conduit	90%		2034	\$33,600	1	
Conduit	10%		2054	* *	1	

Panelboards

Fused Disc Sw	5%		2033	\$1,000	5	
Molded Case Bkrs	80%		2033	\$16,200	5	\$200
Molded Case Bkrs	15%		2050	* *	5	

Wiring

Thermoplastic	85%		2034	\$28,700	1	
Thermoplastic	15%		2054	* *	1	

Motor Controllers

Locally Mounted	100%		2032	\$24,200	5	
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Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$100
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Lighting

Interior Lighting

Fluorescent	100%		2029	\$82,200	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	\$10,300	10	
No Component	70%					

Alarm

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

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

Alarm

Security System
Generic

100% 2042 * * 1 \$2,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2034 \$19,000 1-3 \$4,500
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		
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% 2032 \$78,200 1 \$3,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

5% 2-4 \$800 2059 * * 4
Corroded, Extent : Moderate, Area Affected : 50%
Location : Feed Back Tank And Pump, Boiler Room
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Feed Back Tank And Pump, Boiler Room

Hot Wtr Piping/Pump

95% 2033 \$15,300 4 \$300

Terminal Devices

Air Handler

80% 2029 \$110,900 1 \$3,600

Convactor/Radiator

20% 2032 \$12,000 1 \$500

Controls

Electrical

100% 2027 \$40,900

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%	0-2	\$5,600	2034	\$111,300	2	\$300	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 90%							
		Location : 1 Unit On Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : The Unit Goes Down Frequently							
	Split Unit	10%			2034	\$17,500			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit. R-410a							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2034	\$22,500	1	\$200	
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2034	\$3,400	2	\$500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
	Exhaust Fans								
	Interior	50%			2029	\$16,300	2	\$100	
	Roof	50%			2034	\$7,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 50 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 07-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 9264 **Lot** : 56 **BIN** : 4193458

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$408,800	
Interior Architecture	\$116,200	\$80,100
Mechanical	\$74,400	\$482,900
Site Enclosure	\$354,100	
Total	\$953,600	\$563,000
Importance Code A	\$408,800	\$105,000
Importance Code B	\$190,700	\$458,000
Importance Code C	\$354,100	
Total	\$953,600	\$563,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,600			
Interior Architecture	\$108,400		\$3,500	\$3,300
Electrical	\$3,700	\$1,400	\$1,500	\$1,200
Mechanical	\$7,200	\$1,700	\$3,100	\$1,700
Site Enclosure	\$49,300			
Site Pavements	\$44,100			
Total	\$231,200	\$3,100	\$8,000	\$6,300
Importance Code A	\$20,500	\$1,200	\$1,300	\$1,200
Importance Code B	\$123,700	\$1,900	\$6,700	\$5,100
Importance Code C	\$87,000			
Total	\$231,200	\$3,100	\$8,000	\$6,300



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
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	\$13,700	LIFE	* *	5	\$6,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Chimney Crown And Band							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : At Window Openings And Chimney Crown							
	Masonry: Brick	80%	Now	\$113,100	LIFE	* *	5	\$13,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Vertical Cracks, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : South Facade Of Main Building							
	Masonry: Limestone	10%	Now	\$60,900	LIFE	* *	5	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : South Facade At Main Building Base And Crown							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout Base							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
		Location : All Facades At Base, Door Lintel In Rear And Throughout Crown							
		Staining/Discoloring, Extent : Severe, Area Affected : 45%							
		Location : Crown Molding							
		Vertical Cracks, Extent : Severe, Area Affected : 5%							
		Location : Above And Below Basement Window At South Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : South Facade At Of Main Building At Base And Crown							
	Stucco Cement	5%			2041	* *	5	\$2,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Facade At Base							
		Explanation : Location Noted							
Windows									
	Aluminum	100%	Now	\$234,800	2061	* *	5	\$2,400	
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Worn/Erode, Extent : Severe, Area Affected : 100%							
		Location : All Windows							
Parapets									
	Metal Rail	100%			2041	* *	5-10	\$60,200	

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	30%	Now	\$2,800	2064	* *				
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Leaf Guards At Gutters								
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : All Copper								
Modified Bitumen	70%			2041	* *	10	\$12,400		
Soffits									
Cast in Place Concrete	100%	Now	\$2,100	LIFE	* *	5	\$1,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Below Steps From First Floor At Lefferts Boulevard								
	Paint Peeling, Extent : Severe, Area Affected : 10%								
	Location : Below Steps From First Floor At Lefferts Boulevard								
Interior									
Floors									
Carpet	15%	2-4	\$1,100	2035	\$53,200	3	\$4,400		
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
	Location : At Main Entrance								
Cast in Place Concrete	5%			LIFE	* *	5	\$4,300		
Ceramic Tile	5%	Now	\$22,600	2051	* *	5	\$500		
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Public And Staff Bathrooms								
	Poor Subfloor Evident, Extent : Severe, Area Affected : 100%								
	Location : Public And Staff Bathrooms								
Vinyl Tile	70%	Now	\$116,200	2044	* *	3	\$5,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Basement First Floor And Mezzanine								
	Uneven Substrate, Extent : Severe, Area Affected : 10%								
	Location : East Entrance Foyer								
	Worn/Erode, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile 9" X 9"	5%	0-2	\$4,000	2031	\$80,100	3	\$400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Basement								

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

Maintenance \$ are aggregated over a ten-year period. Site 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
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	\$900	2045	* *	5	\$200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Public And Staff Bathrooms On First Floor								
Ceramic Tile	2%	Now	\$1,200	2039	* *	5	\$100	
Adhesion Failure, Extent : Severe, Area Affected : 20%								
Location : Basement Bathroom								
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Basement Bathroom								
Gypsum Board	5%	Now	\$200	LIFE	* *	5	\$300	
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Base Of Basement Foyer								
Gypsum Board	25%			LIFE	* *	5-10	\$4,500	
Plaster	65%	Now	\$33,900	LIFE	* *	5	\$2,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Basement Base And At Window Openings								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement								
Ceilings								
AcousTileSusp.Lay-In	35%			2049	* *	5	\$6,900	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : First Floor								
Plaster	65%	Now	\$39,600	LIFE	* *	5	\$8,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Basement								
Paint Peeling, Extent : Severe, Area Affected : 15%								
Location : Basement								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Basement								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%	Now	\$1,500	2041	* *	5	\$3,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
Location : Front Stair Railing								
Iron Picket	85%	Now	\$40,000	2056	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Deteriorated Finish, Extent : Severe, Area Affected : 5%								
Location : Base Connection Throughout								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Northeast Corner At Hillside And Lefferts								

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

Site Enclosure

Free Standing Walls

Masonry: Brick

100% Now \$354,100 2062 * *

*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/Erode, 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 \$7,800 2071 * *

*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% 2-4 \$37,500 2049 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

On-Site Walkways

Cast in Place Concrete

100% Now \$5,400 2041 * *

*Broken/Missing Elements, Extent : Severe, Area Affected : 20%**Location : Near Main Entrance And Rear At Ramp**Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Parking/Driveway

Cast in Place Concrete

100% 2-4 \$1,200 2041 * *

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2036 \$44,000 5 \$300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

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

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2036	\$44,000	5	\$300	
	Raceway								
	Conduit	100%			2036	\$37,400	1		
	Panelboards								
	Molded Case Bkrs	90%			2058	* *	5	\$300	
	Molded Case Bkrs	10%			2035	\$2,000	5		
	Wiring								
	Braided Cloth	50%			2035	\$16,900	1		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	50%			2036	\$16,900	1		
	Motor Controllers								
	Locally Mounted	100%			2049	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Corroded, Extent : Light, Area Affected : 100% Location : Sprinkler Room Basement							
Lighting									
	Interior Lighting								
	LED	100%			2044	* *			
	Egress Lighting								
	Exit/Emergency Light Combo	20%	Now	\$2,200	2046	* *			
		Not Functioning, Extent : Severe, Area Affected : 20% Location : Hallway In Basement							
	Exit/Emergency Light Combo	60%			2041	* *			
	Exit, Battery	20%			2041	* *	10	\$200	
	Exterior Lighting								
	HID	25%			2044	* *	10		
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2044	* *	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Reading Areas Explanation : CCTV Surveillance Cameras, Intrusion Alarm							
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$8,100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Explanation : Smoke Detectors, Alarm Bells, Fire Alarm Control Panel							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2046	**	1		
	Natural Gas	90%			2046	**	1		
Conversion Equipment									
	Radiant Heater	10%	Now	\$700	2031	\$34,800	2	\$500	
		Damaged, Extent : Light, Area Affected : 10%							
		Location : Auditorium							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Auditorium							
		Explanation : Baseboard Heaters							
	Steam Boiler	90%			2034	\$105,000	1	\$11,800	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : One Unit							
Distribution									
	Steam Piping/Pump	90%			2036	\$96,500			
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	No Component	10%							
Terminal Devices									
	Convactor/Radiator	100%			2034	\$109,500	1	\$4,300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Controls									
	Electrical	100%			2029	\$74,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	90%			2041	**	2	\$700	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	10%			2031	\$31,800			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,600	
Exhaust Fans									
	Roof	70%			2031	\$18,200	2	\$300	
	Roof	30%			2041	**	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
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$171,900	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit, 40mbh 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	70%			2031	\$1,900	4	\$300	
	Submersible	30%			2027	\$100	4	\$100	
	Backflow Preventer								
	Generic	100%			2036	\$6,000	1	\$800	
	Fixtures								
	Generic	100%							

