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

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	

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



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

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

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

Asset #: 14216

Architecture		Current Repair Future Rep			e Replacement	M	aintenance	
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	
	Location	servation, E n : Side Fac tion : Wind		Affected	: 100%			
Masonry: Brick	Joint Mor		\$117,200 rode, Extent : Sever acade At Base And		* * Iffected : 15%	5	\$14,000	
			derate, Area Affect acade Below Windo					
Metal Panel	3%	ı		2055	* *	5-10	\$3,600	
Stucco Cement	10%			2040	* *	5	\$4,400	
Window Wall	5%			2055	* *	5	\$3,300	
	Location	servation, E n : Front Fa tion : Alum		ffected :	100%			
Windows Aluminum	100%			2051	* *	5	\$1,900	
Parapets Not Accessible	100%			2031			ψ1,500	
Roof Not Accessible	100%							
Soffits Metal Panel	100%	l		2055	* *	5-10	\$4,000	
nterior Floors								
Carpet	60%			2034	\$87,600	3	\$7,300	
Cast in Place Concrete		ling, Extent	\$700 t : Moderate, Area A orage At Roof Hatci		* *	5	\$900	
Ceramic Tile	10%		<u> </u>	2044	* *	5	\$800	
Vinyl Tile	25%			2040	* *	3	\$800	
Interior Walls							4220	
Ceramic Tile	5%			2044	* *	5	\$700	
Glass: Single Pane	10%			LIFE	* *	5	\$1,000	
Gypsum Board	85%			LIFE	* *	5	\$6,900	
Ceilings							4~,~~0	
AcousTileConcealSpLn			\$2,500	2048	* *	5	\$4,800	
	_	_	, Extent : Moderate er Help Desk	, Area Aj	ffected : 2%			

Site Enclosure

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

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

Asset #: 14216

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
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, E	xtent : Light, Area	Affected	: 5%			
	Location	i : Front Oj	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, Are	a Affecte	ed : 5%			
	U	0.	The Property	33				
On-Site Walkways	•			•	_			
Cast in Place Concrete	100%			2048	* *			

Electrical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	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, A	rea Affected :	100%			
	Location: Electrical Room	~ . 1	D 14 400 4			
	Explanation : Main Service Disco	onnect Switch .	Rated At 400 Amp	eres.		
Switchgear / Switchboard	1000/	• • • •	* *	_	4400	
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	
ighting						
Interior Lighting						
Fluorescent	20%	2035	\$11,300	10	\$900	
	Other Observation, Extent: N/A, A	rea Affected :	100%			
	Location : Bookcase Area					
	Explanation: T-8 Lamps					
Fluorescent	10%	2035	\$5,700	10	\$500	
	Other Observation, Extent : N/A, A	rea Affected :	100%			
	Location: Reading Areas					
	Explanation : Compact Fluoresce	ent Lights				
LED	70%	2035	\$46,200			

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

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

Asset #: 14216

Electrical	Current Repair	r Futui	e Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated 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 F	luorescent Lights					
HID	15%	2035	\$3,600	10			
No Component	70%						
Alarm							
Security System							
Generic	100%	2035	\$9,500	1	\$1,900		
	Other Observation, Extent Location : Reading Areas		100%				
	Explanation : CCTV Surv	eillance 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 Ligh Horns	ets, Manual Pull Statio	ons, Alarm Bells, Si	moke De	tectors And		

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2055	* *	1		
	Recent Installation, Extent: N/A, Area	Affected: 1	00%			
	Location : First Floor					
Conversion Equipment						
Furnace	100%	2040	* *	1	\$2,500	
	Other Observation, Extent : Light, Are	a Affected : .	100%			
	Location: Roof					
	Explanation: 1 Rooftop Unit					
Controls						
Electrical	100%	2033	\$28,200			
Air Conditioning						
Energy Source						
Electricity	100%	2051	* *	1		

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

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

Asset #: 14216

Mechanical		Current Repair		Futur	e Replacement	Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Conversion Equipment	1000/			2040	* *	2	#200		
Ext Pkg Unit - Heating/Cooling	100%			2040	* *	2	\$300		
5 5	Other Obser	vation, E.	xtent : Light, Area	Affected	: 100%				
	Location:		Ü						
	Explanatio	on : 1 Uni	t. 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:								
	Explanatio	on : One 4	10 Gallon Water He	eater					
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
Fire Suppression									
Sprinkler	0.50 /								
No Component	95%			2055	* *	1.0	#100		
Generic	5%			2055	* *	1-2	\$100		

Maintenance \$ are aggregated over a 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 : ASTORIA BRANCH LIBRARY

Address : 14-01 ASTORIA BLVD.

Borough : QUEENS Agency's Number : A

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



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

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

Asset #: 13274

Architecture	Current Rep	air	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	75% Now Joint Mortar Miss/Erode Location: Various Spo Vegetation Growth, Exte Location: Rear Elevat	ts Throughout nt : Light, Area . tion	Affected	: 5%	5	\$13,200	
	Vertical Cracks, Extent : Location : Above Child						
Masonry: Limestone Metal Panel	5% 15% Now Broken/Missing Element Location: At Eaves	\$3,500	LIFE 2044	* *	5 5	\$700 \$4,900	
	Deformed/Dented, Exter Location : At Eaves	nt : Moderate, A	rea Affec	ted : 25%			
Stucco Cement	5% Now Cracking/Crumbling, Ex Location : At Foundati			* * fected : 25%	5	\$1,100	
Windows							
Aluminum	100%		2050	* *	5	\$2,300	
Roof Slate	100% Gut/DS Non Func/Miss, Location : Roof Leade Other Observation, Exte Location : Roof Leade Explanation : Dented	rs At Front Elev nt : Light, Area	ation				
Soffits							
Metal Panel	100% 4+ Deformed/Dented, Exter Location : Eaves Of Ro		2054 rea Affec	* * ted : 10%	5	\$4,200	
Interior							
Floors	65%		2033	\$124,100	2	\$13,800	
Carpet Ceramic Tile	5%		2033	\$124,100 * *	3 5	\$13,800	
Quarry Tile	5%		2047	* *	5	\$800	
Vinyl Tile	25%		2039	* *	3	\$1,300	

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

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

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

Asset #: 13274

Architecture		Current Repair Future Replacen			re Replacement	ent 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%		\$1,000	LIFE	* *	5	\$800	
	_	_	Extent : Severe, A		eted : 25%			
			cal Room At Basen					
			xtent : Severe, Area		d : 25%			
			cal Room At Basen	nent				
Plaster		Now	\$6,800	LIFE	* *	5	\$400	
			Extent : Severe, A	rea Affec	eted : 25%			
			nt Storage Room					
	_		tent : Moderate, Ar	ea Affec	ted : 20%			
		ı : Utility R		1.00	1 250/			
			xtent : Severe, Area at Storage Room	i Affected	a : 23%			
Plaster	77%		w storuge recom	LIFE	* *	5	\$3,200	
Ceilings	,,,,						++,	
Plaster	90%			LIFE	* *	5	\$6,000	
Plaster	5%	Now	\$800	LIFE	* *	5	\$300	
	Water Per	etration, E.	xtent : Severe, Area	Affected	d: 80%			
	Location	ı : Basemer	nt Storage Room					
Plaster	5%	Now	\$1,600	LIFE	* *	5	\$300	
	Worn/Ero	de, Extent :	Severe, Area Affec	ted : 60%	6			
	Location	ı : Steel Bed	ams At Utility Room	n				
			Extent : Severe, Ared	a Affecte	d : 80%			
		ı : At Steel .						
	Explana	tion : Conc	rete Cover Deterio	rating				
Site Enclosure								
Fence/Gates	000/	2.4	¢7.400	2060	* *			
Iron Picket	90%		\$7,400 extent : Light, Area	2069				
		_	xiem : Ligni, Area . nd Left Side Of Proj	00	. 30%			
					estad · 200/			
	Other Observation, Extent: Moderate, Area Affected: 20% Location: Gates				ctea . 2070			
			ligned And Deform	od				
Masonry: Brick		Now	\$3,000	2054	* *			
iviasoniy. Ditek			Extent : Severe, A					
	_	ı : Fence P		Cu 11,, ec				
Free Standing Walls	20001101							
Concrete Masonry Unit	100%			2054	* *			
constitute triasoning office	10070							

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

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

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	Priorit
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	10%			2069	* *			
Masonry: Brick	60%			2054	* *			
Masonry: Brick	30%		\$44,000	2060	* *			
	_	_	Extent : Severe, A	rea Affec	eted : 80%			
	Location	i : Front Sta	uir					
	Joint Mor	oint Mortar Miss/Erode, Extent : Severe, Area Affected : 80%						
	Location	i : Front Sta	uir					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2047	* *			
Cast in Place Concrete	20%	Now	\$9,200	2051	* *			
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	rted : 80%			
	Location	ı : Front Sid	de Of Property					
	11 0		ent : Severe, Area A le, Near Tree	Affected .	: 20%			
On-Site Walkways								
Cast in Place Concrete	100%			2039	* *			
Activity Yard								
Cast in Place Concrete	90%			2039	* *			
Cast in Place Concrete	10%	Now	\$200	2047	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%			
	Location	: At Conci	ete Bench, Rear O	f Propert	ty			

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	\$44,000	5	\$200	
	Other Observation, Extent : Lig	ght, Area Affected	: 100%			
	Location : Electrical Room B	asement				
	Explanation : One 400 Ampe	res Main Disconne	ect Switch			
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	65%	2033	\$13,200	5	\$100	
Molded Case Bkrs	30%	2050	* *	5	\$100	

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

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

Asset #: 13274

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Wiring									
Braided Cloth	50%		\$16,900	2059	* *	1			
		_	ent : Moderate, Are	a Affecte	ed : 100%				
			out The Building						
Thermoplastic	30%			2034	\$10,100	1			
Thermoplastic	20%	ı		2054	* *	1			
Motor Controllers									
Locally Mounted	100%)		2032	\$24,200	5			
Ground									
Grounding Devices						_	****		
Generic	100%	l		LIFE	* *	5	\$100		
ighting									
Interior Lighting	1000/			2020	* *				
LED	100%	l		2039					
Egress Lighting	50%			2039	* *	10	\$900		
Emergency, Battery Exit, Service	50%			2039	* *	10	\$900		
Exterior Lighting	3070			2039		1			
HID	30%			2029	\$10,100	10			
No Component	70%			2029	\$10,100	10			
Alarm	7070								
Security System									
Generic	100%	ı		2039	* *	1	\$2,700		
			Extent : Light, Area		: 100%	_	+-,,		
			Areas And Outside						
	Explana	tion : CCT	V Surveillance Cam	eras					
Fire/Smoke Detection									
Generic, Digital	100%	ı		2039	* *	1-3	\$4,500		
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building							
		U	0	11 C	41 D 11 C	L. D	44 F:		
		tion : Strob Panel And H	e Lights, Manual P Iorns	uii Statio	ons, Alarm Bells, S	токе Де	ieciors, Fire		

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost 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, Ar	ea Affected : .	100%			
	Location : Basement Boiler Room					
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location : Basement Boiler Room					
	Explanation: 1 Unit					

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

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

Asset #: 13274

Mechanical	Current Repair		Futur	e 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%	2.4	Φ200	2034	\$108,600	1	\$3,500	
Convector/Radiator	20%		\$200	2039		1	\$400	
			Extent : Moderate, r Staff Work Room I					
Controls	Locuiton	. 1311100	Siajj work Room i	3 100 C	oia.			
Electrical	100%			2032	\$40,100			
Air Conditioning	10070			2032	ψ + 0,100			
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Int Pkg Unit -	100%			2028	\$117,500	2	\$400	
Heating/Cooling								
	R-22 Refri	gerant, Ex	tent : Light, Area Aj	ffected :	100%			
	Location	: Basemer	ıt Fan Room					
Heat Rejection								
Air Cooled Condenser	100%			2034	\$20,900	2	\$5,000	
Unit								
Ventilation								
Distribution 1/Disc	1000/			LIEE	* *	2.5	#4.000	
Ductwork/Diffusers Exhaust Fans	100%			LIFE	77 77	2-5	\$4,000	
Exhaust Fans Interior	100%			2029	\$32,000	2	\$200	
Plumbing	10070			2029	\$32,000		\$200	
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks	10070			2011		-		
Gas Fired	100%			2029	\$17,300	2		
34511134		ervation, E	Extent : Moderate, A			_		
		: Basemer		55				
	Explana	tion : 30 G	allon Water Heater					
Sanitary Piping	- Ed							
Cast Iron	100%	2-4	\$1,800	LIFE	* *	1		
	_		Extent : Moderate, 2	1rea Affe	ected : 5%			
	Location	: Rear Ext	its 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.

 $Borough \hspace{1.5cm} : \hspace{.1cm} QUEENS \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} AU \\$

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



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

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

Asset #: 13275

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
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%		\$17,700	LIFE	* *	5	\$29,100	
			ent, Extent : Moder		a Affected : 5%			
			And Rear Yard Fa					
Masonry: Brick	30%			LIFE	* *	5	\$3,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$800	
	_	_	Extent : Moderate	e, Area A	ffected : 10%			
		ı : Front Fa	icaae 					
Window Wall	18%			2044	* *	5	\$7,900	
Windows	1000/			20.42	* *	_	#4.000	
Aluminum	100%			2042	· · ·	5	\$4,800	
Parapets Metal Panel	100%			2054	* *	5	\$2.200	
Roof	100%			2034			\$3,200	
Built-Up (BUR)	100%			2039	* *	10	\$20,600	
Soffits	10070			2039		10	\$20,000	
Cast in Place Concrete	100%			LIFE	* *	5	\$5,600	
Interior	10070	'		LII L			Ψ3,000	
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		Now	\$41,300	LIFE	* *	5	\$3,500	
			xtent : Moderate, A	-	cted : 5%			
	Location	ı : Rear Wa	ll At Meeting Roon	ı				
Glass: Single Pane	5%			LIFE	* *	5	\$300	
Ceilings								
AcousTileConcealSpLn	90%			2039	* *	5	\$12,300	
	Broken/M	issing Elem	ents, Extent : Ligh	t, Area Ą	ffected : 2%			
		ı : Through						
	_		Extent : Light, Ared	a Affecte	d : 5%			
	Location	ı : Through	out					
Exposed Struc: Steel	10%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	100%		\$17,600	2054	* *			
		_	xtent : Moderate, A	-	ected : 40%			
	Location	1: Gate Io	Alleyway And Rear	· Yard				
Retaining Walls	10007			20.60	* *			
Cast in Place Concrete	100%			2069	~ ^			
Site Pavements								

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

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

Asset #: 13275

Architecture		Current F	Repair	Futui	e Replacement	M	aintenance	
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	* *			
	Cracking/	Crumbling,	Extent : Severe, Ar	rea Affec	rted : 20%			
	Location	Location : Francis Lewis Boulevard						
	Misaligne	Misaligned/Bulging, Extent : Severe, Area Affected : 20%						
	Location	: Tree Pits	•					
	Tripping H	lazard, Ext	ent : Moderate, Are	a Affect	ed : 10%			
	Location	: At Tree F	Pits					

On-Site Walkways

Electrical	С	Current Repair		Futur	e Replacement	Maintenance		
System Component Type		il Date Es Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
			t : N/A, Area A	ffected :	100%			
		Electrical Ro						
	Explanation	n : No Availa	ible Nameplate	Ratings	Capacity			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$44,000	5	\$200	
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	,	2-4	\$23,600	2059	* *	1		
	-		Moderate, Are	a Affecte	d : 100%			
	Location : T	Throughout '	The Building					
Thermoplastic	30%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	\$24,200	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	2%			2029	\$1,700	10	\$100	
	-	orescent Lig Boiler Room	_	ht, Area	Affected : 100%			
LED	98%			2039	* *			

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

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

Asset #: 13275

Electrical	rical Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated 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 Ligh	ıt, 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					
	Location : Reading Area	s And Outside Perime	ter			
	Explanation : Surveillan	ce Cameras And Intru	sion Alarm			
Fire/Smoke Detection						
Generic, Digital	100%	2034	\$19,200	1-3	\$4,500	
	Other Observation, Extent	: N/A, Area Affected :	100%			
	Location : Throughout T	he Building				
	Explanation : Strobe Lig Horns	hts, Manual Pull Statio	ons, Alarm Bells, S	moke De	tectors And	

Mechanical	Current Repair	Future	Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year F 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 I	Heaters And Elect	tric Convector						
Controls	*								
Digital	100%	2027	\$213,700						
Air Conditioning									
Energy Source									
Electricity	100%	2042	* *	1					

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

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

Asset #: 13275

Mechanical	Current Repair	Futur	e Replacement	М	aintenance					
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Air Conditioning										
Conversion Equipment Interior Pkg Unit - Cooling	100%	2028	\$117,700	2	\$500					
ccomg	R-22 Refrigerant, Extent: Light, Area Affected: 100%									
	Location : Mechanical Roo			aged Un	it					
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 : Li	ight, Area Affected :	90%							
<u></u>	Location : Throughout									
Water Heater With Tanks										
Gas Fired	100%	2033	\$17,300	2						
	Other Observation, Extent : I		100%							
	Location: Mechanical Roo	om .								
	Explanation: 1 Unit, 40 Ge	allons								
Sanitary Piping										
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping										
Cast Iron	100%	LIFE	* *	1						
Fixtures										
Generic	100%									

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 13276

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	1.70/ 3.1	Ф27.200	2070	* *			
Copper/Terne	Location : Coppe	\$37,200 Extent : Moderate, A r Cladding At Front Extent : Light, Area Canopy	Facade S	ted : 100% offit			
Masonry: Brick Cavity	Location : All Fa Vertical Cracks, Ex	\$64,100 .ight, Area Affected : cades :tent : Light, Area Aff Side Exit At Foch Bo	fected : 59		5	\$14,500	
Windows							
Aluminum	Location : Variou Caulking Deterior Location : Variou	ated, Extent : Severe, as Locations t : Moderate, Area Aj	Area Affe	ected : 100%	5	\$800	
Metal Louvers	2%		2044	* *	10	\$200	
Parapets Metal Rail	10% Other Observation, Location : All Pa Explanation : Me		2048 Affected :	**	5-10	\$300	
No Component	90%						
Roof Modified Bitumen	100%		2040	* *	10	\$17,100	
Soffits Cast in Place Concrete	100% 0-2 Cracking/Crumblin Location : Front	\$1,300 ag, Extent : Moderate Entrance Soffit	LIFE e, Area Af	* * Fected : 5%	5	\$2,200	
Interior							
Floors Carpet Cast in Place Concrete Mosaic Tile	5% 5% 5% Now Broken/Missing Ele	\$2,400 ements, Extent : Seve	2034 LIFE 2040 re, Area A	\$9,100 * * * * Affected : 2%	3 5 5	\$800 \$1,100 \$600	
	Cracking/Crumblin Location : Base T	Bathroom At Water ng, Extent : Moderate lile nted, Extent : Modera	e, Area Af				
	Location : Bathro	oom Floors					

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

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

Asset #: 13276

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
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, E.	xtent : Severe, Area	Affected	d : 5%			
	Location	: Gate And	d Hinges Rusted Or	n Foch B	oulevard			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$19,800	2040	* *			
	Sinking/Su	bsiding, Ex	ctent : Severe, Area	Affected	! : 15%			
	Location	: Foch Bo	ulevard At City Ma	nhole Co	overs			
On-Site Walkways								
Pavers/Stone	100%	4+	\$1,100	2044	* *			
	-		xtent : Light, Area vers In Courtyard	Affected	: 100%			

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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 Obs	ervation, E	xtent : N/A, Area A	ffected :	100%			
	Location	: Electrica	al Room					
	Explanat	ion : Main	Service Disconnec	t Switch	Rated At 400 Amp	eres.		
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, Exte	ent : Moderate, Are	a Affecte	d: 100%			
	Location	: Through	out 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	

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

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

Asset #: 13276

Electrical	Current Repair Future Replacement Maintenance		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 A		100%			
	Location: Reading Areas, Mechanica	l Rooms				
	Explanation: T-12 Lamps					
Fluorescent	10%	2035	\$7,700	10	\$600	
	Other Observation, Extent : N/A, Area A	ffected :	100%			
	Location: Reading Areas					
	Explanation: Compact Fluorescent L	ghts				
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 A	Iffected :	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, 2	4rea Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation : Obsolete Fire Alarm Sy.	stem. Ala	rm Bells And Man	ual Pull S	Stations Only	

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated 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/ Location : Roof	A, Area Affected .	100%			
Hot Water Boiler	80%	2048	* *	1	\$2,700	
	Other Observation, Extent: N/A, An	ea Affected : 100	%			
	Location: Second Floor					
	Explanation: 3 Units					
Distribution						
Hot Wtr Piping/Pump	80%	2043	* *	4	\$400	
No Component	20%					

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

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

Asset #: 13276

Mechanical	Current Re	pair	Future	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	50%	2	2035	\$65,000	1	\$2,100	
Convector/Radiator	30%	2	2040	* *	1	\$700	
No Component	20%						
Controls							
Electrical	100%	2	2033	\$38,400			
Air Conditioning							
Energy Source							
Electricity	100%	2	2051	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%	2	2040	* *	2	\$400	
Heating/Cooling							
	Other Observation, Ex	tent : Light, Area Afj	fected	: 100%			
	Location: Roof						
	Explanation: 2 Unit.	R-410a					
Ventilation							
Distribution							
Ductwork/Diffusers	100%	Ι	LIFE	* *	2-5	\$3,800	
Exhaust Fans							
Interior	50%		2035	\$15,300	2	\$100	
Roof	50%	2	2040	* *	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2	2045	* *	1		
Water Heater With Tanks							
Gas Fired	100%	2	2030	\$17,300	2		
	Other Observation, Ex	tent : Light, Area Afj	fected	: 100%			
	Location : Second Flo	oor Break Room					
	Explanation: One 50	Gallon					
Sanitary Piping							
Cast Iron	100%	I	LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%	I	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



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

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

Asset #: 13279

Architecture		Current R	epair	Futur	e Replacement	M	Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior	•			•				•	
Exterior Walls									
Concrete Masonry Unit	Location: Joint Mortan Location: Other Obser	Througho Miss/Erc Througho vation, Ex	ode, Extent : Sever ut ctent : Light, Area	e, Area A	lffected : 25%	5	\$11,000		
	Location:	_							
	Explanatio	n : Ribbe	d Face Masonry U	Inits					
Windows	1000/		404000	• • • • •	ats ats	_	44.000		
Aluminum	Location:	ing Eleme Througho Not Func	t, Extent : Severe,			5	\$1,000	1	
Parapets									
Concrete Masonry Unit	10%			LIFE	* *	5	\$200		
Concrete Masonry Unit	10%			LIFE	* *	5	\$200		
	Location:	Exterior I	ctent : Light, Area Parapet At Southw d Face Units						
No Component	80%								
Roof									
Built-Up (BUR)	Location: Vegetation G Location:	Througho Frowth, Ex Lower Ro Extent:	ctent : Moderate, A of At Southwest C Moderate, Area A <u>f</u>	Area Affe Jorner	cted : 20%				
Soffits									
Stucco Cement	100%			2043	* *	5			
Interior Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$1,200		
Cast in Flace Concrete Ceramic Tile	5%			2033	\$31,900	5	\$1,200 \$600		
Vinyl Tile	90%			2033	\$281,100	3	\$5,000		
Interior Walls	2070			2030	φ201,100	3	φ2,000		
Concrete Masonry Unit	95%			LIFE	* *	5	\$4,100		
Glass: Single Pane	5%			LIFE	* *	5	\$400		
Ceilings	5/0						ΨΤΟΟ		
AcousTileSusp.Lay-In	70%			2035	\$131,600	5	\$7,800		
Exposed Struc: Steel	30%			LIFE	\$131,000 **	5	φ/,συυ		
Site Enclosure	3070			LITE					
Fence/Gates									

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

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

Asset #: 13279

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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/0	Crumbling,	Extent: Moderate	, Area A <u>j</u>	fected : 2%			
	Location	: Side Step	os .					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways	•							•
Cast in Place Concrete	100%			2035				

Electrical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	a Affected	: 100%					
	Location: Electrical Room	_	~ .					
 	Explanation : One 400 Ampere Main	Disconne	ct 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 : La Location : Throughout The Building				. , .			

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

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

Asset #: 13279

Electrical	Current Repa	ir Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Esti FY	imated 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	0%			
	Location : Throughout T	he Building				
	Explanation: Intrusion	Alarm System, Motion Senso	ors			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	\$5,800	1-3	\$1,400	

Mechanical	Current Repa	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2043	* *	1	\$3,700	
	Other Observation, Exter	t : Light, Area Affected	: 100%			
	Location: Basement Bo	oiler Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2029	\$16,500	4	\$400	
Terminal Devices						
Air Handler	60%	2027	\$85,300	1	\$2,800	
Convector/Radiator	40%	2035	\$24,700	1	\$1,000	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment						
Reciprocating	100%	2030	\$111,400	1	\$3,500	
Compr/Chiller						
-	R-22 Refrigerant, Extent	: Light, Area Affected :	100%			
	Location: Roof					
Terminal Devices						
Air Handler/Cool/Ht	100%	2027	\$146,600	1	\$4,600	
Heat Rejection						
Dry Cooler	100%	2030	\$34,700	2	\$5,200	

Ventilation

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

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

Asset #: 13279

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
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 Ser	vice, Extent	t : 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%							

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

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

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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

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



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

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

Asset #: 13278

Architecture	Current Repair Future R			Replacement	aintenance	ance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	50/		LIEE	* *	-	¢1 000	
Cast in Place Concrete	5%		LIFE	* *	5	\$1,800	
Masonry: Brick	85% N	¢1 500	LIFE	* *	5 5	\$6,300	
Masonry: Brick	5% Now Joint Mortar Miss/Ero	\$1,500	LIFE		3	\$400	
	Location : At Chimn			i Affecteu . 2070			
Window Wall	5% Now Broken/Missing Elem	\$6,800 ents, Extent : Seven	2054 re, Area A	* * Iffected : 5%	5	\$700	
	Location: Window	Wall					
	Caulking Deteriorated		te, Area A	Affected : 15%			
	Location : North Fa						
	Water Penetration, Ex Location : North Fa		rea Affec	ted : 5%			
Windows							
Aluminum	100% Now Glazing Broken/Crack Location: Stairwell		2059 e, Area Aj	* * ffected : 1%	5	\$1,700	
	Water Penetration, Ex		Affected	: 20%			
	Location : Heads Ar				ent		
	Worn/Erode, Extent:	-		-			
	Location : Through		,				
Roof							
Modified Bitumen	100%		2042	* *	10	\$22,700	
Soffits Stucco Cement	100%		2047	* *	5		
nterior	10070		2047				
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	
•	70% 4+	\$2,700	LIFE	* *	5	\$5,800	
Gypsum Board							
Gypsum Board	Water Penetration, Ex Location: Children.	xtent : Moderate, A	rea Affec	ted : 2%			
Gypsum Board Ceilings		xtent : Moderate, A	rea Affec	ted : 2%			
		xtent : Moderate, A	rea Affec 2054	**	5	\$900	
Ceilings	Location : Children. 10% Now Staining/Discoloring,	xtent : Moderate, A s Room \$24,300 Extent : Moderate	2054	**	5	\$900	
Ceilings	Location : Children. 10% Now Staining/Discoloring, Location : Basemen	s Room \$24,300 Extent: Moderate, A	2054 , Area Afj	* * Fected : 30%	5	\$900	
Ceilings	Location : Children. 10% Now Staining/Discoloring,	stent : Moderate, A s Room \$24,300 Extent : Moderate t Moderate, Area AJ	2054 , Area Afj	* * Fected : 30%	5	\$900	
Ceilings AcousTileConcealSpLn	Location : Children. 10% Now Staining/Discoloring, Location : Basemen Worn/Erode, Extent : Location : Basemen	stent : Moderate, A s Room \$24,300 Extent : Moderate t Moderate, Area AJ	2054 e, Area Afj Gected : 7	* * Fected : 30%			
Ceilings	Location : Children. 10% Now Staining/Discoloring, Location : Basemen Worn/Erode, Extent : Location : Basemen 80%	stent : Moderate, A s Room \$24,300 Extent : Moderate t Moderate, Area AJ	2054 , Area Afj	* * Fected : 30%	5 5 5	\$900 \$11,900 \$100	

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

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

Asset #: 13278

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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/C	Crumbling, Extent : Moderate	, Area A <u>j</u>	fected : 5%			
	Location	: Throughout					
On-Site Walkways							
Cast in Place Concrete	100%		2047	* *			
Parking/Driveway							
Cast in Place Concrete	100%		2047	* *			

Electrical		Current Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Estimate (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2034	\$44,000	5	\$300	
	Other Obse	rvation, Extent : Lig	ht, Area Affected	: 100%			
	Location .	Electrical Room					
	Explanati	on : One 400 Amper	e Main Disconne	ect 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 \$1	6,900 2059	* *	1		
	Insulation A	lged, Extent : Mode	rate, Area Affecte	ed: 100%			
	Location .	Basement					
Thermoplastic	50%		2054	* *	1		
Motor Controllers							
Locally Mounted	100%		2047	* *	5	\$100	
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	

Lighting

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

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

Asset #: 13278

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2039	* *	10	\$6,400	
	•		es, Extent : Light,					
	Location :	: 1st Floor	Reading And Boo	k Shelves	s Area			
Fluorescent	20%			2039	* *	10	\$1,800	
	T-8 Lamps A	And Fixtur	es, Extent : Light, .	Area Affe	ected : 100%			
	Location :	: Basemen	t, Kitchen And Offi	ces				
Fluorescent	10%			2039	* *	10	\$900	
	Other Obse	rvation, E	xtent : N/A, Area A	ffected :	100%			
	Location:	: 1st Floor	And Staircases					
	Explanation	on : Comp	act Fluorescent Li	ght Fixti	ires			
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%							
			outside And Exit Do					
	Explanation	on : CCTV	⁷ Surveillance Cam	eras And	d Intrusion Alarm			
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$6,300	
			xtent : Light, Area	Affected	: 100%			
		_	out The Building				_	
	Explanation	on : Fire A	Alarm Panel, Strob	e Light, I	Bell, Horn, Smoke	And Hea	t Detectector	

echanical	Current Repair		e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment						
Furnace	100%	2039	* *	1	\$4,900	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Basement Mechanical R	oom				
	Explanation: 3 Units					
Terminal Devices						
Air Handler	80%	2034	\$151,700	1	\$4,900	
Convector/Radiator	20%	2047	* *	1	\$600	
Controls						
Electrical	100%	2032	\$56,000			

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

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

Asset #: 13278

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment Reciprocating	100%	2039	* *	1	\$4,600	
Compr/Chiller		. 1 . 4 . 400 . 1 . 14	200/			
	Other Observation, Extent : Li Location : Basement Mechan		00%			
	Explanation: 1 Unit. R-410a					
Terminal Devices	Explanation . 1 Onti. K-410a	!				
Air Handler/Dir Expansion	100%	2034	\$193,200	1		
Heat Rejection						
Dry Cooler	100%	2029	\$46,200	2	\$6,900	
Ventilation			4 10,200		40,200	
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 : Li	ght, Area Affected : 20	0%			
	Location: Mechanial Room					
	Explanation: 20 Gallons, El	ectric Water Heater				
Sanitary Piping	1000/ 0.2	Φ.C. 200 LIEE	* *			
Cast Iron	Blockage /Clogged, Extent : M Location : Water Backs Up T Leak Evident, Extent : Modera	To 1st Floor Toilets. ete, Area Affected : 109	d : 10% %	1		
	Location: 1st Floor Bathroo	m. Leaking Children I	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 : Mo Location : Toilets In No. 2 Re		: 30%			
Fire Suppression Sprinkler						
	95%					
		2054	* *	1-2	\$100	
No Component Generic	95% 5%	2054	* *	1-2	\$100	

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

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

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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



Maintenance \$ are aggregated over a ten-year period. Site 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 F	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
			xtent : Light, Area	Affected	: 100%			
		: Througho						
D	Explanati	on: Thern	ally Inefficient					
Parapets Magazza Paials	80%			LIFE	* *	5	\$300	
Masonry: Brick No Component	20%			LIFE		3	\$300	
Roof	2070							
Modified Bitumen	100%			2040	* *	10	\$20,400	
Soffits	10070			2040		10	\$20,400	
Plaster	100%			LIFE	* *	5	\$300	
nterior	10070			LIIL			Ψ300	
Floors								
Carpet	70%			2034	\$129,900	3	\$10,900	
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Paint Peeli	_	: Moderate, Area		20%		Ψ1,100	
		: Mechanio	cai Room					
Ceramic Tile	5%			2044	* *	5	\$500	
Vinyl Tile	20%	0-2	\$1,200	2040	* *	3	\$800	
			erate, Area Affecto		1 11			
7	Location	: Staff Offi	ce And Staff Loung	ge At Thr	eshold			
Interior Walls	00/			2011	* *	_	Ф000	
Ceramic Tile	8%			2044	**	5	\$800	
Concrete Masonry Unit	60%			LIFE	**	5	\$2,400	
Gypsum Board Mosaic Tile	30%			LIFE	* *	5	\$1,800	
	2%			LIFE				
Ceilings	020/			2052	* *	5	\$10,100	
AcousTileSusp.Lay-In Exposed Struc: Steel	93% 5%			2052 LIFE	* *	5	\$10,100	
Gypsum Board	2%	Now	\$100	LIFE	* *	5	\$300	
Gypsum Board			tent : Moderate, A			3	\$300	
		: Front Fo		1764 213366	nea . 2070			
ite Pavements	Locuiton	. 1 . 0						
Public Sidewalk								
Cast in Place Concrete	25%	Now	\$14,300	2048	* *			
			Extent : Moderate		fected : 20%			
	-	_	Ivenue And 250th		,			
			Extent : Moderate,		ected : 15%			
		JG, -		00				
	Location	: Hillside A	lvenue And 250th	Street				

Maintenance \$ are aggregated over a ten-year period. Site 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		Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	7 77//	2045	**	5	\$200	
	Other Observation, I		Iffected:	100%			
	Location : Electric		-4 C:4 - I.	D J. 44 400 4			
Cyvitah asan / Cyvitah haand	Explanation: Main	i Service Disconnec	et Switch.	Katea At 400 Amp	eres.		
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	1000/		20.42	* *			
LED	100%		2043	* *			
Egress Lighting	500/		2040	* *	10	0,000	
Emergency, Battery Exit, Service	50% 50%		2040	* *	10	\$800	
	30%		2040		1		
Exterior Lighting Fluorescent	10%		2040	* *	10	\$100	
Puolescent	Other Observation, I	Extent : N/A Area 4			10	\$100	
	Location : Front	2xiem : 17/21, 21/eu 2	уусскей.	10070			
	Explanation: Com	nact Fluorescent L	iohts				
No Component	90%	pwer i morescem E.	8.112				
Alarm	7070						
Security System							
Generic	100%		2040	* *	1	\$2,600	
	Other Observation, I	Extent : N/A, Area A		100%	-	4 -,	
	Location : Reading						
	Explanation : CCT			<u> </u>			
Fire/Smoke Detection	-						
Generic, Digital	100%		2040	* *	1-3	\$4,300	
, ,	Other Observation, I	Extent : N/A, Area A	Iffected :	100%			
	Location : Through	out The Building					
	Explanation: Strob	e Lights, Manual F	Pull Static	ons, Alarm Bells, S	moke De	tectors, Horns	

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

Maintenance \$ are aggregated over a ten-year period. Site 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 I Total	Fail Date Estimated Cost (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								
Convector/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		
	Location : Explanati	Roof on: 2 Units. R-410a						
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			
		rvation, Extent : N/A, Area A	ffected :	100%				
	Location .	· Mehcanical Room						
	Explanati	on : 40 Gallons Unit						
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								

Maintenance \$ are aggregated over a 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

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

Total

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

21001110111	\$555	ΨΟΟΟ	Ψ1,000	Ψ1,000
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	

\$13,000

\$3,400

\$10,900

\$73,400



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

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

Asset #: 13281

Architecture	Current R	tepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	000/ 0.2	# 70.000	TIPE	* *	-	#16000	
Masonry: Brick	80% 0-2 Horizontal Cracks, Ext Location: Various I Painted Surfaces, Ext Location: Exterior Worn/Erode, Extent:	ocations ent : Moderate, Ar Walls	ea Affect	: 20% ed : 90%	5	\$16,800	
	Location : All Exter		,				
Metal Sect. OHD	5%		2048	* *	5	\$3,300	
Granite Panels	5% Now	\$6,500	LIFE	* *	5	\$800	
	Joint Mortar Miss/Erc Location: Front En Misaligned/Bulging, I Location: Front En	ode, Extent : Mode trance Granite Extent : Severe, Ar	erate, Are ea Affecto	ed : 5%			
Pre-Cast Concrete	5% 0-2 Cracking/Crumbling, Location: South Fa			* * Fected : 1%	5	\$3,400	
Window Wall	5%		2055	* *	5	\$3,900	
Windows Aluminum	100% Recent Replace Evide Location : All Facad		2057 rea Affec	* * ted : 100%	5	\$1,800	
Parapets							
Masonry: Brick	90% Now Recent Repair Eviden Location : All Parap		LIFE ea Affecte	* * ed : 50%	5	\$3,700	
Metal Panel	10%		2061	* *	5	\$1,600	
Roof Modified Bitumen	100% 0-2 Blisters, Extent : Ligh Location : Various I		2043	* *			
nterior							
Floors							
Carpet	25%		2034	\$54,200	3	\$4,500	
Cast in Place Concrete	10% Paint Peeling, Extent Location: Basemen		LIFE eted : 20%	**	5	\$2,600	
Ceramic Tile	5%		2044	* *	5	\$600	
Vinyl Tile	40%		2040	* *	3	\$1,800	
Vinyl Tile	20% 4+	\$1,400	2040	* *	3	\$900	
-	Broken/Missing Elemon Location : Corridor		t, Area Aj	ffected : 1%			

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

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

Asset #: 13281

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
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%		\$1,100	LIFE	* *			
	-		tent : Moderate, Ar	ea Affect	ed : 1%			
		ı : Scuttle T	o Roof					
Ceramic Tile	5%			2044	* *	5	\$700	
Concrete Masonry Unit	60%		\$16,900	LIFE	* *	5	\$3,500	
			nt : Moderate, Ared	a Affected	d : 1%			
	Location	ı : Staff Off	ìce					
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	
			Extent : Severe, Arc	ea Affecto	ed : 10%			
		i : Storage						
	_	_	Extent : Moderate		ffected : 25%			
			iity Room, Storage	-				
	Water Penetration, Extent : Moderate, Area Affected : 15%							
			nity Room, Storage	_				
			Moderate, Area Af		25%			
	Location	ı : Commur	nity 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	**			
			Extent : Light, Area					
		-	rd At West Facade				,	
	Explana	tion : Conc	rete Seats At Court	yard Ana	l Columns At Base	ment Lev	el	

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

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

Asset #: 13281

Architecture	Current	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Enclosure									
Retaining Walls									
Cast in Place Concrete	25%		2070	* *					
	Other Observation,	_	Affected	: 100%					
	Location : Entranc	-							
	Explanation : Chec								
Concrete Masonry Unit	5% Now	\$200	2045	* *					
	Broken/Missing Eler								
		Stones At Courtyard		-					
	Other Observation,								
		Stones At Courtyard		-					
		ing Joints And Deld	minated	Surface					
Masonry: Brick	70% Now	\$7,500	2045	* *					
	Broken/Missing Eler		re, Area A	Affected : 5%					
	Location : Courty	-							
	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 : Me	oderate, Area Affect	ed : 5%						
	Location : Courty	ırd Retaining Wall							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%		2048	* *					
On-Site Walkways									
Cast in Place Concrete	25%		2048	* *					
	Other Observation,	_	00	: 100%					
		nd Landings At Ent	rance						
	Explanation : Walk	kways							
Cast in Place Concrete	75% Now	\$500	2040	* *					
	Cracking/Crumbling								
	Location : Courty	ırd And Steps To Ba	sement F	rom Courtyard					

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 A	ffected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Disconnec	t Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	\$44,000	5	\$200	

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

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

Asset #: 13281

Electrical	Current Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Jnder 600 Volts								
Raceway								
Conduit	100%	2035	\$37,400	1				
Panelboards								
Molded Case Bkrs	100%	2034	\$20,300	5	\$200			
Wiring	1000/		444					
Thermoplastic	100%	2035	\$33,800	1				
Motor Controllers	1000/		44.400	_	4400			
Locally Mounted	100%	2033	\$24,200	5	\$100			
Ground								
Grounding Devices	1000/	Libb	* *	_	¢100			
Generic	100%	LIFE	<i>*</i> *	5	\$100			
Lighting								
Interior Lighting Fluorescent	90%	2035	\$82,200	10	\$6.700			
Fluorescent	Other Observation, Extent : N/2			10	\$6,700			
	Location: Throughout The Bi		10070					
	Explanation: T-8 Lamps	unung						
Fluorescent	5%	2035	\$4,600	10	\$400			
Fluorescent				10	\$400			
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor							
	Explanation: Compact Fluor	rascant Liahts						
LED	5%	2040	* *					
Egress Lighting	370	2040						
Emergency, Battery	50%	2035	\$6,900	10	\$1,000			
Exit, Service	50%	2035	\$1,400	1	\$1,000			
Exterior Lighting	5070	2033	Ψ1,π00					
HID	30%	2035	\$11,500	10				
No Component	70%	2033	ψ11,500	10				
Alarm	, , , ,							
Security System								
Generic	100%	2035	\$15,400	1	\$3,000			
	Other Observation, Extent : N/2	A, Area Affected :			. ,			
	Location : Reading Areas, Outside Perimeter							
	Explanation : CCTV Surveilla							
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, I	Manual Pull Static	on, Alarm Bells, Sn	10ke Det	ectors, Horns			