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

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

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE
Borough : QUEENS **Agency's Number** : RW
Program / Asset # : QPL0R50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$221,500	
Mechanical		\$288,200
Total	\$221,500	\$288,200
Importance Code A	\$221,500	
Importance Code B		\$288,200
Total	\$221,500	\$288,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$67,000			
Interior Architecture	\$42,100		\$5,700	\$3,900
Electrical	\$7,200	\$1,300	\$1,300	\$1,700
Mechanical	\$9,300	\$2,400	\$4,000	\$2,300
Site Enclosure	\$19,600			
Site Pavements	\$37,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$190,200	\$10,900	\$18,300	\$15,100
Importance Code A	\$68,000	\$1,000	\$1,000	\$1,000
Importance Code B	\$99,700	\$9,900	\$17,100	\$14,100
Importance Code C	\$22,600		\$100	
Total	\$190,200	\$10,900	\$18,300	\$15,100



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
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	20%	Now	\$72,200	LIFE	* *	5	\$34,900		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Around Trim Of Masonry Openings									
Masonry: Brick	80%	Now	\$149,400	LIFE	* *	5	\$17,900		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Custodial Office And Reading Rooms									
Windows									
Aluminum	100%	Now	\$14,100	2044	* *	5	\$2,900		
Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	15%	0-2	\$4,300	LIFE	* *	5	\$9,100		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Parapet Coping									
Masonry: Brick	85%			LIFE	* *	5-10	\$45,300		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Parapet Interior									
Explanation : Roofing Membrane Installed Interior Parapet Walls									
Roof									
Modified Bitumen	100%	Now	\$9,900	2041	* *				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Around Rtu									
Interior									
Floors									
Carpet	55%			2035	\$202,900	3	\$17,000		
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Throughout									
Ceramic Tile	35%			2045	* *	5	\$7,200		
Vinyl Tile	10%	2-4	\$5,800	2041	* *	3	\$800		
Uneven Substrate, Extent : Light, Area Affected : 5%									
Location : Meeting Room									
Interior Walls									
Ceramic Tile	2%			2039	* *	5	\$200		
Glass: Single Pane	3%			LIFE	* *	5	\$400		
Gypsum Board	15%			LIFE	* *	5-10	\$2,400		
Plaster	80%	Now	\$9,400	LIFE	* *	5	\$2,300		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Custodian Office, Children Reading, Staff Lounge, Offices									

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

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	60%	Now	\$10,500	2049	* *	5	\$6,200	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Gypsum Board	25%			LIFE	* *	5-10	\$17,800	
	Plaster	15%			LIFE	* *	5-10	\$5,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$11,400	2071	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Various Locations Throughout							
	Retaining Walls								
	Masonry: Brick	100%	Now	\$8,200	2046	* *			
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Activity Yard							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$37,900	2049	* *			
		Tripping Hazard, Extent : Severe, Area Affected : 20%							
		Location : Madison Street							
	On-Site Walkways								
	Cast in Place Concrete	100%			2041	* *			
	Activity Yard								
	Pavers/Stone	100%			2039	* *			
Electrical									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	90%			2036	\$3,400	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amperes							
	Fused Disc Sw	10%			2036	\$400	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2036	\$44,000	5	\$400	
Raceway									
	Conduit	100%			2036	\$37,400	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
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2035	\$1,000	5		
	Molded Case Bkrs	95%			2035	\$19,200	5	\$300	
Wiring									
	Thermoplastic	100%			2036	\$33,800	1		
Motor Controllers									
	Locally Mounted	100%			2034	\$48,500	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	10%			2031	\$15,600	10	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lighting								
	Fluorescent	20%			2031	\$31,100	10	\$2,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor And Basement								
	Explanation : T8 Lamps								
	LED	70%			2044	* *			
Egress Lighting									
	Emergency, Battery	50%			2031	\$11,700	10	\$1,700	
	Exit, LED	45%			2051	* *	1		
	Exit, Service	5%			2031	\$200	1		
Exterior Lighting									
	HID	10%			2031	\$6,500	10		
	No Component	90%							
Alarm									
Security System									
	Generic	100%			2031	\$26,200	1	\$5,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Digital	100%			2031	\$35,900	1-3	\$8,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Strobes, Pull Box Station, Bell, Smoke Detector, Fire Alarm Panel								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	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
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2041	**	1	\$3,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units							
	Steam Boiler	50%			2049	**	1	\$6,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$7,300	
	Central Plant Steam	40%			2056	**	4	\$400	
	Piping/Pmp								
Terminal Devices									
	Air Handler	60%			2036	\$157,300	1	\$5,100	
		Other Observation, Extent : N/A, Area Affected : 30%							
		Location : One Unit At First Floor							
		Explanation : Air Handler Unit							
	Convactor/Radiator	40%			2049	**	1	\$1,800	
Controls									
	Electrical	100%			2034	\$77,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
Conversion Equipment									
	Reciprocating	20%			2036	\$41,100	1	\$1,300	
	Compr/Chiller								
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : Refrigerant: R-22							
	Ext Pkg Unit -	80%			2041	**	2	\$700	
	Heating/Cooling								
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 3 Package Units. R-410a Refrigerant							
Terminal Devices									
	Air Handler/Dir	20%			2036	\$53,400	1		
	Expansion								
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2036	\$12,800	2	\$1,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100	
Exhaust Fans									
	Roof	100%			2041	**	2	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$17,300	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Unit 40 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2041	* *	4	\$300	
	Backflow Preventer								
	Generic	100%			2041	* *	1	\$800	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Located Outside					
				Explanation : Reduced Pressure Zone Device					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : One Unit					

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : ROCHDALE VILLAGE BRANCH LIBRARY
Address : 169-09 137TH AVE.
Borough : QUEENS **Agency's Number** : RO
Program / Asset # : QPL0R51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008
Area Sq Ft : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12495 **Lot** : 175 **BIN** : 4270057

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$58,000	\$80,200
Interior Architecture	\$84,700	
Mechanical		\$385,000
Total	\$142,700	\$465,300
Importance Code A	\$58,000	\$80,200
Importance Code B	\$84,700	\$385,000
Total	\$142,700	\$465,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$40,200		\$200	
Interior Architecture	\$71,600		\$4,900	\$1,000
Electrical	\$1,300	\$900	\$1,200	\$1,000
Mechanical	\$5,600	\$600	\$48,200	\$600
Site Enclosure	\$82,400			
Site Pavements	\$19,300			\$2,300
Total	\$220,400	\$1,600	\$54,500	\$4,800
Importance Code A	\$40,600	\$500	\$700	\$500
Importance Code B	\$121,000	\$1,100	\$53,900	\$1,800
Importance Code C	\$58,700			\$2,500
Total	\$220,400	\$1,600	\$54,500	\$4,800



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
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	2-4	\$58,000	LIFE	* *	5	\$13,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Various Broken Bricks Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Various Locations Throughout								
	Weathering Steel	10%	Now	\$3,100	LIFE	* *	1		
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
	Location : New Wing								
	Window Wall	6%	0-2	\$6,400	2046	* *	5	\$2,000	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : South Facade								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : South Facade								
	Explanation : Thermally Inefficient								
	Window Wall	4%			2056	* *	5	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : New Wing								
	Explanation : Location Noted								
Windows									
	Aluminum	10%			2052	* *	5	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : New Wing								
	Explanation : Location Noted								
	Aluminum w/ Guards	88%	0-2	\$8,000	2035	\$80,200	5	\$600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 1%								
	Location : Missing Pane In Rear Office								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Original Building								
	Metal Louvers	2%			2039	* *	10	\$200	
Parapets									
	Cast in Place Concrete	85%			LIFE	* *	5	\$12,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : New Wing								
	Explanation : Location Noted								
	Cast Stone/Terra Cotta	5%	0-2	\$1,300	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Coping Along Original Building								
	Weathering Steel	10%			LIFE	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Metal Copings								
	Explanation : Location Noted								

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	IRMA/Protected Membrane	15%	Now	\$5,700	2041	* *			
Debris on Roof, Extent : Moderate, Area Affected : 20%									
Location : Broken Branches									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Roof Joint And Hatch									
	Modified Bitumen	75%			2041	* *	10	\$23,800	
	Skylight, Metal/Glass	10%			2056	* *	10	\$10,600	
Soffits									
	Aluminum Sunshades	10%			2045	* *	10	\$2,100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Of New Wing									
Explanation : Location Noted									
	Cast in Place Concrete	90%	0-2	\$9,300	LIFE	* *	5	\$15,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Along South Facade									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Along South Facade									
Interior									
Floors									
	Carpet	65%			2035	\$176,300	3	\$14,700	
	Cast in Place Concrete	10%			LIFE	* *	5	\$6,600	
	Ceramic Tile	5%			2045	* *	5	\$800	
	Vinyl Tile	20%	Now	\$84,700	2046	* *	3	\$1,100	
Loose Units, Extent : Severe, Area Affected : 5%									
Location : Lobby And Main Reading Room									
Worn/Erode, Extent : Severe, Area Affected : 100%									
Location : Lobby And Main Reading Room									
Interior Walls									
	Ceramic Tile	3%			2045	* *	5	\$500	
	Concrete Masonry Unit	65%			LIFE	* *	5	\$9,000	
	Glass: Single Pane	5%			LIFE	* *	5	\$1,300	
	Gypsum Board	25%			LIFE	* *	5-10	\$7,300	
	Masonry: Brick	2%			LIFE	* *	10	\$100	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
	Ceilings								
	AcousTileConcealSpLn	65%	0-2	\$48,100	2049	**	5	\$6,100	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Main Reading Room							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Main Reading Room							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Main Reading Room							
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$1,900	
	Exposed Struc: Wood	20%			LIFE	**	10	\$4,500	
	Gypsum Board	5%	Now	\$4,000	LIFE	**	5	\$900	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : New Wing							
Site Enclosure									
	Fence/Gates								
	Chain Link	98%	Now	\$40,800	2056	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Various Locations Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Impact Damage, Extent : Severe, Area Affected : 2%							
		Location : West Yard							
	Iron Picket	2%			2071	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Facade At Gas Meter							
		Explanation : Location Noted							
Free Standing Walls									
	Cast in Place Concrete	100%			2071	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rear Yard							
		Explanation : Location Noted							
Retaining Walls									
	Cast in Place Concrete	100%	0-2	\$41,600	2071	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Edge Of East Yard							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Edge Of East Yard							
		Misaligned/Bulging, Extent : Severe, Area Affected : 2%							
		Location : Edge Of East Yard							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	95%	4+	\$11,400	2049	**			
		Spalling, Extent : Light, Area Affected : 30%							
		Location : Along 137th Avenue							
	Pavers/Stone	5%			2045	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

15%

2049

* *

Paver: Asphalt

85%

2045

* *

5

\$4,500

Parking/Driveway

Asphalt

100%

2-4

\$8,000

2045

* *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : West Driveway**Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : West Driveway*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2056

* *

5

*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%

2056

* *

5

\$300

Raceway

Conduit

70%

2036

\$26,200

1

Conduit

30%

2056

* *

1

Panelboards

Molded Case Bkrs

50%

2035

\$10,100

5

\$100

Molded Case Bkrs

50%

2044

* *

5

\$100

Wiring

Braided Cloth

50%

2035

\$16,900

1

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Reading Areas*

Thermoplastic

50%

2046

* *

1

Motor Controllers

Locally Mounted

100%

2034

\$48,500

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

Lighting

Interior Lighting

Fluorescent

85%

2041

* *

10

\$7,900

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Adult Learning Center*

Fluorescent

5%

2041

* *

10

\$500

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Reading Areas*

LED

10%

2041

* *

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

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

Lighting

Egress Lighting

Exit/Emergency Light

70%

2044

* *

Combo

Exit, LED

30%

2071

* *

1

Exterior Lighting

Fluorescent

25%

2031

\$10,200

10

\$200

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Outside Perimeter*

No Component

75%

Alarm

Security System

Generic

100%

2041

* *

1

\$3,800

Fire/Smoke Detection

Generic, Digital

100%

2044

* *

1-3

\$6,200

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

Heating

Energy Source

Natural Gas

100%

2046

* *

1

Conversion Equipment

Hot Water Boiler

100%

2049

* *

1

\$5,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Boiler Room**Explanation : One Unit*

Distribution

Hot Wtr Piping/Pump

80%

Now

\$900

2035

\$17,900

4

\$400

*Broken, Extent : Light, Area Affected : 5%**Location : 1st Floor Boiler Room**Corroded, Extent : Moderate, Area Affected : 5%**Location : Control Valves Behind The Boiler*

Hot Wtr Piping/Pump

20%

2052

* *

4

\$200

Terminal Devices

Convactor/Radiator

20%

2034

\$16,800

1

\$700

No Component

80%

*Other Observation, Extent : N/A, Area Affected : 0%**Location :**Explanation : Reported Under Air Conditioning*

Controls

Digital

20%

2034

\$58,800

Electrical

80%

2029

\$45,600

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	80%			2031	\$194,600			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
	Split Unit	20%			2041	**			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : East Wing							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2041	**	2	\$1,400	
	Air Cooled Condenser Unit	80%			2031	\$23,700	2	\$5,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$7,100	
		Insul. Deteriorating, Extent : Light, Area Affected : 5%							
		Location : 1st Floor Boiler Room							
	Ductwork Stainless Steel	20%			LIFE	**			
Exhaust Fans									
	Interior	80%			2031	\$36,400	2	\$200	
	Roof	20%			2041	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$131,600	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One Unit, 40mbh 40 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

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Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Address : 144-20 243RD STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0T65.000 / 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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$291,900	\$115,500
Interior Architecture	\$125,900	
Total	\$417,800	\$115,500
Importance Code A	\$291,900	\$115,500
Importance Code B	\$125,900	
Total	\$417,800	\$115,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$19,400			
Interior Architecture	\$400	\$38,000		\$900
Electrical	\$500	\$7,100	\$700	\$600
Mechanical	\$700	\$1,500	\$1,200	\$1,500
Site Enclosure	\$48,600			
Total	\$69,700	\$46,600	\$1,800	\$3,000
Importance Code A	\$19,900	\$500	\$600	\$500
Importance Code B	\$900	\$46,100	\$1,200	\$2,500
Importance Code C	\$48,800			
Total	\$69,700	\$46,600	\$1,800	\$3,000



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

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								
	Alum/Vinyl Siding	5%			2053	* *	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Roof							
		Explanation : Roof Mechanical Enclosure							
	Concrete Masonry Unit	20%			LIFE	* *	5	\$1,300	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Rear Yard							
	Masonry: Brick	75%	4+	\$65,700	LIFE	* *	5	\$7,900	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Upper Section Of Facade On 145th Avenue							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
		Location : Windows On 145th Avenue Facade							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Foundation Wall Into Basement							
Windows									
	Aluminum	90%	Now	\$110,700	2058	* *	5	\$1,100	
		Worn/Erode, Extent : Severe, Area Affected : 50%							
		Location : Side Facade On 145th Avenue							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Side Facade On 145th Avenue							
		Explanation : Thermally Inefficient							
	Steel	10%	Now	\$19,400	2058	* *	5	\$1,600	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$500	
	Masonry: Brick	95%			LIFE	* *	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Parapet Wall							
		Explanation : Roof Side Covered With Roofing Membrane							
Roof									
	Roll Roofing	100%	Now	\$115,500	2035	\$115,500	5	\$14,600	
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : Roof							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Into Library Area And Offices							
		Worn/Erode, Extent : Severe, Area Affected : 80%							
		Location : Roof							
Soffits									
	Alum/Vinyl Siding	100%			2043	* *	10		

Interior

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QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2042	**	5	\$500	
	Vinyl Tile	80%	Now	\$125,900	2038	**	3	\$2,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Basement, 1st Floor Library Area								
	Loose Units, Extent : Severe, Area Affected : 50%								
	Location : Basement								
	Vinyl Tile 9" X 9"	5%			2028	\$38,000	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	\$48,600	2063	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
	Location : Rear Yard Entrance On 145th Avenue								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : 145th Avenue								
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		
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%			2059	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Office Area. First Floor							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Raceway								
	Conduit	80%			2059	* *	1		
	Conduit	20%			2033	\$7,500	1		

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** 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			
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	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	\$3,400	1		
Motor Controllers									
	Locally Mounted	100%			2050	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	10%			2028	\$6,100	10	\$500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	90%			2041	* *			
Exterior Lighting									
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	50%			2041	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2041	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area, Recreation Room, And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Smoke Detectors, Alarm Bell, Manual Pull Box, And Fire Alarm Panel							

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	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	\$17,300	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$1,500	