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

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

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

Asset #: 13281

Mechanical		Current Repair		Futur	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	
			xtent : Light, Area	Affected	: 100%			
			t Boiler Room					
	Explanat	ion : 1 Uni	t					
Distribution (P.	1000/			20.42	* *	4	\$	
Hot Wtr Piping/Pump	100%			2043	* *	4	\$600	
Terminal Devices Air Handler	40%			2040	* *	1	\$2,000	
Convector/Radiator	55%			2040	* *	1 1	\$2,000 \$1,400	
Unit Heater - Hot Water	5%			2035	\$2,400	1	\$1,400	
Controls	3/0			2033	\$2,400			
Digital	100%			2033	\$235,000			
Air Conditioning	10070			2033	\$233,000			
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Reciprocating	80%			2040	* *	1	\$3,000	
Compr/Chiller								
-	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Roof						
	Explanat	ion : 1 Uni	t. R-410a					
Exterior Pkg Unit - Cooling	20%			2035	\$17,900	2	\$100	
Č	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Roof						
	Explanat	ion : 1 Uni	t. 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								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,500	
Exhaust Fans	100%			LIFE		2-3	\$4,300	
Exhaust Fans Interior	80%			2040	* *	2	\$200	
Roof	20%			2040	\$3,200	2	\$200 \$100	
Plumbing	2070			2033	\$5,200		\$100	
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Diassi Coppei	100/0			2073		1		

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

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

Asset #: 13281

lechanical	Current Repair	Futur	Future Replacement		Maintenance	
vstem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
umbing						
Water Heater With Tanks						
Gas Fired	100%	2035	\$17,300	2		
	Recent Replace Evident, Ext	ent : N/A, Area Affec	cted : 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%					

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 13282

rchitecture	Current Repair	Future Replaceme	ent	М	aintenance						
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority					
terior											
Exterior Walls											
Metal Panel	30% Now \$16,100 Corrosion/Rusting, Extent : Moderate, A		* *	5	\$2,700						
		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 Affe Location : Throughout Facade And Wi										
	Seams Open/Split, Extent : Severe, Area Location : At Rear Below Window Sill	Affected : 1%									
Window Wall	35%	2045	* *	5	\$6,300						
Window Wall	35%	2045	* *	5	\$6,300						
	Other Observation, Extent : N/A, Area A Location : All Facades Explanation : Curved Glass	ffected : 100%									
Windows	A										
Aluminum	100%	2043	* *	5	\$2,900						
	Other Observation, Extent : N/A, Area A Location : Above Roof Area	ffected : 100%									
	Explanation: Clere Story Windows										
Roof	4000/ 37	• • • • •	ata ata								
Metal Panel	100% Now \$30,200	2040	**			1					
	Broken/Missing Elements, Extent : Sever Location : Gutters Misaligned, Leaking	**		es.							
	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 Elevat	**									
	Explanation : Hole In Gutter And Miss										

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

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

Asset #: 13282

Architecture	Current R	epair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Soffits	000/ 37	Ø12 200	20.45	* *			
Alum/Vinyl Siding	90% Now	\$12,300	2045				
	Corrosion/Rusting, Ex			ed : 10%			
	Location: Edges Of			1 100/			
	Water Penetration, Ex			ed : 10%			
	Location: Edges Of			1000/			
	Other Observation, Ex	-	Affected :	100%			
	Location : All Of Sof		1				
	Explanation: Compo						
Exposed Struc: Steel	10% Now	\$15,100	LIFE	**	5	\$600	
	Corrosion/Rusting, Ex						
	Location : At Joint B			Panels And Fasc	na Edge		
	Worn/Erode, Extent : I						
-	Location : At Bottom	Of Soffit Structur	re				
nterior							
Floors	65%		2024	\$22,000	2	¢2 900	
Carpet Ceramic Tile	10%		2034 2044	\$33,900 * *	3 5	\$2,800 \$300	
	25%		2044	* *	3		
Vinyl Tile	2370 Patching Evident, Exte	ant : Light Arag			3	\$300	
	Location : Behind Se	-	ујестеа . 1.	<i>570</i>			
Interior Walls	Location . Denina Sc	T VICE BESI					
Fiberglass Panel	85%		LIFE	* *			
1104181400141101	Other Observation, Ex	tent : Light, Area		100%			
	Location : Interior F	_	00				
	Explanation: Modul	'ar Composite Pai	ıel				
Gypsum Board	15%	<i>Y</i>	LIFE	* *	5	\$100	
Gypsum Board	Other Observation, Ex	tent : Light, Area		100%	3	Ψ100	
	Location : Behind Se	-	1199 000000 .	100,0			
	Explanation : Partia						
Ceilings							
AcousTileSusp.Lay-In	15% Now	\$700	2048	* *	5	\$200	
1 3	Staining/Discoloring,			d : 5%			
	Location : Leaks Fro						
Exposed Struc: Steel	20%		LIFE	* *			
Fiber Board	65%		2040	* *			
	Other Observation, Ex	tent : Light, Area		100%			
	Location : Ceilings	9 1	55				
	Explanation : Comp	osite Aluminum P	anels				
Site Pavements	- *						
Public Sidewalk							
Cast in Place Concrete	100% 4+	\$1,400	2048	* *			
	Cracking/Crumbling,		ea Affected	: 5%			
	Location: Front Of	Property					

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

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

Asset #: 13282

Architecture	Current F	Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (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, E.	Other Observation, Extent : Light, Area Affected : 5%						
	Location : Northeas	t Corner At Front F	acade					
	Explanation : Erosio	on						
Parking/Driveway								
Asphalt	100%		2044	* *				
	Cracking/Crumbling,	Extent : Light, Area	a Affecte	ed : 2%				
	Location : Near Dro	iin						

Electrical	Current Repair		e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent: N/A, Area Location: Electrical Room			5		
C't 1 / C't 11 1	Explanation : No Available Namepla	ite Kating (<i>_арасну</i>			
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 Location: Throughout The Building Explanation: T-5 Lamps	Affected :	100%			
Fluorescent	2%	2040	* *	10		
	Other Observation, Extent: N/A, Area Location: Electrical Room Explanation: Compact Fluorescent	Affected :	100%			
Egress Lighting	7					
Emergency, Service	50%	2040	* *	1		
Exit, Service	50%	2040	* *	1		
Exterior Lighting						
HID	30%	2030	\$2,800	10		
No Component	70%		•			

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

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

Asset #: 13282

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2035	\$3,700	1	\$700	
	Other Observation, Extent: N/A, A	Area Affected : 10	00%			
	Location: Reading Areas, Outside	le Perimeter				
	Explanation : CCTV Surveillance	e Cameras Amd I	Intrusion Alarm			

Mechanical	Current Rep	oair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)		lear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•	<u> </u>					•
Energy Source							
Electricity	100%	2	055	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	100%	2	036		2	\$600	
-	Other Observation, Exte	ent : Light, Area Aff	ected	: 100%			
	Location : Various Loc	cations					
	Explanation: 6 Units						
Terminal Devices							
Fan Coil Unit/Heat	100%	2	040	* *	1	\$600	
Air Conditioning							
Energy Source							
Electricity	100%	2	051	* *	1		
Conversion Equipment							
Heat Pump Air Sourced	80%	_	036	\$23,600	2	\$100	
	Other Observation, Exte	ent : Light, Area Affo	ected	: 100%			
	Location : Various Loc	cations					
	Explanation: 6 Units						
Split Unit	20% 0-2	\$900 2	040	* *			
	Other Observation, Exte	ent : Light, Area Aff	ected	: 100%			
	Location: First Floor						
	Explanation: 2 Units.	R-410a					
Terminal Devices							
Fan Coil - 2 Pipe	20%	2	043	* *	1	\$100	
No Component	80%						
Heat Rejection							
Air Cooled Condenser	20%	2	043	* *	2	\$300	
Unit							
No Component	80%						
Ventilation							
Exhaust Fans							
Roof	10%	2	035	\$400	2		
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2	055	* *	1		

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

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

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QUEENS PUBLIC LIBRARY - 039 BROAD CHANNEL BRANCH LIBRARY

Asset #: 13282

Mechanical	Current Repair	Future R	uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Electric	100%	2033	\$24,000	4		
	Other Observation, Extent : Light,	Area Affected: 10	00%			
	Location: First Floor					
	Explanation: One 10 Gallon					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

^{**} 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

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



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

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

Asset #: 13283

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
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	
			s, Extent : Moderat 1t Upper Parapet	e, Area A	Affected : 5%			
N. C.			11 Opper I arapei					
No Component	30%							
Roof Modified Bitumen	1000/	Now	¢10.500	2041	* *			
Modified Bitumen			\$10,500					
		eseni, Exier 1 : Main Roc	nt : Moderate, Area of	Ајјестес	1:10%			
			tent : Moderate, Al	rea Affec	ted : 5%			
	•	ı : Över Sec		33				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location: Over Second Floor							
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 5%			
	Location: Main Roof							
	Explana	tion : Debr	is Present Are Drie	d Leaves	r.			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
	_	Discoloring, 1 : Rear Fac	Extent : Light, Are cade	ea Affecto	ed : 1%			

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.

Asset #: 13283

rchitecture		Current I	Repair	Futu	re Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Carpet	15%)		2032	\$71,800	3	\$8,000	
Carpet	20%)		2038	* *	3	\$8,000	
			Extent : N/A, Area A	Iffected :	100%			
			ıt - Lower Floor					
			Extent : N/A, Area A	ffected :	100%			
			ıt - Lower Floor					
	Explana	tion : Newl	y Interior Renovati	on, Com	missioned Septemb	per 2024		
Cast in Place Concrete	5%)		LIFE	* *	5	\$5,800	
	Paint Pee	ling, Extent	: Light, Area Affec	ted : 2%	Ó			
	Location	n : Mechani	ical Room					
Ceramic Tile	5%			2049	* *	5	\$1,300	
Terrazzo	5%			LIFE	* *	5	\$2,100	
Terrazzo	25%			LIFE	* *	5	\$10,400	
	Recent In:	stallation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	n : Basemer	nt - Lower Floor					
Vinyl Tile	10%	1		2031	\$74,700	3	\$1,300	
Vinyl Tile	15%			2046	**	3	\$1,500	
j			Extent : N/A, Area A		100%		· ,	
			ıt - 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%	1		LIFE	* *	5-10	\$6,300	
Ceilings								
AcousTileSusp.Lay-In	50%		\$4,500	2041	* *	5	\$6,700	
			Extent : Moderate	, Area Ą	ffected : 5%			
		n : Near Lo						
			xtent : Moderate, A	rea Affe	cted : 5%			
		n : Near Lo	bby					
Exposed Struc: Concrete				LIFE	* *	5-10	\$1,700	
Exposed Struc: Concrete				LIFE	* *	5-10	\$6,700	
			Extent : N/A, Area A	ffected :	100%			
			ıt - Lower Floor					
	Explana Phenoli		sed Concrete Ceilii	ng Painte	ed Black With Arch	itectural	Treatment -	
Gypsum Board	5%	ı		LIFE	* *	5-10	\$4,600	
Plaster	20%	1		LIFE	* *	5-10	\$9,200	
	Water Per	netration, E.	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	n : Second I	Floor					

Site Enclosure

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

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

Asset #: 13283

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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	* *			
		_	xtent : Light, Area	Affected	: 20%			
	Location	: Rear Of	Building					
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$2,400	2056	* *			
	_	_	Extent : Light, Are	a Affecte	ed : 20%			
	Location	: Rear Of	Building					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$4,400	2041	**			
	_	_	Extent : Light, Are	a Affecte	ed: 5%			
	Location	: Broadwa	ıy					
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$700	2041	* *			
	_	U	Extent : Moderate	, Area A <u>f</u>	fected: 30%			
		: Rear Of	· ·					
			Extent : N/A, Area A	ffected :	80%			
		: Rear Of	· ·					
	Explanat	ion : Conc	rete Ramps And Wo	ılkways V	With Metal Railing	On Top.		
Masonry: Granite	10%			LIFE	* *			
	Other Obse	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Front Fa	ıcade					
	Explanat	ion : Entry	, Walkway And Step	s With R	amp And Metal Gi	ıardrail.		

ectrical	Current Rep	air Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2036	\$44,000	5	\$500		
	Other Observation, Exter	nt : N/A, Area Affected :	100%				
	Location : Electrical R	oom					
	Explanation : Two Mai	n Service Disconnect Sw	vitches Rated At 40	0 Amper	es 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			

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

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

Asset #: 13283

Electrical	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Jnder 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,	-	%					
	Location: Throughout The Bui	lding						
	Explanation: T-5 Lamps							
Fluorescent	10%	2036	\$20,200	10	\$1,600			
	Other Observation, Extent: N/A,	Area Affected : 100	%					
	Location: Throughout The Bui	lding						
	Explanation : Compact Fluore.	scent 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,	***	%					
	Location : Throughout The Bui	lding						
	Explanation: CCTV Surveillan	ice Camera System						
Fire/Smoke Detection								
Generic, Analog	100%	2036	\$46,600	1-3	\$11,300			
	Other Observation, Extent : N/A,	***	%					
	Location : Throughout The Building							
	Explanation : Smoke Detectors	, Manual Pull Statio	ns, Alarm Bell	s, Strobe	Lights, Horns			

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

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

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

Asset #: 13283

Mechanical		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler		Basemer	Extent : N/A, Area A nt Boiler Room it	2049 ffected :	**	1	\$8,800	
Distribution Hot Wtr Piping/Pump	100%			2044	**	4	\$1,300	
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	50% 50%			2041 2044	* *	1 1	\$2,900 \$2,900	
Controls Electrical	100%			2031	\$100,500			
Air Conditioning Energy Source Electricity Conversion Equipment Exterior Pkg Unit - Cooling	100%	0-2	\$2,800	2052	**	1 2	\$600	
-	Location : Explanation R-410a Re	One On . on : Insul	Extent : Light, Area Lower Roof, Anothe ation Tearing Up A	er On Hig t Main D	gh Roof Ouct And Need To B	'e Replac	ed. 2 Units With	
Split Unit	30%			2041	* *			
Terminal Devices Fan Coil - 2 Pipe No Component	30% 70%			2041	* *	1	\$1,700	
Heat Rejection Dry Cooler No Component	30% 70%			2041	* *	2	\$3,700	
Ventilation Distribution	1000/				* *	2.5	#15.700	
Ductwork/Diffusers Exhaust Fans Interior	50%			2041	* *	2-5	\$15,700 \$300	
Roof	50%			2041	**	2	\$300	
H/C Water Piping Brass/Copper Water Heater With Tanks	100%			2046	* *	1		
Gas Fired	Location:	Boiler R	Extent : N/A, Area A oom 40 Gallon Unit	2034 Iffected :	\$17,300 100%	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		

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

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

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QUEENS PUBLIC LIBRARY - 039 BROADWAY BRANCH LIBRARY

Asset #: 13283

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Hydraulic	100%	LIFE **		
	Other Observation, Extent : Light, Area	a Affected : 100%		
	Location: Basement To 2nd Floor			
	Explanation: Basement To 2nd Floor	y.		

Maintenance \$ are aggregated over a 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



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

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

Asset #: 14110

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
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		Now	\$29,100	2041	* *			
			lerate, Area Affecte	ed : 10%				
		: Upper Ro						
		_	ings, Extent : Mode		ea Affected : 25%			
	Location	: Section C	Over Northeast Cor	ner				
	Water Pen	etration, Ex	ctent : Moderate, A	rea Affec	cted : 10%			
	Location	: Over No	rtheast Corner In C	Childrens	Area			
Modified Bitumen	50%			2041	* *	10	\$13,100	
terior								
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	
T 7' 1 77''	30%						φ1, 1 00	
Vinyl Tile	3070			2041	* *	3	\$3,200	
Vinyl Tile Interior Walls	3070				* *	3		
Interior Walls Cast in Place Concrete	10%				* *	3		
Interior Walls				2041				
Interior Walls Cast in Place Concrete Ceramic Tile	10%			2041 LIFE	* *	5	\$3,200 \$900	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit	10% 5%			2041 LIFE 2046	* *		\$3,200	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board	10% 5% 25%			LIFE 2046 LIFE	* *	5 5	\$3,200 \$900 \$1,800	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings	10% 5% 25% 60%			LIFE 2046 LIFE LIFE	* *	5 5	\$3,200 \$900 \$1,800 \$6,600	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board	10% 5% 25% 60%	Discolorino	Extent : Moderate	2041 LIFE 2046 LIFE LIFE 2050	** ** **	5 5 5	\$3,200 \$900 \$1,800	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings	10% 5% 25% 60% 95% Staining/L	Discoloring,	Extent : Moderate t Corridor	2041 LIFE 2046 LIFE LIFE 2050	** ** **	5 5 5	\$3,200 \$900 \$1,800 \$6,600	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings	10% 5% 25% 60% 95% Staining/L	_		2041 LIFE 2046 LIFE LIFE 2050	** ** **	5 5 5	\$3,200 \$900 \$1,800 \$6,600	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel	10% 5% 25% 60% 95% Staining/L Location	_		2041 LIFE 2046 LIFE LIFE 2050 Area Aj	** ** ** ** ffected : 10%	5 5 5	\$3,200 \$900 \$1,800 \$6,600	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel	10% 5% 25% 60% 95% Staining/L Location	_		2041 LIFE 2046 LIFE LIFE 2050 Area Aj	** ** ** ** ffected : 10%	5 5 5	\$3,200 \$900 \$1,800 \$6,600	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel te Enclosure	10% 5% 25% 60% 95% Staining/L Location	_		2041 LIFE 2046 LIFE LIFE 2050 Area Aj	** ** ** ** ffected : 10%	5 5 5	\$3,200 \$900 \$1,800 \$6,600	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel Ite Enclosure Fence/Gates	10% 5% 25% 60% 95% Staining/L Location 5%	_		2041 LIFE 2046 LIFE LIFE 2050 Area Aj	** ** ** ## ## ## ## ## ## ##	5 5 5	\$3,200 \$900 \$1,800 \$6,600	
Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings AcousTileSusp.Lay-In Exposed Struc: Steel Ite Enclosure Fence/Gates Iron Picket	10% 5% 25% 60% 95% Staining/L Location 5%	_		2041 LIFE 2046 LIFE LIFE 2050 Area Aj	** ** ** ## ## ## ## ## ## ##	5 5 5	\$3,200 \$900 \$1,800 \$6,600	

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

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

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

Asset #: 14110

Electrical	Current Repair	Future Repl	acement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_	****	
Fused Disc Sw	90%	2053	**	5	\$100	
	Other Observation, Extent : Light, Area Location : Electrical Room Basement	Affected: 100%)			
	Explanation: One 1,200 Ampere Mail	n Disconnact Su	itah			
Fused Disc Sw	10%	2053	**	5		
rused Disc Sw	Other Observation, Extent : Light, Area			3		
	Location: Electrical Room Basement	21jjecica : 10070	,			
	Explanation: One 200 Ampere Main	Disconnect Swite	ch For Eme	rgencv		
Switchgear / Switchboard	The second secon			87		
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	1000/	20.52	ala ala			
Thermoplastic	100%	2053	* *	1		
Motor Controllers	1000/	2046	* *	-	¢100	
Locally Mounted	100%	2046		5	\$100	
Ground Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$300	
Lighting	10070	EH E			4200	
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: Mode.	rate, Area Affect	ed : 100%			
	Location: Throughout The Building					
Fluorescent	4%	2038	* *	10	\$700	
	Other Observation, Extent: N/A, Area A	Affected : 100%				
	Location: Entrance Lobby And Eleva					
	Explanation : Compact Fluorescent L	amps				
Egress Lighting	-00/	• • • • • • • • • • • • • • • • • • • •				
Emergency, Battery	50%	2038	* *	10	\$2,300	
Exit, LED	50%	2061	* *	1		
Exterior Lighting	200/	2029	* *	10		
HID No Common and	20%	2038	* *	10		
No Component	80%					
Alarm						
Security System Generic	100%	2038	* *	1	\$7,000	
Collette	Other Observation, Extent : Light, Area		ó	1	Ψ7,000	
	Location: Inside And Outside Of The					
	Explanation: CCTV Surveillance Can					
N	mates are in enmont dellars and are not escalat					