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,600		\$3,800	\$900
Interior Architecture	\$4,000	\$600	\$3,700	\$300
Electrical	\$24,400	\$700	\$11,100	\$800
Mechanical	\$2,400	\$800	\$3,000	\$900
Total	\$75,500	\$2,100	\$21,600	\$2,900
Importance Code A	\$45,200		\$4,400	\$900
Importance Code B	\$30,200	\$1,500	\$17,100	\$2,000
Importance Code C		\$600		
Total	\$75,500	\$2,100	\$21,600	\$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
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$44,600	LIFE	* *	5	\$10,700	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
	Location : All Facades And Below Window Sills							
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	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	70%			2035	\$132,800	3	\$11,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
Mosaic Tile	5%			2047	* *	5	\$1,300	
Vinyl Tile	20%			2042	* *	3	\$1,100	
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	\$3,100	2047	* *	5	\$5,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Meeting Room, Library Area, Offices							
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : Two 400 Ampere Main Disconnect Switches								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
Raceway									
	Conduit	90%			2034	\$33,600	1		
	Conduit	10%			2054	* *	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	85%			2033	\$17,200	5	\$200	
	Molded Case Bkrs	10%			2050	* *	5		
Wiring									
	Braided Cloth	70%	2-4	\$23,600	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2054	* *	1		
	Thermoplastic	20%			2034	\$6,800	1		
Motor Controllers									
	Variable Frequency Drive	100%			2047	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	5%			2039	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	LED	95%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2034	\$6,000	10	\$900	
	Exit, Service	50%			2034	\$1,200	1		
Exterior Lighting									
	HID	30%			2029	\$10,000	10		
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside Of The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Fire Alarm Panel And Horns							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Radiant Heater	100%			2039	**	2	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 4 Gasoline Fired Hot Water Heaters Mounted On Side Of Air Handler								
	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	\$300	
	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	\$17,300	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Interior Architecture		\$60,900
Mechanical		\$390,200
Total		\$451,100
Importance Code B		\$451,100
Total		\$451,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$22,700			\$25,800
Interior Architecture	\$8,700	\$4,200		\$300
Electrical	\$700	\$800	\$800	\$900
Mechanical	\$2,800	\$1,600	\$3,200	\$42,500
Site Enclosure	\$1,800			
Site Pavements	\$5,100			
Total	\$41,800	\$6,600	\$4,000	\$69,500
Importance Code A	\$23,100	\$400	\$400	\$26,200
Importance Code B	\$15,300	\$6,100	\$3,600	\$43,300
Importance Code C	\$3,400	\$100		
Total	\$41,800	\$6,600	\$4,000	\$69,500



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
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$2,200	LIFE	* *	5	\$8,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Spots, Base Perimeter								
	Exposed Reinforcement, Extent : Severe, Area Affected : 1%								
	Location : Right Elevation, Base								
	Painted Surfaces, Extent : Light, Area Affected : 100%								
	Location : Panels Over And Below Windows And Base Perimeter								
	Concrete Masonry Unit	85%	4+	\$20,600	LIFE	* *	5	\$9,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : All Exterior Facades								
	Explanation : Split Face Exposed Aggregate Concrete Masonry Block								
	Window Wall	5%			2045	* *	5	\$3,300	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior Facing Parapet								
	Explanation : Split Face Exposed Aggregate Concrete Masonry Block. Low Height Parapet								
	Metal Panel	50%			2045	* *	5	\$4,700	
	No Component	10%							
Roof									
	Modified Bitumen	100%			2040	* *	10	\$21,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Snow Covered Surface								
Interior									
Floors									
	Carpet	70%			2034	\$136,500	3	\$11,400	
	Cast in Place Concrete	5%	Now	\$2,300	LIFE	* *	5	\$1,200	
	Loose/Delam Surface, Extent : Severe, Area Affected : 5%								
	Location : Mechanical Room								
	Other Observation, Extent : Severe, Area Affected : 1%								
	Location : Mechanical Room								
	Explanation : Rebars Are Exposed On Floor								
	Ceramic Tile	5%			2038	* *	5	\$500	
	Vinyl Tile	20%	0-2	\$3,000	2035	\$60,900	3	\$800	
	Worn/Erode, Extent : Light, Area Affected : 20%								
	Location : Staff Office And Break Room								
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$300	
	Concrete Masonry Unit	75%			LIFE	* *	5	\$1,700	
	Gypsum Board	20%			LIFE	* *	5	\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%	Now	\$3,300	2048	**	5	\$4,900	
				Staining/Discoloring, Extent : Light, Area Affected : 5%					
				Location : Staff Room					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Staff Room					
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure									
	Fence/Gates								
	Chain Link	85%			2055	**			
	Iron Picket	15%	Now	\$1,300	2055	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 5%					
				Location : Gate At Beach 117th Street					
				Deteriorated Finish, Extent : Moderate, Area Affected : 20%					
				Location : Gate At Beach 117th Street					
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$500	2055	**			
				Loose/Delam Surface, Extent : Light, Area Affected : 10%					
				Location : Rear Of Building					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	65%			2048	**			
	Cast in Place Concrete	5%	Now	\$2,900	2052	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 30%					
				Location : Front Of Property					
				Tripping Hazard, Extent : Severe, Area Affected : 5%					
				Location : Right Side Of Property Near Tree					
	Pavers/Stone	30%			2044	**			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Front Of Property					
				Explanation : Red Brick Pavers					
On-Site Walkways									
	Cast in Place Concrete	25%	2-4	\$2,200	2040	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Rear Of Building					
				Misaligned/Bulging, Extent : Light, Area Affected : 5%					
				Location : Rear Of Building					
	Cast in Place Concrete	75%			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			
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	\$44,000	5	\$200	
	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%			2035	\$44,000	5	\$200	
	Raceway								
	Conduit	80%			2035	\$29,900	1		
	Conduit	20%			2055	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2034	\$16,200	5	\$200	
	Molded Case Bkrs	20%			2051	* *	5		
	Wiring								
	Thermoplastic	80%			2035	\$27,000	1		
	Thermoplastic	20%			2055	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2040	* *	5		
	Locally Mounted	20%			2033	\$4,800	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
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	\$13,800	1	\$2,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm Only. Motion Sensors								
	Fire/Smoke Detection								
	Generic, Analog	100%			2040	* *	1-3	\$4,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2055	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$3,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
	Terminal Devices								
	Air Handler	100%			2035	\$138,600	1	\$4,500	
	Controls								
	Electrical	100%			2030	\$41,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2035	\$108,700	1	\$3,400	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Unit. Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	\$142,900	1	\$4,500	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2035	\$21,300	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
	Exhaust Fans								
	Interior	70%			2035	\$22,900	2	\$200	
	Roof	30%			2035	\$4,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
	Water Heater With Tanks								
	Electric	100%			2034	\$24,000	4		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$95,600	
Interior Architecture		\$92,900
Electrical		\$71,700
Mechanical		\$340,200
Total	\$95,600	\$504,900
Importance Code A	\$95,600	
Importance Code B		\$504,900
Total	\$95,600	\$504,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$73,900	\$1,000		
Interior Architecture	\$3,900	\$6,600	\$1,000	
Electrical	\$600	\$600	\$700	\$8,600
Mechanical	\$2,600	\$1,700	\$2,800	\$1,400
Site Pavements	\$300			
Total	\$81,300	\$9,900	\$4,500	\$10,000
Importance Code A	\$74,200	\$1,300	\$300	\$400
Importance Code B	\$4,800	\$8,600	\$3,900	\$9,600
Importance Code C	\$2,300		\$300	
Total	\$81,300	\$9,900	\$4,500	\$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
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	85%	Now	\$95,600	LIFE	**	5	\$10,800		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 100%									
Location : Rear Facade									
Painted Surfaces, Extent : Moderate, Area Affected : 70%									
Location : Front And Left Side Facades									
Metal Sect. OHD	5%			2048	**	5	\$2,000		
Window Wall	10%	Now	\$15,700	2061	**	5	\$2,400		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Front And Left Side Facades									
Windows									
Aluminum	100%	Now	\$34,700	2060	**	5	\$400		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : All Building Facades									
Weather Strip Missing, Extent : Severe, Area Affected : 20%									
Location : Exterior Of East Facade									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : All Building Facades									
Explanation : Thermally Inefficient									
Roof									
Modified Bitumen	100%	Now	\$21,000	2043	**			1	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%									
Location : Partywall At Building Joint									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Roof Above Kitchen Area									
Explanation : Soft Spot On Roof. Missing Or Damaged Subsurface.									
Soffits									
Cast in Place Concrete	100%	Now	\$2,400	LIFE	**	5	\$2,000		
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Entrance									
Interior									
Floors									
Carpet	50%			2034	\$85,000	3	\$7,100		
Cast in Place Concrete	10%	4+	\$1,600	LIFE	**	5	\$2,100		
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Basement									
Ceramic Tile	5%			2044	**	5	\$500		
Vinyl Tile	35%			2035	\$92,900	3	\$1,200		
Interior Walls									
Ceramic Tile	5%			2044	**	5	\$700		
Concrete Masonry Unit	30%			LIFE	**	5	\$1,600		
Glass: Single Pane	5%			LIFE	**	5	\$500		
Gypsum Board	60%	Now	\$2,300	LIFE	**	5	\$4,800		
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Missing Baseboards At South And West Walls									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%			2048	* *	5	\$8,500	
				Staining/Discoloring, Extent : Light, Area Affected : 5%					
				Location : Various Locations					
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$100	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	98%			2048	* *			
	Cast in Place Concrete	2%	0-2	\$300	2048	* *			
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Front And Left Side Of Property					
	On-Site Walkways								
	Cast in Place Concrete	100%			2048	* *			
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%			2035	\$44,000	5	\$200	
				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%			2035	\$44,000	5	\$200	
	Raceway								
	Conduit	80%			2035	\$29,900	1		
	Conduit	20%			2055	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2051	* *	5	\$100	
	Molded Case Bkrs	20%			2034	\$4,100	5		
	Wiring								
	Thermoplastic	20%			2035	\$6,800	1		
	Thermoplastic	80%			2055	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2040	* *	5		
	Variable Frequency Drive	50%			2052	* *			
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
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	10%			2035	\$7,200	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	\$64,500	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	\$5,400	10	\$800	
	50%			2050	* *	1		
Exterior Lighting Fluorescent	30%			2030	\$7,700	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	\$12,100	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	\$16,600	1-3	\$3,900	
	<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		
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%			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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$100	2043	**	4		
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Hot Wtr Piping/Pump	90%			2043	**	4	\$400	
Terminal Devices									
	Air Handler	100%			2035	\$120,900	1	\$3,900	
Controls									
	Electrical	100%			2033	\$35,700			
Air Conditioning									
Energy Source									
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	100%			2035	\$94,800	1	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2035	\$124,600	1	\$3,900	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2035	\$18,600	2	\$4,400	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans									
	Interior	80%			2035	\$22,800	2	\$200	
	Roof	20%			2035	\$2,500	2		
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2055	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2034	\$17,300	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 30 Gallons Unit							
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.
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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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 14-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10171 **Lot** : 8 **BIN** : 4000000

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		\$98,700
Mechanical		\$824,900
Total		\$923,500
Importance Code B		\$923,500
Total		\$923,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$30,400		\$500	
Interior Architecture	\$42,500		\$98,900	\$6,300
Electrical	\$1,600	\$1,400	\$1,800	\$1,400
Mechanical	\$8,100	\$2,900	\$2,200	\$2,900
Site Enclosure	\$1,300			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$91,100	\$11,500	\$110,600	\$17,800
Importance Code A	\$31,100	\$700	\$1,200	\$700
Importance Code B	\$52,500	\$10,800	\$109,400	\$17,100
Importance Code C	\$7,400			
Total	\$91,100	\$11,500	\$110,600	\$17,800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	* *	5	\$18,700	
Metal Coiling Doors	2%			2049	* *	5	\$1,000	
Pre-Cast Concrete	30%			LIFE	* *	5	\$30,400	
Window Wall	8%			2056	* *	5	\$4,700	
Windows								
Aluminum	95%			2052	* *	5	\$4,500	
Metal Louvers	5%			2045	* *	10	\$1,500	
Parapets								
Masonry: Brick	75%			LIFE	* *	5-10	\$4,200	
Metal Panel	25%			2056	* *	5	\$800	
Roof								
Modified Bitumen	95%			2041	* *	10	\$19,200	
	Ponding, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Skylight, Metal/Glass	5%			2056	* *	10	\$3,400	
Soffits								
Alum/Vinyl Siding	100%			2056	* *	10		
Interior								
Floors								
Carpet	25%			2029	\$97,500	3	\$10,900	
Cast in Place Concrete	35%			LIFE	* *	5	\$33,300	
Ceramic Tile	33%			2045	* *	5	\$7,200	
Mosaic Tile	5%			2049	* *	5	\$2,700	
Vinyl Tile	2%			2041	* *	3	\$200	
Interior Walls								
Ceramic Tile	5%	2-4	\$700	2045	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : At Basement Level							
Concrete Masonry Unit	75%			LIFE	* *	5	\$7,200	
Gypsum Board	10%			LIFE	* *	5-10	\$2,000	
Masonry: Brick	5%			LIFE	* *	10	\$200	
Mosaic Tile	5%			LIFE	* *	10	\$400	
Ceilings								
AcousTileSusp.Lay-In	75%	0-2	\$5,500	2041	* *	5	\$8,100	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : At Basement Level							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Activity Room							
Exposed Struc: Steel	10%			LIFE	* *	10	\$4,300	
Gypsum Board	15%			LIFE	* *	5-10	\$11,200	
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
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

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

Site Enclosure

Fence/Gates

Iron Picket

100% 4+ \$1,300 2071 * *

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

Location : Walkway To Rear

Impact Damage, Extent : Moderate, Area Affected : 2%

Location : Side Yard

Retaining Walls

Cast in Place Concrete

100% 2071 * *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2041 * *

On-Site Walkways

Cast in Place Concrete

100% 2049 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2046 * * 5 \$100

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

Location : Electrical Room Basement

Explanation : One 1,200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw

100% 2046 * * 5 \$100

Raceway

Conduit

100% 2046 * * 1

Panelboards

Molded Case Bkrs

100% 2044 * * 5 \$400

Wiring

Thermoplastic

100% 2046 * * 1

Motor Controllers

Locally Mounted

95% 2041 * * 5 \$100

Variable Frequency

5% 2049 * *

Drive

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$400

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 JAMAICA BRANCH LIBRARY
Asset # : 13394

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2036	\$82,200	10	\$6,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	10%			2036	\$16,400	10	\$1,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement And First Floor							
	LED	40%			2041	* *			
Egress Lighting									
	Emergency, Battery	50%			2036	\$12,400	10	\$1,800	
	Exit, Battery	50%			2036	\$8,500	10	\$500	
Exterior Lighting									
	Incandescent	15%			2036	\$11,800	2		
	LED	10%			2036	\$7,900			
	No Component	75%							
Alarm									
	Security System								
	Generic	50%			2036	\$13,800	1	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Generic	50%			2036	\$13,800	1	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior And Exterior Spaces							
		Explanation : CCTV Surveillance System							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$8,900	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2056	* *	1		
	Conversion Equipment								
	Furnace	100%			2036	\$45,800	1	\$7,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : Three Duct Mounted Units							
	Controls								
	Digital	100%			2031	\$423,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	* *	1		
	Conversion Equipment								
	Split Unit	100%			2036	\$349,800			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2036	\$42,600	2	\$10,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
	Exhaust Fans								
	Roof	100%			2031	\$28,600	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2056	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2035	\$52,000	2		
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : One Unit, 38mbh 50 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2027	\$500	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2031	\$7,700	4	\$900	
	Backflow Preventer								
	Generic	100%			2036	\$6,600	1	\$900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%	Now	\$1,600	2046	* *	1-2	\$1,400	
	Leak Evident, Extent : Severe, Area Affected : 5%								
	Location : Water Meter Room								

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Electrical	\$84,100	
Mechanical	\$33,300	\$215,600
Total	\$117,400	\$215,600
Importance Code B	\$117,400	\$215,600
Total	\$117,400	\$215,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$23,700	\$500		\$4,200
Interior Architecture	\$10,200	\$4,200	\$200	\$300
Electrical	\$19,700	\$700	\$800	\$7,800
Mechanical	\$2,000	\$1,700	\$2,400	\$25,500
Site Pavements	\$3,600			
Total	\$59,100	\$7,000	\$3,400	\$37,900
Importance Code A	\$24,100	\$900	\$400	\$4,700
Importance Code B	\$34,700	\$6,200	\$2,800	\$33,200
Importance Code C	\$400		\$200	
Total	\$59,100	\$7,000	\$3,400	\$37,900