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

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

Asset #: 14110

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 : Stobe Lights, Horns, Ala Alarm Panel	arm Bell,	Smoke Detectors,	Pull Box	es And Fire	

Mechanical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2053	* *	1		
Conversion Equipment	10070		2000				
Hot Water Boiler	100% 0-2	\$40,500	2046	* *	1	\$8,400	
	Corroded, Extent : M	·			_	40,100	
	Location : Boiler R						
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Basemer	0	55				
	Explanation: One	Unit					
Distribution	-						
Hot Wtr Piping/Pump	100%		2049	* *	4	\$900	
Terminal Devices							
Air Handler	90%		2038	* *	1	\$10,500	
Convector/Radiator	10%		2046	* *	1	\$600	
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		
Conversion Equipment							
Interior Pkg Unit -	100%		2034	\$301,700	2	\$1,200	
Cooling							
Heat Rejection							
Dry Cooler	100%		2038	* *	2	\$13,100	
Ventilation							
Distribution						*	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,500	
Exhaust Fans	-00/		• • • •	4.4			
Interior	70%		2038	* *	2	\$400	
Roof	30%		2038	* *	2	\$200	
Plumbing							
H/C Water Piping	1000/		2050	* *			
Brass/Copper	100%		2059	* *	1		
Water Heater With Tanks	1000/		2021	#17.200	•		
Gas Fired	100%		2031	\$17,300	2		
Sanitary Piping	1000/		LIEE	* *			
Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 14110

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Tail Date Estimated ((Years)	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	* *			
		rvation, Extent : Light,		: 100%			
	Location:	Basement To 1st Floor	r				
	Explanatio	on : One Unit					
Fire Suppression							
Standpipe							
Generic	100%		2053	* *	1-5	\$9,500	
Sprinkler							
No Component	70%						
Generic	30%	0-2 \$4,0		* *	1-2	\$1,400	
		ce, Extent : Moderate,					
	Location:	Lawn Sprinkler In Fro	ont Of The Buil	lding Is Not Workir	ıg		

Maintenance \$ are aggregated over a 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

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
TF 4.1		02/7 700

Total \$265,700

Importance Code A	\$16,500			
Total	\$41,000	\$2,400	\$14,300	\$3,700
Mechanical	\$7,000	\$1,500	\$4,800	\$1,500
Electrical	\$14,200	\$800	\$7,600	\$700
Interior Architecture	\$3,600	\$100		\$800
Exterior Architecture	\$16,200		\$1,900	\$800
EXPENSE	FY 2027	FY 2028	FY 2029	F



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

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

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	
		urfaces, Ex n : Exterior	tent : Light, Area A Walls	ffected :	100%			
Metal Panel	10%	ı		2054	* *	5-10	\$6,900	
Window Wall	15%	2-4	\$900	2054	* *	5	\$2,800	
	_	Deteriorate n : Window	ed, Extent : Light, A Walls	rea Affe	cted : 5%			
Windows								
Aluminum	100%)		2050	* *	5	\$1,600	
Roof								
Metal Panel	45%		\$1,500	2047	* *			
		logged, Exte n : Upper Re	ent : Light, Area Afj oof	fected : 5	5%			
Modified Bitumen	55%	Now	\$13,800	2034	\$68,800			
		ad/Misposn n : Lower Ro	, Extent : Light, Ar	ea Affect	ed : 5%			
nterior	Locuitor	i. Lower Itt	50)					
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							40,000	
Concrete Masonry Unit	70%	ı		LIFE	* *	5	\$2,700	
Glass: Single Pane	3%	ı		LIFE	* *	5	\$200	
Gypsum Board	20%	ı		LIFE	* *	5	\$1,200	
Masonry: Brick	5%			LIFE	* *		. ,	
Metal Panel	2%)		LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	80%	ı		2047	* *	5	\$5,600	
Exposed Struc: Concrete	5%	ı		LIFE	* *	5	\$100	
Gypsum Board	15%	ı		LIFE	* *	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	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, Are	ea Affected :	100%			
	Location : Electrical Room Basemen	ıt				
	Explanation: One 400 Ampere Main	n Disconnec	t Switch			

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

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

Asset #: 13284

Electrical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (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	50/		2022	¢1 000	-		
Fused Disc Sw	5% 40%		2033	\$1,000	5	¢100	
Molded Case Bkrs Molded Case Bkrs	55%		2033 2042	\$8,100	5 5	\$100 \$100	
Wiring Wiring	3370		2042			\$100	
Braided Cloth	40% 2-4	\$13,500	2059	* *	1		
Braided Ciotii	Insulation Aged, Exte			d · 100%	1		
	Location : Basement		a rijjecie	u . 10070			
Thermoplastic	40%		2034	\$13,500	1		
Thermoplastic	20%		2044	\$15,500 **	1		
Motor Controllers	2070		2044		1		
Locally Mounted	100%		2032	\$24,200	5		
Ground	10070		2032	Ψ2 1,200			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	55%		2034	\$44,100	10	\$3,600	
	T-5 Lamps And Fixtur		Area Aff	ected : 100%			
	Location : Througho	out The Building					
Fluorescent	30%		2034	\$24,100	10	\$1,900	
	T-8 Lamps And Fixtur	es, Extent : Light,	Area Aff	ected : 100%			
	Location: Basement	•					
Fluorescent	10%		2034	\$8,000	10	\$600	
	Other Observation, E.	ctent : N/A, Area A	ffected :	100%			
	Location : Througho						
	Explanation: Comp	act Fluorescent Li	ght Fixtu	ires			
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	1000/		2024	#12.50 0	1	#2 (00	
Generic	100%	utout Lielet A.	2034	\$13,500	1	\$2,600	
	Other Observation, E. Location : Inside An	-		: 100%			
	Explanation : CCTV	-	_	Intrucion Alarm			
	Explanation: CCIV	sur ventance Cam	erus And	i mirusion Alarm			

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

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

Asset #: 13284

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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, Hor	ns, Smok	e Detectors, Pull E	Boxes And	d Fire Alarm	
	Panel					

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 Uni	t				
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment	4000/		.			
Ext Pkg Unit -	100%	2034	\$120,700	2	\$400	
Heating/Cooling						
	R-22 Refrigerant, Extent: Light, Area	Affected :	100%			
	Location: 1 Unit. Roof					
Heat Rejection	1000/			_		
Air Cooled Condenser	100%	2034	\$20,800	2	\$4,900	
Unit						
Ventilation						
Distribution 1/Disc	1000/ 0.2	LIDE	* *	2.5	#2.000	
Ductwork/Diffusers	100% 0-2 \$6,300 Insul. Deteriorating, Extent: Moderate	LIFE		2-5	\$3,900	
	<u> </u>		rectea : 30%			
F 1 4 F	Location: Roof. Water Leaking To 1st	rioor				
Exhaust Fans	100%	2024	#12 OOO	2	#200	
Roof	100%	2034	\$13,900	2	\$200	
Plumbing						
H/C Water Piping	100%	2044	* *	1		
Brass/Copper	100%	2044		1		
Water Heater With Tanks	1000/	2022	¢17.200	2		
Gas Fired	100%	2032	\$17,300	2		
Sanitary Piping	1000/	TIPP	* *	1		
Cast Iron	100%	LIFE	τ f	1		
Storm Drain Piping	1000/	TIPP	* *	1		
Cast Iron	100%	LIFE	* *	1		

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

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

Asset #: 13284

Mechanical	Current	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	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	

Maintenance \$ are aggregated over a 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

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

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



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

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

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	1000/	0.2	ФО 2 2 00	TIPE	* *	_	#0.000	
Masonry: Brick	100%		\$82,300 Extent : Moderate,	LIFE		5	\$9,800	
			Extent . Moderate, cade On 249th Stre		eciea . 1576			
			tent : Light, Area A		25%			
		น: West Fac		jjecieu .	2370			
	Vertical C	racks, Exte	nt : Moderate, Ared	a Affecte	d : 10%			
			cade, Chimney, Bas					
	Water Per	netration, E	xtent : Severe, Area	ı Affected	d: 10%			
	Location	ı : Foundat	ion Wall In Baseme	ent, 1st F	loor Custodian Of	fice		
Windows								
Aluminum	98%		#100	2050	* *	5	\$400	
Metal Louvers	2%		\$100	2043	**			
		ietration, E. 1 : Custodia	xtent : Moderate, A	rea Affe	ctea : 2%			
Parapets	Locuitor	i . Custouic	in Office					
Cast Stone/Terra Cotta	5%	Now	\$900	LIFE	* *	5	\$400	
2427 232127 12114 2234			Extent : Severe, A.		eted : 10%		Ψ.00	
		ı : Coping		-				
	Joint Mor	tar Miss/Er	ode, Extent : Sever	e, Area A	Affected : 50%			
	Location	ı : Coping						
Masonry: Brick		Now	\$11,700	LIFE	* *	5	\$900	
			derate, Area Affect	ed : 20%	ó			
		ı : East Par	-	00 1	150/			
	Worn/Erode, Extent : Moderate, Area Affected : 15% Location : East Parapet							
			apei Extent : N/A, Area A	ffeeted :	100%			
		servation, E 1 : Parapet		ујестеи .	100/0			
		•	red With Metal Par	iels				
Pre-Cast Concrete	3%			LIFE	* *	5	\$200	
Roof							*	
Modified Bitumen	100%			2039	* *	10	\$10,900	
Interior								
Floors	5.50/			2022	#112 200	2	¢12.500	
Carpet	55%		¢10.200	2033	\$112,300	3	\$12,500	
Carpet	5% Worn/Ero		\$10,200 Severe, Area Affec	2036	\$10,200	3	\$900	
		ie, Extent . 1 : Meeting	**	ieu . 100	1/0			
Cast in Place Concrete	10%		1100	LIFE	* *	5	\$2,500	
Ceramic Tile	5%			2043	* *	5	\$600	
Vinyl Tile	25%		\$31,900	2039	* *	3	\$1,100	
·y 			Extent : Severe, A.		eted : 100%	2	Ψ1,100	
	_	_	om, Kitchen And St					

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

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

Asset #: 13285

	Current Repair		Future Replacement		Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
5%			2043	* *	5	\$900	
10%	4+	\$3,400	LIFE	* *	5	\$700	
			rea Affe	cted : 5%			
75%	Now	\$9,400	LIFE	* *	5	\$7,900	
_	_		rea Affec	ted : 5%			
10%			LIFE	* *			
5%			2039	* *	5	\$700	
		\$8,000	2047	* *	5	\$4,800	
Staining/L	Discoloring,	Extent : Moderate	, Area Aj	ffected : 2%			
Location	ı : Lounge 1	Area					
10%			LIFE	* *	5	\$1,400	
100%			2044	* *			
100%			2047	* *			
100%			2039	* *			
100%			2037	* *			
	Total	5% 10% 4+ Water Penetration, E. Location: Basemen 75% Now Cracking/Crumbling, Location: Basemen 10% 5% 85% 2-4 Staining/Discoloring, Location: Lounge Location: Lounge Location 10%	% of Fail Date Estimated Cost Total (Years) 5% 10% 4+ \$3,400 Water Penetration, Extent: Moderate, A Location: Basement Storage Area 75% Now \$9,400 Cracking/Crumbling, Extent: Severe, An Location: Basement 10% 5% 85% 2-4 \$8,000 Staining/Discoloring, Extent: Moderate Location: Lounge Area 10% 100% 100%	% of Total Fail Date (Years) Estimated Cost FY Year FY 5% 2043 10% 4+ \$3,400 LIFE Water Penetration, Extent: Moderate, Area Affect Location: Basement Storage Area 75% Now \$9,400 LIFE Cracking/Crumbling, Extent: Severe, Area Affect Location: Basement 10% LIFE 5% 2039 85% 2-4 \$8,000 2047 Staining/Discoloring, Extent: Moderate, Area Affect LIFE 10% LIFE 100% 2044 100% 2047 100% 2039	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 5% 2043 ** 10% 4+ \$3,400 LIFE ** Water Penetration, Extent: Moderate, Area Affected: 5% Location: Basement Storage Area ** ** 75% Now \$9,400 LIFE ** Cracking/Crumbling, Extent: Severe, Area Affected: 5% Location: Basement LIFE ** 5% 2039 ** 85% 2-4 \$8,000 2047 ** Staining/Discoloring, Extent: Moderate, Area Affected: 2% Location: Lounge Area LIFE ** 10% LIFE ** 100% 2044 ** 100% 2047 ** 100% 2047 **	Not Fail Date Estimated Cost Year Estimated Cost Cycle Total (Years)	% of Total Fail Date Estimated Cost Year Estimated Cost (Yrs)

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	\$44,000	5	\$200	
	Other Observation, Extent: L		: 100%			
	Location : Electrical Room					
	Explanation: One 400 Amp	ere Main Disconnec	ct Switch			
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	

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

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

Asset #: 13285

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated 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 Outs	ide Perimeter						
	Explanation : Intrusion Ala	ırm And CCTV Surv	eillance 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 F Detectors And Horns	Panel, Strobe Lights,	Manual Pull Station	ons, Alar	m Bells, Smoke			

Mechanical	Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st 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, Ar	ea 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		
Convector/Radiator	30%	2039	* *	1	\$700		
Air Conditioning							
Energy Source							
Electricity	100%	2042	* *	1			

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

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

Asset #: 13285

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%		2032	\$125,600	2	\$500	
2 2	R-22 Refrigerant	Extent : Light, Area A	ffected :	100%			
	Location : Ceili						
Distribution							
Ductwork/Diffusers	100% 0-2	\$16,900	LIFE	* *	2	\$9,900	
	Leak Evident, Ex	tent : Moderate, Area A	Iffected :	5%			
	Location: 1st F	loor Kitchen Area. Co	ndensate	Leaking To Ceiling	g At The	Kitchen	
Heat Rejection							
Air Cooled Condenser	100%		2034	\$22,300	2	\$5,300	
Unit							
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	

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

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

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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

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



Maintenance \$ are aggregated over a ten-year period. Site 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		Now	\$2,000	LIFE	* *	5	\$800	
	-	_	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: West Sid	e. 95th Street					
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$25,300	
	Other Obs	ervation, E	Extent : N/A, Area A	lffected :	100%			
	Location	: South Ec	ist Side. Rear Gard	len				
	Explana	tion : Terra	zzo Block					
Masonry: Brick	44%	Now	\$11,900	LIFE	* *	5	\$7,100	
	Joint Mort	tar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 10%			
	Location	: 95th Stre	eet					
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, Are	ea Affecte	ed : 2%			
	Location	: North W	est Corner, Entry					
nterior								
Floors								
Carpet	60%			2037	* *	3	\$10,600	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
Cast in Place Concrete	15%		\$3,600	LIFE	* *	5	\$3,800	
	-	Crumbling, : New Win	Extent : Light, Are	ea Affecte	ed : 5%			
	Other Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
		: New Win						
	Explana	tion : Polis	hed Concrete					
Ceramic Tile	5%			2045	* *	5	\$600	
Sheet Vinyl/Rubber		Now	\$1,600	2044	* *	5	\$900	
			amage, Extent : Mo		Area Affected : 5%		4.20	
		-	ading Room		-			

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

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

Asset #: 13286

Architecture		Current I	Repair	Future Replacemen		M		
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	
			Extent : N/A, Area A	Iffected :	25%			
		ı : New Win	-					
		tion : Terra	zzo Block	2010	ate at		4400	
Ceramic Tile	3%		**	2049	* *	5	\$300	
Concrete Masonry Unit		Now	\$3,300	LIFE	* *	5	\$700	
			nt : Moderate, Ared Inge, Mechanical S		d : 5%			
Folding Partition	5%		inge, meenamear s	2058	* *	5	\$1,500	
Glass: Single Pane	15%			LIFE	* *		\$2,600	
Gypsum Board	32%			LIFE	* *	5-10	\$6,300	
Masonry: Brick	5%			LIFE	* *		\$200	
Wood	15%			LIFE	* *		\$13,900	
Ceilings	1570						Ψ13,500	
AcousTileSusp.Lay-In	65%	Now	\$6,400	2053	* *	5	\$3,800	
			xtent : Moderate, A		cted : 15%	-	42,000	
	Location	ı : Children	Room, Kitchenette	e, New K	itchen, Reception	Area, Wo	rk 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%		\$400	2071	* *			
		ted Finish, 1 : 95th Stre	Extent : Moderate, eet	Area Aff	fected : 10%			
	Other Obs	servation, E	Extent : N/A, Area A	Affected :	100%			
	Location	ı : 95th Stre	eet					
	Explana	tion : Fenc	e On Free Standing	g Wall				
Free Standing Walls								
Cast in Place Concrete		Now	\$500	2071	* *			
			Extent: Moderate	e, Area A <u>j</u>	fected : 20%			
	Location	ı : 95th Stre	eet					
Site Pavements								
Public Sidewalk	1000/			20.40	* *			
Cast in Place Concrete	100%	1		2049	* *			
On-Site Walkways	1000/			2040	* *			
Pavers/Stone	100%			2049	· · ·			
Activity Yard Pavers/Stone	100%			2049	* *			
ravers/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.

Asset #: 13286

Electrical		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2036	\$44,000	5	\$200	
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%			
	Location	: Electrica	al Room					
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 400 Amp	eres.		
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	1070							
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting	10070						42 00	
Interior Lighting								
Fluorescent	87%			2041	* *	10	\$6,300	
Tracrescent		ervation. F	Extent : N/A, Area A		100%	10	\$0,500	
			Areas, Mechanica					
		tion : T-5 L						
Fluorescent	3%		ps	2041	* *	10	\$200	
Fluorescent		amation E	Extent : N/A, Area A			10	\$200	
		ervanon, E 1 : Lobby	xieni . IV/A, Area A	ујестеа .	10070			
		-	and Elmananaut Li	aleta				
		non : Comp	oact Fluorescent Li		di di			
LED	10%		37/4	2041	**			
			Extent : N/A, Area A	lffected :	100%			
		: Meeting						
	Explana	tion : LED	Lights					
Egress Lighting	-001			2025	A	10	***	
Emergency, Battery	50%			2036	\$6,700	10	\$900	
Exit, LED	50%			2064	* *	1		
Exterior Lighting								
LED	10%			2041	* *			
No Component	90%							

Alarm

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

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

Asset #: 13286

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2041	* *	1	\$2,900	
	Other Observation, Extent: N/A	1, Area Affected : 100%				
	Location: Reading Areas, Me	eting Room, Outside Per	imeter			
	Explanation : CCTV Surveilla	nce Cameras				
Fire/Smoke Detection	-					
Generic, Analog	100%	2041	* *	1-3	\$4,800	
	Other Observation, Extent: N/A	1, Area Affected : 100%				
	Location : Throughout The Bu	ilding				
	Explanation : Strobe Lights, M	-	rm Bells, S	moke De	tectors, Horns	

Mechanical	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated 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, Exte	ent : N/A, Area Affo	ected :	100%			
	Location: Roof						
	Explanation: 2 Roofte	op Package Units					
Air Conditioning							
Energy Source							
Electricity	100%		2052	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2041	* *	2	\$500	
Heating/Cooling							
	Other Observation, Exte	ent : N/A, Area Affo	ected :	100%			
	Location: Roof						
	Explanation: 2 Roofte	op Package Units,	R-410a	a 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		<u> </u>					
Electric	100%		2034	\$24,000	4		
21001210	Other Observation, Exte				•		
	Location : First Floor			•			
	Explanation: 1 Unit 4						
	вирининон . 1 Опп т	. Janons					

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

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

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QUEENS PUBLIC LIBRARY - 039 EAST ELMHURST BRANCH LIBRARY

Asset #: 13286

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated 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%					

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

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

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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