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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 10%								
Location : Roof Area								
Explanation : Clearstory								
Masonry: Brick	80%			LIFE	**	5	\$9,800	
Graffiti, Extent : Moderate, Area Affected : 10%								
Location : Right Side Of Building								
Vegetation Growth, Extent : Severe, Area Affected : 30%								
Location : Right Side Of Property								
Metal Coiling Doors	10%			2040	**	5	\$3,800	
Window Wall	5%			2045	**	5	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Elevation								
Explanation : Thermally Inefficient								
Windows								
Aluminum	100%			2043	**	5	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Roof								
Modified Bitumen	100%	Now	\$23,700	2040	**			
Drains Inad/Misposn, Extent : Severe, Area Affected : 30%								
Location : Roof Not Sufficiently Pitched To Drains								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Roof Located On North Side Of Clerestory And Main Roof								
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : All Roofs Replacement 2019								
Soffits								
Stucco Cement	100%			2040	**	5	\$2,200	
Interior								
Floors								
Carpet	70%			2034	\$139,500	3	\$11,700	
Ceramic Tile	5%			2038	**	5	\$600	
Vinyl Tile	25%	0-2	\$1,600	2040	**	3	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Staff Lounge								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$400	
Concrete Masonry Unit	85%			LIFE	**	5	\$2,800	
Plaster	10%	Now	\$400	LIFE	**	5	\$200	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Clerestory, Left Side Near Entry								

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

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

Interior

Ceilings

AcousTileSusp.Lay-In 85% 4+ \$8,200 2040 * * 5 \$4,900

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 * *

Plaster 10% LIFE * * 5 \$700

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$3,600 2040 * *

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 * *

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% 2035 \$44,000 5 \$200

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

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs 100% 2035 \$44,000 5 \$200

Raceway

Conduit 80% 2045 * * 1

Conduit 20% 2045 * * 1

Panelboards

Fused Disc Sw 10% 2043 * * 5

Molded Case Bkrs 80% 2034 \$16,200 5 \$200

Molded Case Bkrs 10% 2043 * * 5

Wiring

Thermoplastic 100% 2045 * * 1

Motor Controllers

Locally Mounted 100% 2033 \$24,200 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
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

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

Lighting

Interior Lighting

Fluorescent

98%

2030

\$82,400

10

\$6,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent

2%

2030

\$1,700

10

\$100

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

Egress Lighting

Emergency, Battery

50%

2035

\$6,300

10

\$900

Exit, Battery

50%

2035

\$4,300

10

\$300

Exterior Lighting

LED

20%

2035

\$8,100

No Component

80%

Alarm

Security System

Generic

100%

2035

\$14,100

1

\$2,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Front Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2-4

\$19,400

2045

* *

1-3

\$4,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only*

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

Heating

Energy Source

Natural Gas

100%

2055

* *

1

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2043

* *

4

\$500

Terminal Devices

Air Handler

80%

2035

\$113,300

1

\$3,700

Convactor/Radiator

20%

2033

\$12,300

1

\$500

Controls

Electrical

100%

2033

\$41,900

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			
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	\$33,300	1	\$1,000	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Reciprocating Compr/Chiller	40%			2043	* *	1	\$1,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : R-438a					
	Exterior Pkg Unit - Cooling	30%			2035	\$24,800	2	\$100	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
Terminal Devices									
	Air Handler/Cool/Ht	70%			2035	\$102,300	1	\$3,200	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2030	\$6,500	2	\$1,600	
	Air Cooled Condenser Unit	40%			2043	* *	2	\$2,100	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
	Exhaust Fans								
	Roof	100%			2035	\$14,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$17,300	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : First Floor					
				Explanation : 30 Gallon					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$135,000
Interior Architecture	\$86,000	\$90,200
Mechanical		\$365,100
Total	\$86,000	\$590,400
Importance Code A		\$135,000
Importance Code B		\$455,400
Importance Code C	\$86,000	
Total	\$86,000	\$590,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$22,000			
Interior Architecture	\$11,000		\$26,200	\$178,500
Electrical	\$23,200	\$1,100	\$26,300	\$1,200
Mechanical	\$900	\$1,300	\$1,700	\$1,800
Site Pavements	\$3,900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$68,200	\$9,700	\$61,400	\$188,700
Importance Code A	\$22,600	\$500	\$700	\$500
Importance Code B	\$41,100	\$9,100	\$60,700	\$188,200
Importance Code C	\$4,500			
Total	\$68,200	\$9,700	\$61,400	\$188,700



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
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	* *	5	\$18,000	
	Masonry: Limestone	15%			LIFE	* *	5	\$2,500	
	Stucco Cement	5%	Now	\$6,400	2039	* *	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear Of Building In Areaway									
Windows									
	Aluminum	100%	0-2	\$12,400	2042	* *	5	\$2,600	
Unit Inoperable, Extent : Light, Area Affected : 5%									
Location : Throughout									
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$1,800	
	Masonry: Limestone	5%	Now	\$2,400	LIFE	* *	5	\$100	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%			2034	\$135,000	10	\$12,200	
Soffits									
	Cast in Place Concrete	100%	0-2	\$800	LIFE	* *	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Front Entry									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Front Facade									
Interior									
Floors									
	Carpet	60%			2030	\$173,300	3	\$19,300	
	Cast in Place Concrete	5%	4+	\$3,500	LIFE	* *	5	\$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement									
	Ceramic Tile	3%			2037	* *	5	\$500	
	Terrazzo	10%			LIFE	* *	5	\$1,300	
	Vinyl Tile	20%	Now	\$1,800	2034	\$90,200	3	\$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Program Room									
	Vinyl Tile 9" X 9"	2%			2029	\$26,100	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
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2037	* *	5	\$1,200	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
	Masonry: Brick	7%			LIFE	* *			
	Plaster	85%	Now	\$86,000	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	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2054	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2039	* *			
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$3,900	2039	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rear Areaways									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	10%			2034	\$400	5		
		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	\$39,600	5	\$300	
		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	\$44,000	5	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2034	\$33,600	1		
	Conduit	10%			2044	* *	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	85%			2033	\$17,200	5	\$200	
	Molded Case Bkrs	10%			2050	* *	5		
Wiring									
	Braided Cloth	65%	2-4	\$22,000	2059	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	30%			2034	\$10,100	1		
	Thermoplastic	5%			2054	* *	1		
Motor Controllers									
	Locally Mounted	80%			2047	* *	5	\$100	
	Locally Mounted	20%			2032	\$9,700	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	5%			2034	\$6,100	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Stairwell Landings							
	LED	95%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$9,200	10	\$1,300	
	Exit, Service	50%			2029	\$1,800	1		
Exterior Lighting									
	HID	25%			2029	\$12,700	10		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Outside Perimeter And Roof Explanation : Operated Via Photocell And Timer							
	No Component	75%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$6,800	

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$500	
	Terminal Devices								
	Convector/Radiator	80%			2039	* *	1	\$2,800	
	No Component	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : See Air Conditioning Split Units							
	Controls								
	Digital	100%			2032	\$313,300			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2039	* *	2	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units							
	Split Unit	20%			2034	\$51,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : With Duct Hot Water Heating Coils							
	Split Unit	10%			2039	* *			
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2034	\$9,500	2	\$2,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
	Exhaust Fans								
	Roof	100%			2034	\$21,200	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$17,300	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 29 Gallon Capacity						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2034	\$5,700	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : First Floor To Second Floor						
			Explanation : 1 Unit						

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			\$24,300	\$200
Interior Architecture	\$9,800	\$300		\$4,600
Electrical	\$900	\$700	\$9,300	\$1,000
Mechanical	\$1,000	\$900	\$1,700	\$1,200
Site Pavements	\$14,000			
Total	\$25,700	\$1,900	\$35,200	\$7,000
Importance Code A	\$400	\$400	\$24,800	\$600
Importance Code B	\$25,200	\$1,400	\$10,400	\$6,200
Importance Code C	\$100	\$100		\$200
Total	\$25,700	\$1,900	\$35,200	\$7,000



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
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$8,800	
	Painted Surfaces, Extent : Light, Area Affected : 100%							
	Location : All Facades							
Window Wall	20%			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	\$143,800	3	\$16,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	3%			2043	**	5	\$400	
Vinyl Tile	25%			2039	**	3	\$1,500	
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	\$13,900	2047	**			
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
	Location : Front Of Library At Tree Pits							
	Tripping Hazard, Extent : Severe, Area Affected : 2%							
	Location : Front Of Library At Tree Pits							
On-Site Walkways								
Cast in Place Concrete	95%			2039	**			
Panel/Paver: Cer/Brk	5%	2-4	\$100	2042	**	5	\$100	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
	Location : Right Side Of Library							

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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QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
		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%			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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-5 Lamps							
	Fluorescent	4%			2039	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Desk Area							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	6%			2039	* *	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen, Locker Room And Offices							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$1,000	
	Exit, LED	50%			2062	* *	1		
	Exterior Lighting								
	HID	30%			2034	\$11,400	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$5,100

*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			
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%

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

\$400

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

\$17,300

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			
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		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$1,600	4	\$200	
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$702,700	
Mechanical	\$134,200	\$175,400
Site Enclosure	\$136,900	
Total	\$973,700	\$175,400
Importance Code A		\$79,400
Importance Code B	\$973,700	\$96,000
Total	\$973,700	\$175,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$66,600		\$35,100	
Interior Architecture	\$39,600	\$300		\$1,600
Electrical	\$21,100	\$800	\$1,800	\$800
Mechanical	\$18,900	\$500	\$53,300	\$500
Site Enclosure	\$38,900			
Site Pavements	\$46,900			
Total	\$231,900	\$1,500	\$90,200	\$2,900
Importance Code A	\$67,000	\$400	\$35,600	\$400
Importance Code B	\$108,500	\$1,200	\$54,600	\$2,500
Importance Code C	\$56,500			
Total	\$231,900	\$1,500	\$90,200	\$2,900



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

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

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			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	\$49,600	2044	**			
	Ponding, Extent : Severe, Area Affected : 75%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Main Entry, Staff Room, Work Room								
	Metal Panel	80%			2039	**	10	\$35,100	
	Roll Roofing	10%	Now	\$15,800	2036	\$15,800	5	\$2,000	
	Ponding, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Rear Meeting Room And Offices								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Interior									
Floors									
	Carpet	10%			2033	\$19,800	3	\$2,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2043	**	5	\$600	
	Vinyl Tile	5%	4+	\$3,100	2034	\$15,400	3	\$200	
	Uneven Surface, Extent : Moderate, Area Affected : 2%								
	Location : Small Hallway								
	Worn/Erode, Extent : Moderate, Area Affected : 5%								
	Location : Back Corridor								
	Vinyl Tile 9" X 9"	70%	Now	\$31,300	2029	\$626,200	3	\$2,900	
	Worn/Erode, Extent : Severe, Area Affected : 30%								
	Location : Work Area And Offices								
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$1,700	
	Glass: Single Pane	10%			LIFE	**	5	\$600	
	Masonry: Brick	30%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$200	

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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
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	85%	Now	\$76,500	2047	* *	5	\$5,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%	Now	\$4,600	2039	* *	5	\$300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Rear Offices And Lounges							
	Exposed Struc: Concrete	10%			LIFE	* *	5	\$200	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$38,900	2069	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$136,900	2084	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout Rear And Side Yards							
		Exposed Reinforcement, Extent : Severe, Area Affected : 5%							
		Location : At Large Vertical Cracks							
		Misaligned/Bulging, Extent : Severe, Area Affected : 60%							
		Location : Rear Of Building And Side							
		Spalling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$29,300	2047	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
		Location : 14th Road							
On-Site Walkways									
	Cast in Place Concrete	70%			2039	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Front Entry							
	Masonry: Granite	30%			LIFE	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ramp							
		Explanation : Exterior Ramp							
Parking/Driveway									
	Asphalt	100%	Now	\$17,600	2043	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Side Of Building							

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QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

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

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		
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

\$44,000

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

\$44,000

5

\$200

Raceway

Conduit

90%

2034

\$33,600

1

Conduit

10%

2044

* *

1

Panelboards

Fused Disc Sw

5%

2042

* *

5

Molded Case Bkrs

90%

2033

\$18,200

5

\$200

Molded Case Bkrs

5%

2042

* *

5

Wiring

Braided Cloth

60%

2-4

\$20,300

2059

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2034

\$10,100

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

\$4,200

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.

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

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

Lighting

Exterior Lighting

HID

25%

2034

\$8,700

10

No Component

75%

Alarm

Security System

Generic

100%

2042

* *

1

\$2,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas And Outside Perimeter**Explanation : Surveillance Cameras And Intrusion Alarm*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$4,700

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$79,400

1

\$3,600

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

Distribution

Hot Wtr Piping/Pump

100%

2033

\$16,300

4

\$400

*On Extended Life, Extent : Light, Area Affected : 90%**Location : Throughout*

Terminal Devices

Convactor/Radiator

50%

2032

\$30,600

1

\$1,200

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Unit Heater - Hot Water

5%

2029

\$2,200

*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	\$134,200	2		
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room - Packaged Unit With Hot Water Coil For Heating					
	Heat Rejection								
	Dry Cooler	100%			2029	\$34,300	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
	Exhaust Fans								
	Roof	100%			2029	\$14,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$96,000	1		
				On Extended Life, Extent : Light, Area Affected : 90%					
				Location : Throughout					
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$17,300	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 1 Unit, 30 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$1,500		\$9,500	
Interior Architecture	\$10,500	\$200		\$3,400
Electrical	\$700	\$600	\$7,200	\$800
Mechanical	\$500	\$400	\$18,200	\$400
Site Pavements	\$1,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$22,000	\$8,400	\$42,100	\$11,700
Importance Code A	\$1,800	\$300	\$9,800	\$300
Importance Code B	\$18,700	\$8,100	\$32,300	\$11,400
Importance Code C	\$1,600			
Total	\$22,000	\$8,400	\$42,100	\$11,700



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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	**	5	\$9,400		
Masonry: Fieldstone	20%			LIFE	**	5	\$2,000		
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300		
Window Wall	7%	Now	\$1,500	2054	**	5	\$1,800		
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Lobby									
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	\$110,000	3	\$12,300		
Cast in Place Concrete	5%			LIFE	**	5	\$1,000		
Ceramic Tile	5%			2043	**	5	\$500		
Vinyl Tile	25%	Now	\$1,300	2039	**	3	\$900		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Lobby									
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		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Custodian Office									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Custodian Office									
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		
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 \$1,600 2047 * *

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

Location : Front Trench Drain

Explanation : Water Penetration At Front Of Building

Parking/Driveway

Asphalt 100% 2043 * *

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2054 * * 5

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

Raceway

Conduit 100% 2054 * * 1

Panelboards

Fused Disc Sw 5% 2050 * * 5

Molded Case Bkrs 95% 2050 * * 5 \$200

Wiring

Thermoplastic 100% 2054 * * 1

Motor Controllers

Locally Mounted 100% 2047 * * 5

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent 90% 2039 * * 10 \$5,200

T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : First And Second Floors

Fluorescent 10% 2039 * * 10 \$600

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

Location : Basement

Egress Lighting

Emergency, Battery 50% 2039 * * 10 \$800

Exit, Service 50% 2039 * * 1

Exterior Lighting

HID 30% 2039 * * 10

No Component 70%

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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

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

Alarm

Security System
Generic

100% 2039 * * 1 \$2,400
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 \$4,000
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		
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
Furnace

100% 2034 \$19,900 1 \$3,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Roof
Explanation : 1 Rooftop Package Unit

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

100% 2039 * * 2 \$400
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

Exhaust Fans

Roof

100% 2042 * * 2 \$200

Plumbing

H/C Water Piping
Brass/Copper

100% 2054 * * 1

Water Heater With Tanks
Gas Fired

100% 2029 \$17,300 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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$400	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement To 1st Floor								
	Explanation : 1 Unit								

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

Print Date : 13-Aug-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 2027 - 2030	FY 2031 - 2036
Interior Architecture	\$64,600	
Electrical		\$100,400
Mechanical	\$50,800	\$298,200
Total	\$115,400	\$398,600
Importance Code B	\$115,400	\$398,600
Total	\$115,400	\$398,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$58,100	\$2,400		
Interior Architecture	\$46,000	\$3,300	\$800	\$1,200
Electrical	\$800	\$900	\$1,100	\$900
Mechanical	\$8,000	\$1,600	\$3,300	\$73,800
Site Enclosure	\$5,800			
Site Pavements	\$3,300			
Total	\$122,000	\$8,300	\$5,200	\$75,900
Importance Code A	\$59,000	\$3,300	\$900	\$1,000
Importance Code B	\$22,800	\$4,900	\$3,500	\$74,900
Importance Code C	\$40,300		\$800	
Total	\$122,000	\$8,300	\$5,200	\$75,900



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
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	0-2	\$22,500	LIFE	**	5	\$8,700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Building Facades								
	Masonry: Brick	85%			LIFE	**	5	\$18,900	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Front Facade								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : All Sides Of Building								
	Masonry: Limestone	10%	0-2	\$35,600	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Base Of Building At All Facades								
	Vegetation Growth, Extent : Light, Area Affected : 10%								
	Location : Right Side Of Building								
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	\$95,200	3	\$8,000	
	Carpet	5%	0-2	\$1,200	2034	\$11,900	3	\$1,000	
	Staining/Discoloring, Extent : Light, Area Affected : 60%								
	Location : Various Locations At Library								
	Cast in Place Concrete	5%	0-2	\$5,700	LIFE	**	5	\$1,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Basement								
	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	\$64,600	2043	**	3	\$1,000	
	Uneven Substrate, Extent : Severe, Area Affected : 25%								
	Location : Basement Corridor								
	Worn/Erode, Extent : Moderate, Area Affected : 30%								
	Location : Closets And Program Room, Basement								