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



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

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

Asset #: 13287

chitecture	Current F	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Masonry: Brick	90% Now Cracking/Crumbling, Location : Above Si Diagonal Cracks, Ext Location : Front Fa Spalling, Extent : Sev	de Entry And Fron ent : Moderate, An cade ere, Area Affected	t Facade rea Affect : 5%	red : 5%	5	\$9,400	
	Location: Base Of	Building At Front I	Facade A	nd Side Yard			
Window Wall	10% Now Glazing Clouded, Ext Location : All Facad	des			5	\$2,000	
	Caulking Deteriorate		Area Aff	ected : 50%			
	Location : Side Yard						
	Staining/Discoloring, Location : Side Yard		-	ffected : 50%			
	Weather Strip Missing	g, Extent : Severe, .	Area Affe	ected : 25%			
	Location : Side Yard	l Wall					
Windows							
Aluminum	100% Now Air Infiltration, Exten Location: Operable Glazing Clouded, Ext Location: Operable Caulking Deteriorate Location: Operable	e Windows At Side ent : Severe, Area e Windows At Side d, Extent : Severe,	Yard Affected Yard Area Aff	: 100%	5	\$1,300	
Parapets							
Masonry: Brick	95% Now Spalling, Extent : Sev Location : Exterior			* *	5	\$1,300	
Masonry: Limestone	5%		LIFE	* *	5	\$100	
Roof							
Modified Bitumen	100% Now Ponding, Extent: Mo Location: Main Roc Water Penetration, Ex Location: Rear Offi	of ctent : Moderate, A		* * cted : 5%			
	Other Observation, E Location : Main Roc	xtent : Moderate, 2	Area Affe	cted : 2%			
	Explanation : Clogg	-					
Soffits							
Aluminum Sunshades	75%		2037	* *	10	\$500	
Metal Panel	25%		2044	* *	5-10	\$200	

Interior

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

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

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

Asset #: 13287

Architecture		Current I	Repair	Futur	re Replacement	М	aintenance	
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%	ı		2029	\$183,500	3	\$2,500	
Interior Walls								
Concrete Masonry Unit	40%)		LIFE	* *	5	\$2,400	
Glass: Single Pane	5%	ı		LIFE	* *	5	\$600	
Gypsum Board	55%	ı		LIFE	* *	5	\$4,900	
Ceilings								
AcousTileSusp.Lay-In	85%	ı		2039	* *	5	\$8,000	
Exposed Struc: Steel	10%)		LIFE	* *			
Gypsum Board	5%	ı		LIFE	* *	5	\$600	
Site Enclosure								
Fence/Gates								
Chain Link	100%		\$2,400	2054	* *			
		_	xtent : Moderate, A		cted : 5%			
	Location	n : Left Side	And Rear Of Build	ling				
Free Standing Walls								
Cast in Place Concrete	100%	1		2069	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,200	2047	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A <u>j</u>	ffected : 5%			
	Location	n : Northerr	ı Boulevard					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$600	2047	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A <u>j</u>	ffected : 15%			
		n : Side Yard						

lectrical	Current Repair	Future	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	\$44,000	5	\$200	
	Other Observation, Extent: N/A,	Area Affected : 1	00%			
	Location : Electrical Room					
	Explanation : No Nameplate Ra	ting 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		

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

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

Asset #: 13287

Electrical	Current Repair	Future Re	eplacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Wiring						
Braided Cloth	20% 2-4 \$6,80		**	1		
	Insulation Aged, Extent : Moderate,	**	00%			
	Location : Electrical, Mechanical					
Thermoplastic	80%	2034	\$27,000	1		
Motor Controllers				_		
Locally Mounted	100%	2032	\$24,200	5		
Ground						
Grounding Devices	100%	LIFE	* *	-	\$100	
Generic	100%	LIFE		5	\$100	
Lighting Interior Lighting						
Fluorescent	1%	2029	\$700	10	\$100	
Tuorescent	T-12 Lamps And Fixtures, Extent: L		·	10	Ψ100	
	Location : Mechanical Room					
Fluorescent	1%	2029	\$700	10	\$100	
Tuorescent	Compact Fluorescent Light, Extent .			10	Ψ100	
	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 .		cted : 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 A	-	_			
Final Control Date of the	Explanation : Surveillance Camer	as Ana Intrusion	Aiarm			
Fire/Smoke Detection Generic, Digital	100%	2039	* *	1-3	\$4,000	
Generic, Digital	Other Observation, Extent: N/A, Ar			1-3	\$4,000	
	Location: Throughout The Buildin	**	/ U			
			al Pull Station	s Strobe	Light And Horns	
	Explanation : Smoke Detectors, Al		al Pull Station	s, Strobe	Light And Horns	

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

Heating

Energy Source

Natural Gas 100% 2044 **

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

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

Estimates are rounded to the nearest hundred dollars.

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

Asset #: 13287

Mechanical	Current Repair	Future Replaceme	ent N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	Cost Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	100% Recent Installation, Extent : N/A, Location : Boiler Room - 1 Unit		** 1	\$3,100	
Distribution Hot Wtr Piping/Pump	100% On Extended Life, Extent : Light, Location : Throughout	2033 \$13, Area Affected : 80%	,900 4	\$300	
Terminal Devices Convector/Radiator	48% On Extended Life, Extent : Light, Location : Building Perimeter	2032 \$24, Area Affected : 100%	,900 1	\$1,000	
Unit Heater - Hot Water	2% Other Observation, Extent: N/A, Location: Main Entrance Vestic Explanation: Cabinet Heater	Area Affected : 100%	5800		
No Component	50% Other Observation, Extent: N/A, Location: Mechanical Room Explanation: Air Handling Uni Reported Under Air Conditionin	it With Direct Expansion Coo	oling And Hot	Water Coils,	
Controls Electrical		3700 2027 \$35, : Moderate, Area Affected :	15%	nper 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, Location : Mechanical Room - A Water Coils		ct Expansion (Cooling And Hot	
Heat Rejection Air Cooled Condenser Unit	100%	2029 \$18,	,400 2	\$4,400	
	Other Observation, Extent: N/A, Location: Roof Explanation: 1 Unit, R22 Refri				
Ventilation					
Distribution Ductwork/Diffusers	100%	LIFE	** 2-5	\$3,500	
Exhaust Fans Roof	100% On Extended Life, Extent : Light, Location : Roof	2029 \$12, Area Affected : 100%	,300 2	\$200	

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

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

Asset #: 13287

Mechanical	Current Repair	· Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
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%					

Maintenance \$ are aggregated over a 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 : 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



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

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

Asset #: 14553

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•							
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	e 20%			LIFE	* *			
IRMA/Protected	80%			2038	* *	10	\$70,600	
Membrane								
Soffits								
Metal Panel	100%			2053	* *	5-10		
terior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$30,900	
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	: First Flo	or					
Sheet Vinyl/Rubber	55%	2-4	\$34,400	2038	* *	5	\$19,400	
,			amage, Extent : Lig		Affected: 1%	-	, , , , ,	
		-	t Corridor	,	50			
Wood	15%	0-2	\$8,500	2061	* *	5	\$6,600	
Wood			Light, Area Affecte			3	\$0,000	
			or Front Reading R					
Interior Walls	<u> </u>	. 27141 100	Trom Redding R					
Cast Stone/Terra Cotta	2%			LIFE	* *			
Folding Partition	1%			2041	* *	5	\$1,200	
Gypsum Board	75%	2-4	\$10,000	LIFE	* *	5	\$21,100	
Gypsulli Board			910,000 nt : Light, Area Aff			3	\$21,100	
			nt . Ligni, Area Ajj or Across From Ele		/0			
M		. 2ma 1 100	Teross From Etc		* *			
Masonry: Brick	2%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Plywood/Hardboard	5%	,. -		LIFE				
			Extent : Light, Area	Affected	: 100%			
		: Through		=		G		
		non : Comp	posite Plastic Prod					
Wood	5%			LIFE	* *	5	\$9,400	

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

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

Asset #: 14553

Architecture		Current l	Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2046	* *	5	\$25,900	
	-	-	, Extent : Light, Are	ea Affected :	2%			
		: Through	out					
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%	2-4	\$3,300	LIFE	* *	5	\$11,800	
			ents, Extent : Light	t, Area Affec	cted : 1%			
	Location	: 1st Floo	r					
Metal Panel	10%			LIFE	* *	5	\$5,900	
Plywood/Hardboard	5%			2053	* *	1		
			Extent : Light, Area		00%			
			Entrances To Libra	-				
	Explanat	ion : Comp	posite Plastic Mater	rial Used A.	s 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	* *			
	_	0	Extent : Moderate	, Area Affec	rted : 2%			
	Location	: Wall At I	Property Line					
Site Pavements								
Public Sidewalk	1000/			2020	at. at.			
Cast in Place Concrete	100%			2038	* *			
On-Site Walkways	000/			2046	* *			
Cast in Place Concrete	90%			2046	**			
Pavers/Stone	10%			2042	* *			
Activity Yard	1000/	2.4	Φ.C. 400	2026	60 (7,700			
Pavers/Stone	100%	2-4	\$5,400	2036	\$267,700			
			Extent : Light, Area		%			
			Area Between Pav	ers				
	Explanat	ion : Vegei	tation Growth					

lectrical	Current Repair	Future Re	placement	M	aintenance	
vstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$100	
	Other Observation, Extent: N/A,	Area Affected: 1009	%			
	Location : Electrical Room					
	Explanation: One 2,500 Ampe	re Main Service Swit	ch			
Switchgear / Switchboard	-					
Fused Disc Sw	100%	2053	* *	5	\$100	
Raceway						
Conduit	100%	2053	* *	1		

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

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

Asset #: 14553

Electrical	Current Repair	Future Repl	acement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim	nated Cost Cyc (Yr		Priority
Inder 600 Volts	-	<u>'</u>	•		<u> </u>
Panelboards					
Molded Case Bkrs	100%	2049	** 5	\$800	
Wiring					
Thermoplastic	100%	2053	** 1		
Motor Controllers					
Locally Mounted	80%	2046	** 5	\$200	
Variable Frequency	20%	2046	* *		
<u>Drive</u> Ground					
Grounding Devices					
Generic Generic	100%	LIFE	** 5	\$500	
Lighting	10070	En E		Ψ500	
Interior Lighting					
Fluorescent	1%	2038	** 10	\$300	
	T-8 Lamps And Fixtures, Extend	t : Light, Area Affected :		•	
	Location : Throughout The Bi	uilding			
Fluorescent	50%	2038	** 10	\$14,400	
2	Compact Fluorescent Light, Ex			4-1,111	
	Location : Throughout The Br				
Fluorescent	38%	2038	** 10	\$11,000	
1 Idoloseom	T-5 Lamps And Fixtures, Extent			Ψ11,000	
	Location : Throughout The Bi	_			
Incandescent	1%	2038	** 2		
LED	10%	2038	**		
Egress Lighting	10.0				
Emergency, Battery	50%	2038	** 10	\$3,800	
Exit, LED	50%	2061	** 1	. ,	
Exterior Lighting					
Fluorescent	25%	2038	** 10	\$700	
	Compact Fluorescent Light, Ex	tent : Light, Area Affecte	d: 100%		
	Location : Side Exit Only				
No Component	75%				
Marm					
Security System					
Generic	50%	2038	** 1	\$5,900	
	Other Observation, Extent : N/A				
	Location : Throughout The Bu	0			
	Explanation : CCTV Surveille	ince System			
Generic	50%	2038	** 1	\$5,900	
	Other Observation, Extent : N/A				
	Location : Throughout The Bi				
_	Explanation: Intrusion Alarn	ı System			
Fire/Smoke Detection	1000/			***	
Generic, Digital	100%	2038	* * 1-3	\$19,400	

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

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

Asset #: 14553

Mechanical	anical Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost 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, Ar	ea Affected :	100%			
	Location: Basement					
D'ata'l art'	Explanation: 2 Units					
Distribution	100%	2041	* *	1	\$1,600	
Hot Wtr Piping/Pump Terminal Devices	100%	2041		4	\$1,000	
Convector/Radiator	40%	2038	* *	1	\$4,100	
No Component	60%	2036		1	\$4,100	
Controls	0070					
Digital	100%	2028	\$916,100			
Air Conditioning	10070	2020	Ψ210,100			
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment	10070					
Ext Pkg Unit -	80%	2033	\$428,700	2	\$1,500	
Heating/Cooling					. ,	
	Other Observation, Extent: N/A, Ar	ea 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	1000/	60.45	ماد ماد			
Brass/Copper	100%	2043	* *	1		
Water Heater With Tanks	1000/	2020	¢17.200	2		
Gas Fired	100%	2028	\$17,300	2		
	Other Observation, Extent: N/A, Ar Location: Basement	ea Affectea :	100%			
	Explanation: 75 Gallon Unit					
Sanitary Dining	Explanation . 73 Gation Unit					
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIFE		1		
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)	10070	LILE		1		
Electric	100%	2033	\$16,700	4	\$1,300	
Licente	100/0	2033	\$10,700	7	\$1,500	

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

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

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QUEENS PUBLIC LIBRARY - 039 ELMHURST BRANCH LIBRARY

Asset #: 14553

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent:	N/A, Area Affected: 10	0%			
	Location : All Floors					
	Explanation: 2 Elevators					
Escalators						
Not Accessible	100%					
Fire Suppression						
Sprinkler						
No Component	50%					
Generic	50%	2053	* *	1-2	\$4,400	

Maintenance \$ are aggregated over a 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



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

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

Asset #: 4200

chitecture		Current l	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$9,300	
Metal/Glass Curt Wall		Now	\$159,300	LIFE	**	5	\$34,900	
	_		ked, Extent : Mode	rate, Are	a Affected : 1%			
		: 3rd Floo		100 1	20/			
			xtent : Light, Area			D <i>1</i>	J	
		: 2na Ana	3rd Floor At Corn					
Metal/Glass Curt Wall	5%		3.7/4.4	LIFE	**	5	\$4,400	
			Extent : N/A, Area A	ffected :	100%			
		: Along M						
36 (1D 1		non : Etche	ed Glass Artwork	2052	* *	5.10	ФО 600	
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	
Alummum			\$21,400 xtent : Moderate, A			3	\$11,100	
			or Staff And Media		леи . 570			
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)		Now	\$9,600	2033	\$479,600			
			iss, Extent : Light, 2	Area Affe	ected: 5%			
	Location	-						
			xtent : Moderate, A	rea Affec	cted: 2%			
			er Elevator Shaft					
Plaza Roof: Stone Panel		Now	\$4,700	2053	* *			
			xtent : Moderate, A or Balcony And Fro					
Skylight, Plastic	2%			2046	* *	1		
Soffits								
Metal Panel	40%			2053	* *	5-10		
Metal Fallel	1070			-000				

Interior

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

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

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		Now	\$9,400	2032	\$470,200	3	\$39,300		
	_	_	Extent: Light, Are	ea Affecte	d : 5%				
			or Media Room		• • • • • • • • • • • • • • • • • • • •				
			xtent : N/A, Area A	ffected: 2	25%				
		: First Flo							
		ion : Covid	l Vaccine Site, Tem						
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		
	_	_	Extent : Light, Are	ea Affected	d : 2%				
		: Various I							
			xtent : Moderate, A		ted : 2%				
	Location	: Basemen	t Conference Roon	7					
Exposed Struc: Concrete	10%	Now	\$26,600	LIFE	* *	5	\$1,400		
	_	_	Extent: Moderate		ected : 5%				
	Location	: Basemen	t Electrical And Te	ele Room					
	Water Pend	etration, E	xtent : Moderate, A	rea Affect	ted : 5%				
	Location	: Basemen	t Electrical And Te	ele Room					
Gypsum Board	20%			LIFE	* *	5	\$21,800		
Metal Panel	15%			LIFE	* *	5	\$16,400		
	Other Obs	ervation, E	xtent : Light, Area	Affected :	100%				
	Location	: Corridor	·S						
	Explanat	ion : Suspe	ension Panels						
Metal Panel	25%			LIFE	* *	5	\$27,300		
Wood	20%			LIFE	* *	5	\$152,800		
Site Enclosure							,- · ·		
Retaining Walls									
Masonry: Granite	100%			LIFE	* *	5			
•		ervation, E	xtent : N/A, Area A		100%				
		: Front Pla							
	Explanat	ion : Polis	hed Granite						
Site Pavements									

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

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

Asset #: 4200

Architecture		Current F	Repair	Futui	e Replacement	М	aintenance	
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	* *			
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 5%			
	Location	ı : Garage I	Entry					
On-Site Walkways								
Masonry: Granite	100%	Now	\$139,900	LIFE	* *			
·	Joint Mor	tar Miss/Er	ode, Extent : Mode	rate, Are	ea Affected : 20%			
	Location	a : Entry Pla	aza And Steps					
	Sinking/Su	ıbsiding, Ex	ctent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Front En	try Plaza					

ectrical		Current Repa	ir	Future Replacement Maintenance			aintenance		
stem Component Type	% of l Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts									
Service Equipment									
Fused Disc Sw	90%			2043	* *	5	\$200		
		rvation, Extent	-	Affected	: 100%				
	Location .	: Electrical Ro	om Basement						
	Explanati	on: One 4,000	Ampere Main	Disconn	ect Switch				
Fused Disc Sw	10%			2043	* *	5			
	Other Obse	rvation, Extent	: Light, Area	Affected	: 100%				
	Location .	: Electrical Ro	om Basement						
	Explanati	on : One 400 A	mpere Main L	Disconne	ct Switch For Eme	rgency			
Transformers									
Dry Type	100%			2038	* *	5	\$200		
		rvation, Extent			: 100%				
	Location	: 3rd Floor Me	chanical Roon	n					
	Explanati	on : Two 75 Ki	lovolt Ampere	. 208v Pr	ri - 480/266v Sec				
Switchgear / Switchboard									
Fused Disc Sw	100%			2043	* *	5	\$300		
Raceway									
Conduit	100%			2043	* *	1			
Panelboards									
Fused Disc Sw	10%			2041	* *	5	\$100		
Molded Case Bkrs	90%			2041	* *	5	\$1,400		
Wiring									
Thermoplastic	100%			2043	* *	1			
Motor Controllers									
Locally Mounted	10%			2046	* *	5			
Motor Control Center	84%			2031	\$46,500	5	\$1,300		
Motor Control Center	6%	Now	\$3,300	2053	* *	5			
	Indicators I	Inoperable, Ext	ent : Severe, A	lrea Affe	cted : 100%				
	Location	: Air Supply Ur	iit 3rd Floor N	1echanic	al And Boiler Roo	m			

Ground

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

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

Asset #: 4200

Electrical	Current Repair	Future R	Future Replacement Main		aintenance	intenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Es FY	timated 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 : Moderat	e, Area Affectea	l : 100%				
	Location: Roof						
	Explanation: One 230 Kilowatt Do	es Not Operate	Due To Fuel L	eak			
Batteries		-					
Lead/Acid	100%	2027	\$2,500	5	\$2,200		
Fuel Storage							
Day Tank	10% Now \$5,200	0 2058	* *	5			
	Other Observation, Extent : Severe, A	Area Affected : I	100%				
	Location : Generator Room Roofton	p					
	Explanation : Day Tank The Fuel L	ine Is Leaking					
Day Tank	40%	2041	* *	5			
Duy Turni	Other Observation, Extent : Light, Ar		00%	C			
	Location: Generator Room Roofton	00					
	Explanation: One 75 Gallon Tank						
Main Tank	50%	2048	* *	5			
Maiii Talik	Other Observation, Extent : Light, Ar			3			
	Location: Basement	eu Ajjecieu . 93	770				
1.1/2	Explanation: 3,000 Gallon Tank						
Lighting							
Interior Lighting Fluorescent	68%	2033	\$449,500	10	\$36,400		
riuorescent				10	\$30,400		
	Other Observation, Extent: Light, Ar	**	70 / 0				
	Location: Throughout The Building	3					
	Explanation: T-8 Lamps						
Fluorescent	10%	2033	\$66,100	10	\$5,400		
	Compact Fluorescent Light, Extent:		ected : 100%				
	Location: Throughout The Building	g					
Fluorescent	20%	2033	\$132,200	10	\$10,700		
	T-5 Lamps And Fixtures, Extent : Lig	ht, Area Affecte	d : 100%				
	Location : All Offices Throughout T	The Building					
Incandescent	2%	2033	\$15,400	2			
Egress Lighting							
Emergency, Service	60%	2033	\$21,900	1			
Exit, LED	40%	2048	**	1			

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

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

Asset #: 4200

Electrical	Current Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
Fluorescent	5%	2033	\$11,800	10	\$300			
	Compact Fluorescent Light, E.	Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
	Location : Front Of The Buil	lding						
HID	15%	2033	\$41,400	10				
No Component	80%							
Alarm								
Security System								
Generic	100%	2033	\$111,100	1	\$21,800			
	Other Observation, Extent : Li	ight, Area Affected	: 100%					
	Location : Inside And Outsia	le The Building						
	Explanation : CCTV Surveile	lance Camera						
Fire/Smoke Detection								
Generic, Digital	100%	2033	\$152,700	1-3	\$37,100			
_	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The E							
	Explanation : Strobe Lights, Alarm Panel	Smoke Detectors,	Horns, Alarm Bells	s, Pull Bo	oxes And Fire			

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
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			\$31,500 Severe, Area Affo om	2038 ected : 10	**	1	\$26,000	
			tent : N/A, Area Ą	ffected :	100%			
			Boiler Room :. Also Providing	Chilled V	Water			
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$6,500	2041	* *	4	\$2,900	
	Location	: 1 Out Of 2	g, Extent : Moder Compressors And as Locations.		Affected : 10% able Air Volume Bo	xes Do N	lot Work,	
Terminal Devices								
Air Handler	75%			2033	\$835,600	1	\$27,100	
Convector/Radiator	20%			2038	* *	1	\$3,800	
Unit Heater - Hot Water	5%			2028	\$17,600			
Air Conditioning								
Energy Source								
Natural Gas	100%			2043	* *	1		

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

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

Asset #: 4200

Mechanical		Current Repair Future Replacement Maintenance						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priority
Air Conditioning Conversion Equipment Absorption Chiller/Direct Fire	100%			2033	\$1,627,500	1	\$63,200	
	Location	: Boiler R	Extent : N/A, Area A oom, Basement mbination Heater. (
Distribution CW & CHW Wtr Pipe/Pump	100%			2043	* *	4	\$4,300	
Terminal Devices Air Handler/Cool/Ht Heat Rejection	100%			2033	\$1,148,800	1	\$36,100	
Water Cooling Tower	Location		Extent : N/A, Area A	2031 ffected :	\$299,100 100%	2	\$58,700	
Ventilation	zp.uu.	2 0						
Distribution Ductwork/Diffusers	-	-	\$6,500 nt : Moderate, Ared Actuaters At Variou			2-5	\$1,600	
Ductwork/Diffusers	95%			LIFE	* *	2-5	\$30,900	
Exhaust Fans								
Interior Interior			\$2,600 t : Moderate, Area Fan, 3rd Floor Fan		\$223,200 \$26,300 : 30%	2 2	\$1,500 \$100	
Roof	5%		,	2033	\$5,700	2	\$100	
Plumbing	370			2033	ψ3,700		Ψ100	
H/C Water Piping Brass/Copper	100%			2043	* *	1		
Water Heater With Tanks Electric	Location	ervation, E : Boiler R ion : 2 Uni		2031 Iffected :	\$48,000 100%	4		
Sanitary Piping	Ехринии	ion . 2 Oni	us					
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 Fixtures	100%			2038	* *	1	\$3,600	
Generic	100%							

Vertical Transport

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

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

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QUEENS PUBLIC LIBRARY - 039 FLUSHING BRANCH LIBRARY

Asset #: 4200

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

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

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

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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

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



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

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

Asset #: 13290

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	000/ 11	Φ4 7 4 2 00	LIDE	יט יט	-	#20.400	
Masonry: Brick	Location: Main E Horizontal Cracks, Location: Main E	\$474,200 g, Extent : Moderate Entrance And Chimno Extent : Moderate, A Entrance And Chimno tent : Moderate, Area acade	ey Area Affe ey	cted : 10%	5	\$28,400	
Masonry: Limestone	5% Now Cracking/Crumblin Location: Window	\$13,800 g, Extent : Moderate w Sills	LIFE e, Area A <u>j</u>	* * fected : 25%	5	\$1,300	
	Location: Windo	Erode, Extent : Mode w Sills And Main En		ea Affected : 50%			
Granite Panels	3%		LIFE	* *	5	\$800	
Window Wall	-	\$5,300 sted, Extent : Light, A ide On North And So			5	\$6,500	
Windows							
Aluminum	97%		2049	* *	5	\$2,100	
Metal Louvers	3%		2042	* *	10	\$400	
Parapets							
Masonry: Brick	Location : Throug	t : Moderate, Area Aj			5	\$3,900	
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,300	
Roof							
Modified Bitumen	100%		2038	* *	10	\$23,800	
Soffits Cast in Place Concrete	100%		LIFE	* *	5		
nterior							
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+ Cracking/Crumblin Location : Stairs 2	\$7,300 g, Extent : Light, Are And Landings	LIFE ea Affecte	* * ed : 10%	5	\$1,200	
Vinyl Tile	35% Now Loose/Delam Surfa Location: Basem	\$15,100 ce, Extent : Moderat ent Corridor	2038 e, Area A	** Iffected: 10%	3	\$4,000	

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

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

Asset #: 13290

Architecture	Cu	rrent Repair	Future	Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls	- 0.4		2012	de de	_	4.000	
Ceramic Tile	5%		2042	* *	5	\$2,900	
Concrete Masonry Unit	25%	¢10.400	LIFE	* *	5	\$5,800	
Gypsum Board	25% N	. ,	LIFE		5	\$8,800	
	Location : Ai	nbling, Extent : Moderate	e, Area Ajj	eciea : 10%			
		ion, Extent : Moderate, A	Area Affec	ted : 10%			
	Location : Ai		чтей лујес	ieu . 1070			
Diagram			LIEE	* *		\$7,000	
Plaster	40% N	ow \$28,900 abling, Extent : Moderate	LIFE		5	\$7,000	
	Location : Ai	-	е, агеи ајј	eciea . 1070			
		ion, Extent : Moderate, A	Area Affec	ted : 10%			
	Location : Ai		11 cu 1155 cc	ica : 1070			
SGFT/Glazed Masonry	5%		LIFE	* *			
Ceilings	370		<u> </u>				
AcousTileSusp.Lay-In	40%		2050	* *	5	\$12,300	
1 7		loring, Extent : Light, Ar		d : 2%		· ,	
	Location : Th	roughout 2nd Floor And	l Basemen	t			
Plaster	60%		LIFE	* *	5	\$11,500	
	Staining/Disco	loring, Extent : Light, Ar	ea Affecte	d : 5%			
	Location : Th	roughout 1st Floor					
Site Enclosure							
Fence/Gates							
Aluminum Rail	20%		2038	* *	5-10		
Iron Picket	80%		2053	**			
		inish, Extent : Light, Are		2: 23%			
F. C. P. W.H.	Location : 1n	roughout North And Sou	iin Siaes				
Free Standing Walls	100%		2043	* *			
Masonry: Brick	100%		2043				
Retaining Walls Cast in Place Concrete	100%		2053	* *			
Site Pavements	10070		2033				
Public Sidewalk							
Cast in Place Concrete	100% N	ow \$12,100	2038	* *			
		ibling, Extent : Moderate		fected : 25%			
		ong 71st Street	00				
On-Site Walkways							
Cast in Place Concrete	100% 4	+ \$1,600	2038	* *			
	Cracking/Crun	ıbling, Extent : Light, Ar	ea Affecte	d : 5%			
	Location : No	orth Side Walkway And M	1ain Entra	ince			
Activity Yard							
Cast in Place Concrete	100%		2038	* *			

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

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

Asset #: 13290

Electrical	Current Re	pair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Sstimated 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, Extending Location: Electrical I	ent : N/A, Area Affected :	100%			
		xoom isconnect Switch Rated A	It 200 Amneres			
Switchgear / Switchboard	Explanation : Main D	isconnect Switch Rated 1.	a 200 Amperes			
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	1000/	20.42	* *			
Thermoplastic	100%	2043	* *	1		
Motor Controllers Locally Mounted	10%	2031	\$7,300	5		
Motor Control Center	90%	2031	\$49,800	5	\$500	
Ground	7070	2031	ψτ2,000		Ψ300	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	1%	2028	\$2,500	10	\$200	
	T-12 Lamps And Fixture Location : Main Entra	es, Extent : Light, Area A unce	ffected : 100%			
Fluorescent	9%	2038	* *	10	\$1,800	
	Compact Fluorescent La Location : Throughou	ight, Extent : Light, Area t The Building	Affected : 100%			
LED	90%	2038	* *			
	Other Observation, Ext	ent : N/A, Area Affected :	100%			
	Location: Throughou	t The Building				
	Explanation: Retrofit	ted Fixtures				
Egress Lighting						
Emergency, Battery	50%	2033	\$18,700	10	\$2,600	
Exit, Battery	50%	2033	\$12,900	10	\$700	
Exterior Lighting	20/	2022	¢1 000	10		
Fluorescent	2% Compact Fluorescent I	2033 ight, Extent : Light, Area	\$1,800	10		
	Location : Side Courty	0	11/јестей . 100/0			
HID	8%		\$8,300	10		
No Component	8% 90%	2033	\$8,300	10		
Alarm	7070					

Alarm

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

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

Asset #: 13290

Electrical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	50%	2033	\$20,900	1	\$4,100	
	Other Observation, Extent: N	/A, Area Affected : 100	9%			
	Location : Throughout The B	Building				
	Explanation : Intrusion Alar	m System				
Generic	50%	2038	* *	1	\$4,100	
	Other Observation, Extent: N	/A, Area Affected : 100	9%			
	Location : Throughout The B	Building				
	Explanation : CCTV Surveill	ance System				
Fire/Smoke Detection				•		•
Generic, Digital	100%	2038	* *	1-3	\$13,500	

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2043	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2031	\$236,600	1	\$10,900	
	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location: Basement -	Boiler Room				
	Explanation: 1 Unit, 1	246 Mbh Net				
Distribution						
Hot Wtr Piping/Pump	100%	2032	\$48,700	4	\$1,600	
Terminal Devices						
Convector/Radiator	100%	2031	\$182,000	1	\$7,100	
Controls						
Digital	50%	2027	\$319,700			
_	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location: Throughout					
	Explanation: Central .	4/C Controls - Heating A	And Cooling			
Electrical	50%	2027	\$61,900			
	Other Observation, Exte	nt : N/A, Area Affected :	100%			
	Location : Throughout					
	Explanation: Hydronic	c Radiation Controls				
ir Conditioning						
Energy Source						
Electricity	100%	2041	* *	1		

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

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

Asset #: 13290

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Int Pkg Unit - Heating/Cooling	30%	2027	\$108,800	2	\$400	
Treating Cooming	R-22 Refrigerant, Extent : Lig Location : Roof / Basement Other Observation, Extent : N Location : Basement A/C Ro	A/c Rooms N/A, Area Affected : 100				
	Explanation: Two Units, 5	Tons Each With Hydron	ic Hot Water C	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 Location : Roof - Mechanic Explanation : 1 Units, 40 To	al Room	9%			
No Component	30%	<u> </u>				
Heat Rejection Air Cooled Condenser Unit	100%	2028	\$19,300	2	\$15,300	
Onit	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					
/entilation	Refrigerant					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12,200	
Exhaust Fans Interior	30% Now Unit Inoperable, Extent : Mod Location : Basement Staff T	**		2	\$200	
	Other Observation, Extent: N Location: Basement Toilets Explanation: Ceiling Toilet		9%			
Roof	70% Other Observation, Extent: N Location: Roof	2028	\$30,200	2	\$500	
	Explanation : A/C Return /	Exhaust Fan				
lumbing	•					
H/C Water Piping Brass/Copper	100%	2043	* *	1		

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

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

Asset #: 13290

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Water Heater With Tanks								
Gas Fired	100%	2032	\$17,300	2				
	Recent Installation, Extent: N/A, Are	ea Affected : 10	0%					
	Location: Basement - Boiler Room	ı						
	Other Observation, Extent: N/A, Are	ea Affected : 10	0%					
	Location: Basement - Boiler Room	ı						
	Explanation: 1 Unit, 50 Gallons, 4	10 Mbh Input. Q	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 \$1,20	0 2033	\$11,700	4	\$900			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Basement - Boiler Room	ı						
	Explanation: Defective Controls							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent: N/A, Are	ea Affected : 10	0%					
	Location: Basement To 2nd Floor							
	Explanation: 1 Unit							
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%	2043	* *	1-2	\$1,800			

Maintenance \$ are aggregated over a 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 : 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

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



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

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

Asset #: 13291

Architecture	Current	Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	7.50/		20.41	* *	1.0	#20.000	
Cement - Fiber Panel	75%		2041	* *	10	\$39,800	
Metal/Glass Curt Wall	25%		LIFE	7- 7-	5	\$15,900	
Windows	1000/		2052	* *	5	¢1 000	
Aluminum	100%		2052		5	\$1,800	
Parapets Metal Panel	100%		2056	* *	5	\$5,100	
Wictai i alici	Other Observation, Location: Coping. Explanation: Location	s Throughout		100%	3	φ3,100	
Roof							
Modified Bitumen	88% 2-4 Worn/Erode, Extent Location : Main Ro		2041 fected : 10	**			
Skylight, Metal/Glass	2% Other Observation, Location: Main Re Explanation: Loca	oof	2056 Iffected : I	* *	10	\$900	
Skylight, Metal/Glass	10% Now	\$36,500	2056	* *			
	Other Observation, Location: Taped J	ent Skylight At Main Extent : N/A, Area A Joints At Main Entra porary Repairs In P	lffected : 2 nce Skylig	20%			
Soffits							
Embossed Metal	100%		LIFE	* *	5		
terior							
Floors	600/ 0.2	\$46,000	2025	¢152.200	2	¢12 000	
Carpet	60% 0-2 Worn/Erode, Extent Location: Through		2035 fected : 40	\$153,300 0%	3	\$12,800	
Cast in Place Concrete	2%		LIFE	* *	5	\$1,200	
Ceramic Tile	5%		2045	* *	5	\$700	
Sheet Vinyl/Rubber	30% 2-4 Worn/Erode, Extent Location : Entry V	\$28,300 : Moderate, Area A <u>j</u> Estibule And Lobby	2041 fected : 10	**	5	\$3,200	
Vinyl Tile	3% 2-4	\$1,200	2041	* *	3	\$200	
1.11.7.1.2.1.2	Loose/Delam Surfac	ce, Extent : Moderat ent Mechanical Corr Damage, Extent : Mo	e, Area A <u>f</u> idor			4- 00	
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	

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

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

Asset #: 13291

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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	
	v		ctent : Light, Area A					
		: 1St F 1001	r And 2nd Floor Re					
Exposed Struc: Steel	2%			LIFE	* *	10	\$600	
Gypsum Board	10%	0-2	\$500	LIFE	* *	5	\$1,800	
	_	_	Extent : Moderate at Reading Room Sk		fected : 2%			
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	* *			
	_	d/Bulging, : Along 25	Extent : Severe, Are 6th Street	ea Affect	ed : 2%			
		_	ent : Severe, Area A	Affected :	2%			
		: Along 25		33				
Pavers/Stone	20%			2045	* *			
On-Site Walkways								
Panel/Paver: Bluestone	100%	0-2	\$11,800	LIFE	* *	5	\$3,600	
	Other Obs	ervation, E	Extent : Severe, Ared	a Affecte	d : 2%			
	Location	: At Walkv	vay-skylight At Mai	n Entrar	ice - Replaced With	h Paintea	l Wood	
	Explana	tion : Missi	ng Section Of Stone	е				

lectrical	Current Repair	Future Replacement	Ma	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2062 **	5	\$100	
	Other Observation, Extent: N/A, Area A	Iffected : 100%			
	Location : Electrical Room				
	Explanation: Main Service Disconnec	ct Switch Rated At 1,200 Ai	nperes.		
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	

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

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

Asset #: 13291

Electrical	Current Repa	air Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	timated 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	0.70/				.				
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 L	ed 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 Are								
 	Explanation : Cctv Surv	veillance Cameras, Intru	sion Alarm						
Fire/Smoke Detection	1000/				0.4.4.7.7				
Generic, Digital	100%	2044	* *	1-3	\$11,100				

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%	2	2056	* *	1		

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

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

Asset #: 13291

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of I 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							
	Explanati	on : Two U	Inits					
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								
Convector/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 -	70%			2041	* *	2	\$800	
Heating/Cooling	D (10 D (
	R-410a Refrigerant, Extent: Light, Area Affected: 100%							
	Location :	-						
Split Unit	30%		\$2,600	2041	* *			
	Broken, Extent: Light, Area Affected: 10%							
	Location : Telecom Room, Elevator Machine Room							
			Extent : Light, Area	Affected	d : 100%			
	Location :	Through	out					
Heat Rejection								
Air Cooled Condenser	30%			2041	* *	2	\$3,800	
Unit								
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		

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

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

Asset #: 13291

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater With Tanks						
Electric	100%	2034	\$24,000	4		
	Other Observation, Extent: N/A	**	6			
	Location : Basement Boiler Ro					
	Explanation: One Unit, 3.4kw	t 55 Gallons				
Sanitary Piping	1000/	LIDD	* *			
Cast Iron	100%	LIFE	**	1		
Storm Drain Piping	1000/		de de			
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)					*	
Non-Submersible	100%	2036	\$3,700	4	\$600	
Sewage Ejector(s)	1000/	2011	de de		*	
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			di di			
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: N/A		6			
	Location: Basement To 2nd Fl	loor				
	Explanation : 1 Unit					
Fire Suppression						
Sprinkler	4007					
No Component	40%	20-5			da 0	
Generic	60%	2056	* *	1-2	\$3,000	

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 13292

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	0.00/ 3.7	0010 100		de de	_	010.100	
Masonry: Brick	90% Now	. ,	LIFE	* *	5	\$19,100	1
	-	Extent : Moderate, Ai hwest Corner, Chimne		1:3%			
		iwesi Corner, Chimne s/Erode, Extent : Mode		Affactad : 50%			
		us Locations Through		Affecteu . 30/0			
		Supt, Extent : Severe, .		ed · 25%			
		indow Openings Throi		ca . 2070			
Masonry: Limestone	5%		LIFE	* *	5	\$800	
Stucco Cement	5% Now	\$6,100	2039	* *	5	\$1,300	
	Cracking/Crumbl	ing, Extent : Moderate Wall Above Roof		cted : 25%		, ,,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,, ,,	
	Water Penetration	ı, Extent : Moderate, A	lrea Affecte	ed : 10%			
	Location: South	Wall Above Roof					
Windows							
Aluminum	90%		2042	* *	5	\$2,100	
Aluminum	10% 0-2	\$600	2056	* *	5	\$100	
	Unit Inoperable, Location : Fron	Extent : Light, Area A <u>f</u> t Facade	fected : 109	%			
Parapets				de de	_	*	
Masonry: Brick	95%		LIFE	* *	5	\$4,500	
Metal Panel	5%		2060	T T	5	\$900	
Roof Asphalt Shingle	5%		2043	* *	10	\$100	
Clay Tile	25% Now	\$30,900	2054	* *	10	\$100	1
Citay The		lements, Extent : Ligh		ected : 5%			
	Location : Back	_	35				
	Water Penetration	ı, Extent : Severe, Ared	a Affected :	50%			
	Location : Vario	us Locations Through	out				
Modified Bitumen	70% 0-2	\$60,200	2039	* *			1
		, Extent : Severe, Area		20%			
	Location: Main	Roof					
nterior							
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	

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

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

Asset #: 13292

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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	_		\$5,300	LIFE	* *	5	\$200	
	-	_	Extent : Severe, A					
		-	ir, Main Library At		-			
			xtent : Moderate, A					
	Location	: Roof Sta	ir, Main Library At	Window	s, 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 Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Main Lil	orary Area					
	Explanat	ion : Wood	len Beams And Mo	uldings				
Plaster	75%			LIFE	* *	5	\$7,100	
Site Enclosure							-	
Free Standing Walls								
Masonry: Brick	100%	2-4	\$43,700	2060	* *			
•	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area A	Affected : 5%			
	Location	: Various	Locations					
	Joint Mort	ar Miss/Er	ode, Extent : Sever	e, Area A	lffected : 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/Dela	am Surface	, Extent : Severe, A	lrea Affe	cted : 5%			
	Location	: Left Side	Of Property					
Masonry: Granite	10%			LIFE	* *			

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

Under 600 Volts

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

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

Asset #: 13292

Electrical	Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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, E	· ·	ffected :	100%			
	Location : Main Ele			~			
	Explanation: One 4	100 Ampere Main I					
Molded Case Bkrs	50%		2034	\$22,000	5	\$100	
	Other Observation, E		ffected :	100%			
	Location : Electrica			~ .			
	Explanation: One 4	100 Ampere Main I	Disconne	ect Switch			
Switchgear / Switchboard				di di	_		
Molded Case Bkrs	100%		2054	* *	5	\$300	
Raceway	000/		2024	000.000			
Conduit	80%		2034	\$29,900	1		
Conduit	20%		2054	* *	1		
Panelboards	5 0 /		20.50	ale ale	_		
Fused Disc Sw	5%		2050	**	5	#2 00	
Molded Case Bkrs	80%		2033	\$16,200 * *	5	\$200	
Molded Case Bkrs	15%		2050	* *	5		
Wiring	000/		2024	#27 000			
Thermoplastic	80%		2034	\$27,000	1		
Thermoplastic	20%		2054	* *	1		
Motor Controllers	1000/		2047	* *	_	¢100	
Locally Mounted	100%		2047	7. 7.	5	\$100	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$100	
Generic	Other Observation, E	rtent : Moderate			3	\$100	
	Location : Electrica		пец Ајје	ciea . 10070			
	Explanation: Groun						
Lighting	Explanation . Groun	ia Dai					
Interior Lighting							
LED	100%		2042	* *			
Egress Lighting	10070		2012				
Emergency, Battery	50%		2042	* *	10	\$1,200	
Exit, LED	50%		2069	* *	1	Ψ1,200	
Exterior Lighting							
LED	20%		2042	* *			
No Component	80%		20.2				
Alarm							
Security System							
Generic	100%		2042	* *	1	\$3,800	
-	Other Observation, E	xtent : Moderate. A		ected : 100%	-	42,000	
	Location : Through		55 -				
	Explanation : Came		n And In	trusion Alarm			
Fire/Smoke Detection	1						
Generic, Digital	100%		2042	* *	1-3	\$6,400	
	- *					+ 5, . 5 5	