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
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2044	* *	5	\$1,700	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$700	
	Plaster	85%	Now	\$35,000	LIFE	* *	5	\$8,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge At Window And Mechanical Room At Window									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge At Window And Mechanical Room At Window									
	Wood	5%			LIFE	* *	5	\$6,700	
Ceilings									
	Gypsum Board	80%			LIFE	* *	5	\$13,300	
	Plaster	20%	Now	\$4,100	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Staff Bathroom In Basement And Mechanical Room									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge And Mechanical Room									
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2055	* *			
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Rear Of Building									
Explanation : Vegetation Growth									
	Iron Picket	15%	4+	\$3,500	2070	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%									
Location : Various Locations. Throughout									
	Iron Picket	45%			2070	* *			
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$2,300	2070	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Side Entrance To Basement From Sidewalk									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	95%			2040	* *			
	Cast in Place Concrete	5%	0-2	\$1,500	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Front And Right Side Of Property									
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$1,800	2048	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Various Locations. Front Ramp									
Spalling, Extent : Light, Area Affected : 5%									
Location : Steps At Rear From Side Yard									

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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

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%			2035	\$44,000	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
	Raceway								
	Conduit	80%			2035	\$29,900	1		
	Conduit	20%			2045	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2043	* *	5		
	Molded Case Bkrs	80%			2034	\$16,200	5	\$200	
	Molded Case Bkrs	10%			2043	* *	5		
	Wiring								
	Thermoplastic	50%			2045	* *	1		
	Thermoplastic	50%			2035	\$16,900	1		
	Motor Controllers								
	Locally Mounted	100%			2033	\$24,200	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2035	\$100,400	10	\$8,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Battery	50%			2035	\$7,500	10	\$1,100	
	Exit, Battery	50%			2035	\$5,200	10	\$300	
Alarm									
	Security System								
	Generic	100%			2043	* *	1	\$3,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	Generic, Analog	100%			2035	\$23,200	1-3	\$5,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Manual Pull Stations, Alarm Bells								

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

Heating

*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
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
Heating									
	Energy Source								
	Natural Gas	100%			2055	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2040	* *	1	\$8,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Steam Piping/Pump	100%	2-4	\$3,600	2045	* *			
	Insul. Deteriorating, Extent : Moderate, Area Affected : 70%								
	Location : Basement Boiler Room								
	Terminal Devices								
	Air Handler	30%			2030	\$50,800	1	\$1,600	
	Convactor/Radiator	70%			2033	\$51,500	1	\$2,000	
	Controls								
	Electrical	100%			2030	\$50,000			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Thermostat								
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	90%			2033	\$131,900	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Basement								
	No Component	10%							
	Heat Rejection								
	Dry Cooler	100%	2-4	\$700	2035	\$37,100	2	\$4,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : No Pipe Insulation								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,900	
	Exhaust Fans								
	Interior	70%			2035	\$27,900	2	\$200	
	Roof	30%			2030	\$5,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	0%			2045	* *	1		
	Galvanized Steel	100%			2033	\$114,800	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$17,300	2		

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	2-4	\$2,300	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Basement Bathroom									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2028	\$300	4	\$300	
	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-2025

QUEENS PUBLIC LIBRARY - FY 2026

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 : 22-Nov-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,MZ
Block : 1317 **Lot** : 85 **BIN** : 4030847

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$460,500	
Electrical		\$6,800
Mechanical		\$273,400
Total	\$460,500	\$280,200
Importance Code A	\$460,500	
Importance Code B		\$280,200
Total	\$460,500	\$280,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$11,000		\$2,900	
Interior Architecture	\$192,400		\$500	\$5,800
Electrical	\$2,200	\$1,100	\$1,200	\$1,400
Mechanical	\$5,000	\$1,200	\$2,300	\$1,300
Site Enclosure	\$2,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$219,700	\$9,500	\$14,100	\$15,800
Importance Code A	\$11,800	\$800	\$3,800	\$800
Importance Code B	\$178,800	\$8,700	\$10,300	\$14,300
Importance Code C	\$29,100			\$600
Total	\$219,700	\$9,500	\$14,100	\$15,800



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
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$249,700	LIFE	**	5	\$29,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Brick Facades							
	Masonry: Limestone	10%	Now	\$210,800	LIFE	**	5	\$2,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Stone Base At Front Facade							
	Pre-Cast Concrete	5%			LIFE	**	5	\$11,400	
Windows									
	Aluminum	100%			2052	**	5	\$2,000	
Parapets									
	Masonry: Brick	72%			LIFE	**	5-10	\$4,400	
	Masonry: Limestone	5%			LIFE	**	5-10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Coping							
		Explanation : Coping Covered With Metal							
	Metal Panel	3%			2056	**	5	\$100	
	Metal: Cage/Fence	20%			2049	**	5-10	\$1,400	
Roof									
	Asphalt Shingle	70%			2039	**	10	\$2,100	
	Modified Bitumen	30%			2041	**	10	\$5,500	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5	\$100	
Interior									
Floors									
	Carpet	40%	Now	\$129,500	2038	**	3	\$10,800	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : Various Locations							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : Various Locations							
	Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Basement							
	Ceramic Tile	5%			2045	**	5	\$900	
	Vinyl Tile	50%	0-2	\$5,100	2044	**	3	\$3,400	
		Worn/Erode, Extent : Light, Area Affected : 2%							
		Location : Reception Area							

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QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2045	* *	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,000	
	Plaster	80%	Now	\$24,600	LIFE	* *	5	\$6,000	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Reading Area									
	Plaster	5%	Now	\$1,500	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
Ceilings									
	AcousTileSusp.Lay-In	5%			2049	* *	5	\$900	
	Exposed Struc: Wood	35%			LIFE	* *	10	\$9,900	
	Plaster	55%	Now	\$15,900	LIFE	* *	5	\$6,500	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Reading Area									
	Plaster	5%	Now	\$2,900	LIFE	* *	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room And Staff Restroom									
Site Enclosure									
Fence/Gates									
	Chain Link	50%	0-2	\$2,000	2056	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Rear Yard									
	Iron Picket	50%			2071	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2071	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2049	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2049	* *			
Activity Yard									
	Cast in Place Concrete	100%			2041	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Yard									
Explanation : Stock File Area									

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

Under 600 Volts

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WOODSIDE BRANCH LIBRARY
Asset # : 13322

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2036	\$44,000	5	\$300	
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%			2036	\$44,000	5	\$300	
Raceway									
	Conduit	50%			2036	\$18,700	1		
	Conduit	50%			2056	* *	1		
Panelboards									
	Fused Disc Sw	5%			2052	* *	5		
	Molded Case Bkrs	55%			2052	* *	5	\$200	
	Molded Case Bkrs	40%			2035	\$8,100	5	\$100	
Wiring									
	Braided Cloth	30%			2035	\$10,100	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Upper Floors									
	Thermoplastic	60%			2056	* *	1		
	Thermoplastic	10%			2036	\$3,400	1		
Motor Controllers									
	Locally Mounted	50%			2034	\$24,200	5		
	Locally Mounted	50%			2049	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	95%			2041	* *	10	\$10,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%			2031	\$6,800	10	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : T-12 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2041	* *	10	\$1,500	
	Exit, Service	50%			2041	* *	1		
Exterior Lighting									
	LED	10%			2041	* *			
	No Component	90%							
Alarm									

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QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

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

Alarm

Security System
Generic

100% 2036 \$23,000 1 \$4,500

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

Location : Outside, Inside, Hallway, Reading Area And Exit Doors

Explanation : CCTV Surveillance Cameras And Intrusion Alarm

Fire/Smoke Detection
Generic, Digital

100% 2036 \$31,500 1-3 \$7,700

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

Location : Throughout The Building

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

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

Heating

Energy Source
Natural Gas

100% 2046 * * 1

Conversion Equipment

Furnace 60% 2036 \$22,800 1 \$3,600

Steam Boiler 40% 2053 * * 1 \$4,800

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

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Central Plant Steam 40% 2046 * * 4 \$200

Piping/Pmp

No Component 60%

Terminal Devices

Convactor/Radiator 40% 2041 * * 1 \$1,600

No Component 60%

Controls

Electrical 100% 2031 \$68,000

Air Conditioning

Energy Source
Electricity

100% 2044 * * 1

Conversion Equipment

Ext Pkg Unit - 100% 2036 \$205,400 2 \$700

Heating/Cooling

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

Location : 2 Package Units On Roof

Ventilation

Distribution

Ductwork/Diffusers 100% LIFE * * 2-5 \$10,600

Exhaust Fans

Roof 100% 2036 \$23,700 2 \$400

Plumbing

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WOODSIDE BRANCH LIBRARY
Asset # : 13322

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2046	* *	1		
	Water Heater With Tanks Electric	100%			2036	\$24,000	4		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Brand New 40 Gallon Unit					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2029	\$400	4	\$400	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : 1 Unit					

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