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

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

Asset #: 13292

Mechanical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2054	**	1		
Conversion Equipment Steam Boiler		on, Extent : Light, Area ement Boiler Room ! Unit	2039 Affected	**	1	\$10,000	
Distribution	-						
Central Plant Steam Piping/Pmp	100%		2044	* *	4	\$800	
Terminal Devices							
Convector/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	
Cooling	R-22 Refrigerant Location : Rooj	t, Extent : Light, Area A c	ffected :	80%			
Split Unit	20% R-22 Refrigerant Location : Base	t, Extent : Light, Area A ement	2029 ffected :	\$48,800 20%			
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%		2029	\$62,700	1	\$700	
Heat Rejection Dry Cooler No Component	20% 80%		2029	\$9,400	2	\$1,400	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,700	
Exhaust Fans Roof No Component	30% 70%		2039	* *	2	\$100	
Plumbing H/C Water Piping	/0/0						
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	

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

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

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QUEENS PUBLIC LIBRARY - 039 GLENDALE BRANCH LIBRARY

Asset #: 13292

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	nated 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%					

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

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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

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



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

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

Asset #: 13293

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	5 50/				ماد ماد	_	#0.100	
Masonry: Brick	75%			LIFE	* *	5	\$9,100	
Masonry: Limestone	25%		F	LIFE		5	\$2,300	
			Extent : N/A, Area Exterior Walls	Ајјестеа	: 100%			
33.7' 1	Location	ı: ∪pper E	xterior walls					
Windows	1000/			2042	* *	5	¢1 200	
Aluminum	100%	1		2042		5	\$1,300	
Parapets	1000/							
Under Construction	100%	l						
Roof	1000/							
Under Construction	100%	l						
Street	1000/	4+	\$500	2047	* *	5	\$600	
Stucco Cement	100%		\$500	2047		5	\$600	
			, Extent : Moderate	e, Area A <u>j</u>	jeciea : 2%			
	Location	n : Front Er	ury					
nterior								
Floors	0.50/			2020	¢126 200	2	¢15 200	
Carpet	85%		Eutout Licht Au	2030	\$136,300	3	\$15,200	
	_	กระบางการ ก : Through	, Extent : Light, Are	еа Ајјест	ea : 10%			
		_	oui					
	Explana		Entont N/A Anon	Mastad.	750/			
		n : Through	Extent : N/A, Area A	<i>престеи</i> .	/3/0			
		_		44: T	-4 - 11 - J			
			truction Floor Pro				#1.000	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,000	
Ceramic Tile	5%			2043	* *	5	\$400	
Vinyl Tile	5%	l		2039	* *	3	\$200	
Interior Walls	20/			2012	at at	_		
Ceramic Tile	3%			2043	* *	5	\$400	
Concrete Masonry Unit	82%			LIFE	**	5	\$3,900	
			Extent : N/A, Area A	Affected :	100%			
		n : Interior				_		
			truction Protection					
Gypsum Board	10%			LIFE	* *	5	\$700	
Masonry: Brick	5%	ı		LIFE	* *			
Ceilings								
AcousTileConcealSpLn				2039	* *	5	\$10,600	
	Other Obs	servation, E	Extent : N/A, Area A	Affected :	100%			
	Location	n : Ceiling						
	Explana	tion : Ceili	ng Under Construc	ction				
Exposed Struc: Steel	5%)		LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$600	
ite Enclosure							<u> </u>	
Fence/Gates								
Chain Link	100%			2054	* *			
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
tote: All component repairs \$ estimates			s and are not escalate		ential future inflation			

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

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

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	* *				
	Misaligne	Misaligned/Bulging, Extent : Severe, Area Affected : 5%							
	Location	i : Union Ti	urnpike At Tree						
	Tripping I	Hazard, Ext	ent : Moderate, Are	ea Affect	ed : 5%				
	Location	a : 187th St	reet And Union Tur	npike					
On-Site Walkways									
Cast in Place Concrete	20%			2047	* *				
Pavers/Stone	80%	Now	\$3,500	2043	* *				
	Misaligne	d/Bulging,	Extent : Light, Area	a Affecte	d : 5%				
	Location	ı : Front En	itry						

Electrical	Current R	Current Repair Future Replacement		M	aintenance			
System Component Type	% of Fail Date Total (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	l Room						
	Explanation : No Av	ailable Nameplate	Rating (Capacity				
Switchgear / Switchboard								
Molded Case Bkrs	100%		2034	\$44,000	5	\$200		
Raceway								
Conduit	10%		2044	* *	1			
Conduit	90%		2034	\$33,600	1			
Panelboards								
Molded Case Bkrs	100%		2033	\$20,300	5	\$200		
Wiring								
Thermoplastic	10%		2044	* *	1			
Thermoplastic	90%		2034	\$30,400	1			
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

Lighting

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

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

Asset #: 13293

Electrical	Current Repair		re Replacement	M				
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 A	Affected :	100%					
	Location: Throughout The Building							
	Explanation: T-12 Lamps							
Fluorescent	10%	2029	\$8,600	10	\$700			
	Other Observation, Extent : N/A, Area A	Affected :	100%					
	Location : Bookcase Area							
	Explanation: Compact Fluorescent L							
Fluorescent	10%	2039	* *	10	\$700			
	Other Observation, Extent: N/A, Area A	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 A		100%					
	Location : Reading Areas, Outside Perimeter							
	Explanation: CCTV Surveillance Can	neras						
Fire/Smoke Detection								
Generic, Analog	100%	2039	* *	1-3	\$4,800			
	Other Observation, Extent: N/A, Area A	Affected :	100%					
	Location : Thoughout The Building							
	Explanation : Strobe Lights, Manual F	Pull Statio	ons, Alarm Bells, S	moke De	tectors And			
	Horns							

Mechanical	Current Repair			re Replacement	М		
System Component Type	% of Fail Dat Total (Years)	e 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.

Asset #: 13293

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment	700/	2022	¢57,200	1	\$2.C00	
Hot Water Boiler	70% Other Observation, Extent: N/A, Area A Location: Boiler Room Explanation: 1 Unit	2032 Affected :	\$57,300 100%	1	\$2,600	
Under Construction	30% Other Observation, Extent: N/A, Area A Location: Explanation: Rooftop Unit Has Been					
Distribution	1 3 1		J			
Hot Wtr Piping/Pump No Component	70% 30%	2042	* *	4	\$300	
Terminal Devices	3070					
Convector/Radiator	20%	2032	\$12,600	1	\$500	
No Component	30%	2002	ψ1 2 ,000	*	Ψ200	
Under Construction	50%					
Chack Construction	Other Observation, Extent: N/A, Area A	Affected :	0%			
	Location:	1,5,000000 .	v, v			
	Explanation : Air Handler Unit Has B	Been Rem	oved From Equipm	ent Roon	n	
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	
Treating Cooling	R-22 Refrigerant, Extent : Light, Area A Location : 1 Unit. Roof	Iffected :	100%			
Under Construction	70%					
Onder Construction	Other Observation, Extent: N/A, Area A Location:	Affected :	0%			
	Explanation: Rooftop Unit Has Been	Damouad	Evon Poof			
Terminal Devices	емринаноп . Коолор Onn наs Been	Kemovea	1 rom Kooj			
No Component	30%					
Under Construction	70%					
	/U/0					
Heat Rejection No Component	30%					
Under Construction	70%					
Ventilation	/ U / 0					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,200	
Exhaust Fans	100/0	LILL		2-3	φτ,200	
Interior	70%	2029	\$23,900	2	\$200	
Roof	30%	2029	\$4,500	2	\$200 \$100	
Energy Recovery Ventilator Under Construction	100%	2023	φ+,500		\$100	

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

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

Asset #: 13293

Mechanical	Curr	ent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Heat Recovery Ventilator							
Under Construction	100%						
lumbing							
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%						

Maintenance \$ are aggregated over a 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

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

200		
200		
700 \$3,100	0 \$3,800	\$36,400
600 \$400	0 \$400	\$26,000
500 \$3,500	\$4,200	\$62,400
600		
900		
400 \$2,500	0 \$2,000	\$34,800
100 \$800	0 \$800	\$2,100
400 \$200	0 \$1,400	
200		\$25,500
027 FY 2028	8 FY 2029	FY 2030



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

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

Asset #: 13294

Architecture		Current I	Repair	Future	Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	90%		\$32,800	LIFE	* *	5	\$19,600	
	-		tent : Moderate, Ai	ea Affecte	d : 2%			
			cade At Steps					
			ode, Extent : Light	, Area Affe	cted: 5%			
			ear Facade	cc , 1 c	00/			
		irjaces, Ex i : All Thre	tent : Light, Area A	<i>ујестеа</i> : о	0%			
				2017	di di			
Metal Panel	5%		\$1,500	2045	**	5	\$2,000	
	_	_	Extent : Moderate indow Sills	e, Area Affe	ected: 20%			
			indow Sitis	2017	di di			
Window Wall	5%		T . T . (. (. (. (. (. (. (. (.	2045	* *	5	\$4,100	
		-	: Light, Area Affec	ted : 10%				
-	Location	: Lintels						
Roof	1000/			2040	* *	10	¢22.500	
Modified Bitumen	100%			2040		10	\$23,500	
nterior Floors								
Cast in Place Concrete	5%	4+	\$1,000	LIFE	* *	5	\$1,300	
Cust in Timee Concrete			: Light, Area Affec			3	Ψ1,500	
		: Mechani						
Ceramic Tile	3%			2038	* *	5	\$400	
Vinyl Tile	92%			2035	\$306,100	3	\$4,100	
		Evident, Ex	tent : Moderate, Ai		·	Ü	ψ.,100	
	_		ice And Lunch Roo					
Interior Walls								
Ceramic Tile	5%	Now	\$3,100	2038	* *	5	\$500	
			ents, Extent : Seve	re, Area A <u>j</u>	fected : 1%			
	Location	ı : Public B	athroom					
Concrete Masonry Unit	40%	Now	\$16,700	LIFE	* *	5	\$3,500	
·	Vertical C	racks, Exte	nt : Moderate, Are	a Affected	: 2%			
	Location	: Staff Off	ice Area					
Glass: Single Pane	5%			LIFE	* *	5	\$800	
Masonry: Brick	50%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$3,600	2040	* *	5	\$5,300	
·	_	~ ~	Extent : Moderate,	Area Affe	cted : 2%			
	Location	: Commur	ity Room					
Exposed Struc: Steel	10%			LIFE	* *			

Site Enclosure

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

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

Asset #: 13294

Architecture	Current Repair		Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail D Total (Yea	eate Estimat rs)	ed Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	90% Nov		\$5,000	2045	*	*		
	Broken/Missing I			re, Area .	Affected : 2%			
	Location : Top	· ·						
	Corrosion/Rustin	_	oderate, A	1rea Affe	cted : 50%			
	Location: Real	Fence						
Iron Picket	10% Nov		\$1,800	2055	*	*		
	Corrosion/Rustin	g, Extent : Mo	oderate, A	1rea Affe	cted : 10%			
	Location: Gate	e To Rear						
Retaining Walls								
Cast in Place Concrete	100% Nov	-	\$2,100	2055	*	*		
	Cracking/Crumb		Moderate	, Area Aj	ffected : 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	on, Extent : N/	'A, Area A	lffected :	10%			
	Location : From	it Entry						
	Explanation : S	teel Railing						

ectrical	Current Repair	Futu	re Replacement	Maintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2035	\$44,000	5	\$200		
	Other Observation, Extent : N/A, Area A Location : Electrical Room	00					
	Explanation : Main Service Disconnec	t Switch	Rated At 300 Amp	eres.			
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

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

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

Asset #: 13294

Electrical	Current I	Current Repair		re Replacement	Maintenance			
System Component Type	% of Fail Date Total (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, E	xtent : N/A, Area A	ffected :	100%				
	Location: Reading	Areas, Outside Per	imeter					
	Explanation: CCT	V Surveillance Cam	ieras					
Fire/Smoke Detection			•		•			
Generic, Analog	100% 0-2	\$20,800	2045	* *	1-3	\$4,400		
	Other Observation, E	xtent : Moderate, A	Area Affe	ected : 100%				
	Location : Throughout The Building							
	Explanation: Obso	lete Fire Alarm Sys	tem. Ma	nual Pull Station, 2	Alarm Be	ells Only		

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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, Are	a 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	
Convector/Radiator	20%	2033	\$13,200	1	\$500	
Controls						
Electrical	100%	2033	\$44,700			
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

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

Asset #: 13294

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment	4000/			• • • • •	* *			
Split Unit	100%			2040				
			xtent : Light, Area	Affected	: 100%			
	Location							
	Explanat	tion: R-410	ра					
Terminal Devices	1000/			2020	Ø156 100	1	#4.000	
Air Handler/Cool/Ht	100%			2030	\$156,100	1	\$4,900	
Heat Rejection	1000/			20.40	* *	2	Φ.C. 50.0	
Air Cooled Condenser	100%			2040	* *	2	\$5,500	
Unit								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
Exhaust Fans	100%			LIFE		2-3	\$4,400	
Exhaust Fans Interior	90%			2030	\$22.100	2	\$200	
Roof	10%			2030	\$32,100	2 2	\$200	
Plumbing	1070			2040				
H/C Water Piping								
Brass/Copper	100%			2045	* *	1		
Water Heater With Tanks	10070			2043		-		
Gas Fired	100%			2034	\$17,300	2		
Gus i neu		ervation E	xtent : Light, Area			2		
		: First Flo		11,500000	. 100/0			
		ion : 30 G						
Sanitary Piping	_F vv							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	\$3,600	1	\$500	
Fixtures					4-7-7-		**-*	
Generic	100%							

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

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

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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

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



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

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

Asset #: 13295

Architecture	Current Repair Future Replacement Maintenance					aintenance		
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%		\$5,800	LIFE	* *	5	\$1,300	
			: Light, Area Affec	ted : 20%	%			
	Location	ı : All Faca	des					
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	
			Extent : N/A, Area A	lffected :	100%			
		: Low Roo						
		tion : Meta	l Coping					
No Component	80%							
Roof	1000/	NT.	Φ1.7.200	20.40	* *			
Modified Bitumen		Now	\$15,300	2040	ተ ተ			
			1.4 A ACC4-J.	50/				
		_	ht, Area Affected : :		I lait			
	Location	ı : Middle A	Irea And Near Mec	hanical				
	Location Deteriora	n : Middle A ted Finish,	Irea And Near Mec Extent : Moderate,	hanical				
	Location Deteriora Location	n : Middle A ted Finish, n : At Flash	Irea And Near Mec Extent : Moderate, ing And Corners	hanical Area Aff	fected : 10%			
	Location Deteriora Location Seams Op	n: Middle A ted Finish, n: At Flash en/Split, Ex	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	hanical Area Aff	fected : 10%			
nterior	Location Deteriora Location Seams Op	n : Middle A ted Finish, n : At Flash	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	hanical Area Aff	fected : 10%			
nterior Floors	Location Deteriora Location Seams Op	n: Middle A ted Finish, n: At Flash en/Split, Ex	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	hanical Area Aff	fected : 10%			
Floors	Location Deteriora Location Seams Op Location	n : Middle A ted Finish, n : At Flash en/Split, Ex n : Various A	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	hanical Area Aff rea Affec	fected : 10% rted : 5%	3	\$16,200	
Floors Carpet	Location Deteriora Location Seams Op Location	n : Middle A ted Finish, n : At Flash en/Split, Ex n : Various A	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	hanical Area Affece	fected : 10%	3 5	\$16,200 \$1,400	
Floors Carpet Cast in Place Concrete	Location Deteriora Location Seams Op Location 85% 55%	n : Middle A ted Finish, n : At Flash en/Split, Ex n : Various A	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	Area Affec 2031 LIFE	Sected: 10% sted: 5% \$194,100	5	\$1,400	
Floors Carpet Cast in Place Concrete Ceramic Tile	Location Deteriora Location Seams Op Location 85% 5% 5%	n : Middle A ted Finish, n : At Flash en/Split, Ex n : Various A	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	Area Affect 2031 LIFE 2044	Sected: 10% sted: 5% \$194,100 ** **		\$1,400 \$600	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	Location Deteriora Location Seams Op Location 85% 55%	n : Middle A ted Finish, n : At Flash en/Split, Ex n : Various A	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	Area Affec 2031 LIFE	Sected: 10% sted: 5% \$194,100 **	5 5	\$1,400	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	Location Deteriora Location Seams Op Location 85% 5% 5% 5%	n : Middle A ted Finish, n : At Flash en/Split, Ex n : Various A	Area And Near Mec Extent : Moderate, ing And Corners ctent : Moderate, A	hanical Area Affecter	Sected: 10% sted: 5% \$194,100 ** **	5 5 3	\$1,400 \$600 \$200	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	Location Deteriora Location Seams Op Location 85% 5% 5% 5% 5%	n : Middle A ted Finish, n : At Flash en/Split, Ex n : Various I	Area And Near Mec Extent : Moderate, ing And Corners stent : Moderate, A Locations	hanical Area Affecter	\$194,100 ** ** \$17,800	5 5	\$1,400 \$600 \$200 \$800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	Location Deteriora Location Seams Op Location 85% 5% 5% 5% 5% 5% 95%	n : Middle A ted Finish, 1 : At Flash en/Split, Ex 1 : Various I	Area And Near Mec Extent: Moderate, ing And Corners stent: Moderate, A. Locations \$27,700	Area Affect 2031 LIFE 2044 2035 2044 LIFE	\$194,100 ** \$17,800	5 5 3	\$1,400 \$600 \$200	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	Location Deteriora Location Seams Op Location 85% 5% 5% 5% 5% Diagonal	n : Middle A ted Finish, 1 : At Flash en/Split, Ex 1 : Various I	Area And Near Mec Extent: Moderate, ing And Corners stent: Moderate, A Locations \$27,700 tent: Moderate, A	Area Affect 2031 LIFE 2044 2035 2044 LIFE	\$194,100 ** \$17,800	5 5 3	\$1,400 \$600 \$200 \$800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Deteriora Location Seams Op Location 85% 5% 5% 5% 5% Diagonal	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A 0-2 Cracks, Ex.	Area And Near Mec Extent: Moderate, ing And Corners stent: Moderate, A Locations \$27,700 tent: Moderate, A	Area Affect 2031 LIFE 2044 2035 2044 LIFE	\$194,100 ** \$17,800	5 5 3	\$1,400 \$600 \$200 \$800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	Location Deteriora Location Seams Op Location 85% 55% 55% 55% Diagonal Location	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A 0-2 Cracks, Ex.	Area And Near Mec Extent: Moderate, ing And Corners stent: Moderate, A Locations \$27,700 tent: Moderate, A	Area Affect 2031 LIFE 2044 2035 2044 LIFE	\$194,100 ** \$17,800	5 5 3	\$1,400 \$600 \$200 \$800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Deteriora Location Seams Op Location 85% 55% 55% 55% Diagonal Location	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A Cracks, Ex. n: Commun	Area And Near Mec Extent: Moderate, ing And Corners tent: Moderate, A Locations \$27,700 tent: Moderate, An ity Room	Area Affect 2031 LIFE 2044 2035 2044 LIFE rea Affect 2048	\$194,100 ** ** \$17,800 **	5 5 3 5 5	\$1,400 \$600 \$200 \$800 \$5,800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Deteriora Location Seams Op Location 85% 5% 5% 5% Diagonal Location 75% Broken/M	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A Cracks, Ex. n: Commun	Area And Near Mec Extent: Moderate, ing And Corners stent: Moderate, A. Locations \$27,700 tent: Moderate, Ar aity Room \$7,800 tents, Extent: Light	Area Affect 2031 LIFE 2044 2035 2044 LIFE rea Affect 2048	\$194,100 ** ** \$17,800 **	5 5 3 5 5	\$1,400 \$600 \$200 \$800 \$5,800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Deteriora Location Seams Op Location 85% 5% 5% 5% 5% Diagonal Location 75% Broken/M Location	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A Cracks, Ex. n: Commun Now issing Elem n: Various A	Area And Near Mec Extent: Moderate, ing And Corners stent: Moderate, A. Locations \$27,700 tent: Moderate, Ar aity Room \$7,800 tents, Extent: Light	2031 LIFE 2044 2035 2044 LIFE 2044 2045 2044 LIFE 2048 t, Area A	\$194,100 ** ** \$17,800 ** ** **	5 5 3 5 5	\$1,400 \$600 \$200 \$800 \$5,800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Deteriora Location Seams Op Location 85% 55% 55% 59% Diagonal Location 75% Broken/M Location Patching	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A Cracks, Ex. n: Commun Now issing Elem n: Various A	Sections \$27,700 tent: Moderate, And Corners stent: Moderate, And Locations \$27,700 tent: Moderate, And Andrews \$7,800 tents, Extent: Light Locations tent: Light, Area Andrews \$1,800	2031 LIFE 2044 2035 2044 LIFE 2044 2045 2044 LIFE 2048 t, Area A	\$194,100 ** ** \$17,800 ** ** **	5 5 3 5 5	\$1,400 \$600 \$200 \$800 \$5,800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Deteriora Location Seams Op Location 85% 55% 55% 55% Diagonal Location 75% Broken/M Location Patching Location	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A : Various A : Commun Now issing Elem n: Various A	Sections \$27,700 tent: Moderate, And Corners stent: Moderate, And Locations \$27,700 tent: Moderate, And Andrews \$7,800 tents, Extent: Light Locations tent: Light, Area Andrews \$1,800	2031 LIFE 2044 2035 2044 LIFE 2044 21FE 2044 21FE 2044 21FE 2044 21FE 21FE 2044 21FE 21FE 2044 21FE 21FE 21FE 21FE 21FE 21FE 21FE 21FE	\$194,100 ** ** \$17,800 ** ** ** **	5 5 3 5 5	\$1,400 \$600 \$200 \$800 \$5,800	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Deteriora Location Seams Op Location 85% 55% 55% 55% Diagonal Location 75% Broken/M Location Patching Location Staining/L	n: Middle A ted Finish, n: At Flash en/Split, Ex n: Various A : Various A : Commun Now issing Elem n: Various A	\$27,700 tent: Moderate, Arity Room \$7,800 tent: Light, Area Al Locations \$Extent: Light, Locations	2031 LIFE 2044 2035 2044 LIFE 2044 2036 2044 LIFE 2044 LIFE 2044 LIFE 2044 LIFE LIFE 2044 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	\$194,100 ** ** \$17,800 ** ** ** **	5 5 3 5 5	\$1,400 \$600 \$200 \$800 \$5,800	

Site Pavements

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

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

Asset #: 13295

Architecture	Cu	ırrent Repair	Futui	re Replacement	М	aintenance	
System Component Type	, , , , , , , , , , , , , , , , , , , ,	l Date Estimated Co Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk Cast in Place Concrete	100% 2	2-4 \$3.100	2048	* *			
0.000 10. 1 1.000 0 00.01000		nbling, Extent : Light, .		ed : 10%			
	Location: 15	56th Avenue					
On-Site Walkways							
Cast in Place Concrete	100%		2048	* *			

Electrical	Current R	epair Fut	ure Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	· Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2035	. ,	5	\$200	
		tent : N/A, Area Affected	! : 100%			
	Location : Electrical					
	Explanation : No Ava	ailable Nameplate Rating	g Capacity			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	\$44,000	5	\$200	
Raceway						
Conduit	90%	2035	. ,	1		
Conduit	10%	2045	**	1		
Panelboards						
Fused Disc Sw	10%	2043	3 **	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	
round						
Grounding Devices						
Generic	100%	LIFI	**	5	\$100	
ighting						
Interior Lighting						
LED	100%	2040	* *			
Egress Lighting						
Exit, Service	50%	2035	\$1,500	1		
Exit, Battery	50%	2035		10	\$300	
Exterior Lighting			*			
HID	30%	2035	\$12,100	10		
No Component	70%		•			

Alarm

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

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

Asset #: 13295

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
Generic	100%	2035	\$16,200	1	\$3,200	
	Other Observation, Extent: N/A, Area	a Affected : 100	0%			
	Location : Hallways And Book Drop	n Area				
	Explanation: CCTV Cameras And I	Intrusion Alarn	ı			
Fire/Smoke Detection						
Generic, Analog	100%	2035	\$22,200	1-3	\$5,200	
	Other Observation, Extent: N/A, Area	a Affected : 100	0%			
	Location : Throughout The Building	5				
	Explanation : Strobe Lights, Manua	l Pull Stations,	Alarm Bells, S	moke De	tectors	

Mechanical	Current Repair		ure Replacement	Maintenance		
System Component Type	% of Fail Date 1 Total (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, Ext	tent : Light, Area Affecte	d : 100%			
	Location: Basement					
	Explanation: One Ur	nit				
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	100%	2035	\$127,200	1	\$3,900	
Compr/Chiller						
-	R-22 Refrigerant, Exter	nt : Light, Area Affected	: 100%			
	Location: Roof					
Terminal Devices						
Air Handler/Cool/Ht	100%	2040	* *	1	\$5,300	
Heat Rejection						
Air Cooled Condenser	100%	2040	* *	2	\$5,900	
Unit					•	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	**	2-5	\$4,700	
Exhaust Fans						
Interior	50%	2040	* *	2	\$100	
Roof	50%	2035	\$8,400	2	\$100	

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

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

Asset #: 13295

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st 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, Ar	rea 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%					

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 13296

chitecture	Current R	epair	Futur	Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls Masonry: Brick	67% Now	\$61,700	LIFE	* *	5	\$14,800	
	Rusting Masonry Supi Location : Second F Water Penetration, Ex Location : Second F	loor Rear Window tent : Severe, Area	s Header Affected				
Masonry: Limestone	25% Now Cracking/Crumbling, Location: West Fact Joint Mortar Miss/Erc	ade	-		5	\$4,100	
	Location: West Fac		ruie, Are	a Affectea . 576			
Metal Panel	3%		2056	* *	5-10	\$4,500	
Granite Panels	5% Now Cracking/Crumbling, Location : Front Fac	_	LIFE va Affecte	* * d : 5%	5	\$800	
	Staining/Discoloring, Location : Front Fac			fected : 5%			
Windows Aluminum	97% Now	\$262,700	2061	* *	5	\$2,700	
	Loose/Miss Fasteners Location: Througho Caulking Deteriorated Location: Througho Water Penetration, Ex Location: Througho	ut l, Extent : Modera ut tent : Severe, Area	te, Area A	Affected : 100%			
Metal Louvers	3%		2039	* *	10	\$1,100	
Parapets Masonry: Brick	80% Now Joint Mortar Miss/Erc Location: Interior F Spalling, Extent: Ligh Location: Interior F Worn/Erode, Extent: Location: Interior F	Face Of South Pard nt, Area Affected: Face Of West And S Moderate, Area Aj	apet 10% South Par	rapets	5	\$3,800	
Masonry: Limestone	15% Now Cracking/Crumbling, Location: Coping A		LIFE , Area Afj	* * fected : 5%	5	\$900	
Metal Rail	5%		2041	* *	5-10	\$4,300	
Roof							
Modified Bitumen	100% Now Blisters, Extent: Mod Location: Main Ana	Lower Roof		\$242,100			
	Water Penetration, Ex Location : Second F	-		10%			

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

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

Asset #: 13296

Architecture	Current Repair		Futur	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		
			ode, Extent : Light,	Area Af	fected : 2%			
	Location	ı : Front Er	trance Soffit Area					
nterior								
Floors	4 = 0 /			• • • •	0.00	_	A- 400	
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 Pen	etration, E	xtent : Severe, Area	Affected	d : 30%			
	Location	i : First An	d Second Floor Wir	ıdow He	ads At East Side			
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$1,000	
Ceilings							. , ,	
AcousTileSusp.Lay-In	3%			2049	* *	5	\$700	
Exposed Struc: Concrete				LIFE	* *	5-10	\$1,500	
Plaster	92%		\$69,100	LIFE	* *	5	\$14,000	
			xtent : Moderate, A		cted : 10%		, , , , , , , , , , , , , , , , , , , ,	
			d Second Floor Wir					
ite Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$16,800	2056	* *			
	Corrosion	/Rusting, E	xtent : Severe, Area		d: 100%			
		_	st Side Of Property					
Retaining Walls								
Cast in Place Concrete	100%			2071	* *			
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2049	* *			
On-Site Walkways	10070			2017				
Cast in Place Concrete	100%			2041	* *			
			Extent : Severe, Ared		d · 50%			
			ont Facade	. 11,,, 00,00				
			From Basement To	81st Stra	et Corroded			
-	Бъргини	uon . Eall I	Tom Dusement 10	0131 3116	ci, Corroueu.			

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

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

Asset #: 13296

Electrical	Currer	nt Repair	Futur	e Replacement	Ma		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment Molded Case Bkrs	100% Other Observation Location : Electr	, Extent : N/A, Area A rical Room	2036 Iffected :	\$44,000 100%	5	\$400	
	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	70/		2025	#1 000	-		
Fused Disc Sw	5%		2035	\$1,000	5	¢400	
Molded Case Bkrs Molded Case Bkrs	85% 10%		2035 2052	\$17,200 * *	5 5	\$400	
Wiring Wiring	1070		2032		3		
Braided Cloth	80%		2035	\$27,000	1		
Braided Clour	Insulation Aged, E	xtent : Moderate, Are ghout The Building			1		
Thermoplastic	10%		2056	* *	1		
Thermoplastic	10%		2036	\$3,400	1		
Motor Controllers							
Locally Mounted	100%		2034	\$48,500	5	\$100	
bround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$500	
ighting							
Interior Lighting	1000/		2011	* *			
LED	100%		2044	<i>~</i> ~			
Egress Lighting Emergency, Battery	50%		2031	\$14,000	10	\$2,000	
Exit, Service	45%		2031	\$2,500	10	\$2,000	
Exit, Service	5%		2041	\$2,500 * *	1		
Exterior Lighting	370		2011		-		
Incandescent	10%		2031	\$8,900	2		
LED	10%		2041	**	_		
No Component	80%						
larm							
Security System							
Generic	100%		2041	* *	1	\$6,100	
	Location : Readi	, Extent : N/A, Area A ng Areas, Front Of Th CTV Surveillance Can	ie Buildin				
Fire/Smoke Detection							
Generic, Analog	100%		2036	\$43,000	1-3	\$10,400	
·, 6		, Extent : N/A, Area A			-	, •	
		ghout The Building					
		obe Lights , Manual .	Pull Stati	ons, Alarm Bells, S	Smoke De	etectors , Horns	

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

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

Asset #: 13296

Mechanical		Current F	Repair	Futur	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	
			xtent : N/A, Area A	ffected :	100%			
			t Boiler Room					
D' t 'last'	Explanat	ion : 1 Uni	t					
Distribution	100%			2044	* *	4	¢1 200	
Hot Wtr Piping/Pump Terminal Devices	100%			2044		4	\$1,200	
Air Handler	50%			2031	\$157,000	1	\$5,100	
Convector/Radiator	50%			2041	\$157,000 **	1	\$2,700	
Controls	3070			2071			\$2,700	
Electrical	100%			2031	\$92,700			
Air Conditioning	10070				<i>\$72,700</i>			
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Reciprocating	60%	4+	\$7,400	2031	\$147,700	1	\$4,100	
Compr/Chiller								
			tent : Light, Area A		100%			
			t Air Conditioning					
		-	ent : Light, Area A	-	60%			
		: Basemen	t Air Conditioning					
Exterior Pkg Unit -	35%			2031	\$64,000	2	\$400	
Cooling	D 22 D C:			CC . 1	1000/			
			ent : Light, Area A	ffected :	100%			
	Location	: коој						
Window/Wall Unit	5%			2031	\$3,200	1		
Distribution Distribution	1000/			TIPE	ملد بات	•	42 < 7 00	
Ductwork/Diffusers	100%			LIFE	* *	2	\$26,700	
Terminal Devices	C00/			2026	¢104.200	1	ØC 100	
Air Handler/Cool/Ht No Component	60% 40%			2036	\$194,200	1	\$6,100	
Heat Rejection	40%							
Air Cooled Condenser	40%			2036	\$19,300	2	\$4,600	
Unit				2030	\$19,500	2	\$4,000	
	4070							
No Component	60%							
No Component Ventilation								
No Component				LIFE	* *	2-5	\$11,600	
No Component Ventilation Distribution	60%			LIFE	**	2-5	\$11,600	
No Component Ventilation Distribution Ductwork/Diffusers	60% 80%			LIFE	* *	2-5	\$11,600	
No Component Ventilation Distribution Ductwork/Diffusers No Component	60% 80%			LIFE 2031	* * \$44,400	2-5	\$11,600 \$300	

Plumbing

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

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

Asset #: 13296

Mechanical	Curre	nt Repair	Futu	re Replacement	М			
System Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
H/C Water Piping								
Brass/Copper	10% 0-2	\$400	2046	* *	1			
		ent : 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	r Room						
	Explanation : Or	ne 30 Gallon Unit						
Sanitary Piping								
Cast Iron	10% Now	\$400	LIFE	* *	1			
	Blockage /Clogged	d, Extent : Moderate,	Area Affe	ected : 5%				
	Location: 1st Fl	oor 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: Basen	nent, 1, 2						
	Explanation : Or	ne Unit						

Maintenance \$ are aggregated over a 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 : KEW GARDENS HILLS BRANCH LIBRARY

Address : 72-33 VLEIGH PL.

Borough : QUEENS Agency's Number : KW

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



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

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

Asset #: 13318

Architecture		Current Repair Future Replacement Maintenance						
System Component	% of Total		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type		. ,				` ,		
Exterior								
Exterior Walls	400/			2044	* *	_	¢22.000	
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	500/			2051	* *	_	\$200	
Aluminum	50%			2051		5	\$200	
			Extent : Severe, Ared	а Ајјесте	a : 10%			
		n : Basemer		D 7				
			r Penetrates Windo				rain	
Special Gauge/Ballistic	50%		37/4	LIFE	**	1		
			Extent : N/A, Area A		100%			
			eft Side And Cleres	-				
	Explana	tion : Fram	ieless Type Glazing	-				
Parapets								
Masonry: Brick Cavity	5%			LIFE	* *	5		
Metal Cornice	40%			2063	* *	10	\$1,100	
Pre-Cast Concrete	30%			LIFE	* *	5	\$1,600	
			Extent : Light, Area		: 100%			
		_	lace And 72nd Roa					
	Explana	tion : Fiber	rglass Concrete Pre	ecast Par	iels			
No Component	25%	1						
Roof								
Green, Roof Inaccessible	e 30%)		LIFE	* *			
Modified Bitumen	70%)		2040	* *	10	\$13,400	
Soffits								
Pre-Cast Concrete	100%)		LIFE	* *	5	\$900	
nterior								
Floors								
Carpet	75%	1		2034	\$163,000	3	\$13,600	
Cast in Place Concrete	5%)		LIFE	* *	5	\$1,300	
	Paint Pee	ling, Extent	t : Light, Area Affec	ted: 209	%			
	Location	n : Basemer	nt					
Ceramic Tile	5%)		2044	* *	5	\$600	
Vinyl Tile	15%			2040	* *	3	\$700	
Interior Walls	1070						4,00	
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	
Gypsuin Board	/070			LH.E		J	\$5,100	

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

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

Asset #: 13318

Architecture		Current	Repair	Futur	e Replacem	ent	Maintenance		e	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior										
Ceilings	100/						_	#200		
Exposed Struc: Concrete				LIFE		**	5	\$200		
Gypsum Board	10%			LIFE		**	5	\$1,400		
Metal Panel	80%		7	LIFE	1000/	* *	5	\$11,200		
		servanon, E n : First Flo	Extent : Light, Area	Ајјестеа	: 100%					
				D I						
S:4- E1	Explana	ition : Conc	realed Spline Metal	Paneis						
Site Enclosure Fence/Gates										
Aluminum Rail	10%			2048		* *	5-10	\$1,200		
Chain Link	90%		\$8,600	2045		* *	3-10	Ψ1,200		
Chain Dink			Extent : Light, Area		: 10%					
		_	d Right Side Of Pro	00						
			Extent : Severe, Ared		d : 70%					
			d Right Side Of Pro							
	Explana	ition : Vege	tation Growth	_						
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	100%)		2048		* *				
On-Site Walkways										
Cast in Place Concrete	80%			2048		* *				
			Extent : Moderate, A	1rea Affe	cted : 30%					
		n : Front Ei	•							
	Explana	ition : Paini	t Peeling							
Pavers/Stone	20%			2044		* *				
			Extent : N/A, Area A	ffected :	50%					
		n : Rear Yai	•							
	Explana	ition : Vege	tation Growth							

lectrical	Current Repair	Future Rep	lacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2061	* *	5	\$200	
	Other Observation, Extent: N/A, A	rea Affected : 100%	ó			
	Location : Electrical Room					
	Explanation: Main Disconnnect	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	

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

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

Asset #: 13318

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 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		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 : A	100%			
	Location : Outside Perim					
	Explanation: Compact F	luorescent Lights				
LED	10%	2043	* *			
No Component	80%					
Alarm						
Security System						
Generic	100%	2043	* *	1	\$3,000	
	Other Observation, Extent		100%			
	Location : Readings Area	s, Outside Perimeter				
	Explanation : CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2043	* *	1-3	\$5,000	
	Other Observation, Extent	***	100%			
	Location : Throughout Th	e Building				
	Explanation : Strobe Ligh	ts, Manual Pull Statio	ns, Alarm Bells, S	moke De	tectors , Horns	

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2055	* *	1		

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

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

Asset #: 13318

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Furnace	100% Other Observation, Extent: Light, Location: Roof Explanation: 5 Rooftop Units	2040 Area Affected : 10	**	1	\$4,000	
Terminal Devices Fan Coil Unit/Heat No Component	5% 95%	2040	* *	1	\$100	
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, Location : Roof Explanation : 5 Units. R-410a	Area Affected : 10	10%			
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,500	
Exhaust Fans	1000/	2040	* *	2	\$200	
Roof Plumbing H/C Water Piping	100%	2040		2	\$300	
Brass/Copper	100% Other Observation, Extent: N/A, A Location: Basement Explanation: Booster Pump	2055 rea Affected : 100	**	1		
Water Heater With Tanks Electric	100% Other Observation, Extent : Light, Location : Basement Explanation : 90 Gallons	2033 Area Affected : 10	\$48,000	4		
Sanitary Piping	•	LIEE	* *			
Cast Iron Storm Drain Piping	100%	LIFE	* *	l		
Cast Iron Sump Pump(s) Non-Submersible	100%	2040	**	4	\$300	
Fixtures Generic	100%					
Fire Suppression Sprinkler Generic	100%	2061	* *	1-2	\$2,300	
Generic	100/0	2001		1-2	Ψ2,300	

Maintenance \$ are aggregated over a 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 : 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



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

chitecture	Current Repair		Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
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	ı : Rear Fa	cade Facing 32nd A	Avenue B	elow 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, E	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	Location: Basement Vent Below Grating At 100th Street						
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5-10	\$7,700	
•	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Interior Face							
	Explana	tion : Cove	red 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	ı : Children	's Area Roof					
Sloped Glazing	5%			LIFE	* *	5	\$34,800	
Stoped Glazing	Recent Repair Evident, Extent: N/A, Area Affected: 100%							
	Location : Glazing In Gallery Area							
Soffits			<u> </u>					
Metal Panel	100%	Now	\$600	2056	* *	5	\$2,200	
			xtent : Moderate, A		ted : 10%		, ,	
			rd Soffit At Masonr					

Interior

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

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

Asset #: 4519

rchitecture	Curre	nt Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors						****	
Carpet	Location : Audi Worn/Erode, Exte	ing, Extent : Severe, .	cted : 50%		3	\$24,900	
Cast in Place Concrete	5%		LIFE	* *	5	\$8,100	
	_	tent : Moderate, Area ment Mechanical Are		30%			
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, Exte Location : Stage	nt : Moderate, Area A e	1ffected : 20	0%			
Interior Walls	5% 4+						
	Location : Base Vertical Cracks, I Location : Sprin		om At Exter ffected : 2%	ior Wall Vent			
Concrete Masonry Unit		\$19,500 n, Extent : Moderate, Perimeter Of Mecha			5	\$4,100	
Folding Partition	2%		2052	* *	5	\$2,600	
Gypsum Board	Location : Stair	ing, Extent : Moderat A n, Extent : Moderate,			5	\$900	
Gypsum Board	70%		LIFE	* *	5-10	\$60,700	
Ceilings						-	
AcousTileSusp.Lay-In	0 0	\$21,800 ng, Extent : Moderate ment And Second Flo	-		5	\$12,900	
Exposed Struc: Steel	5%		LIFE	* *	10	\$3,700	
Gypsum Board	15%		LIFE	* *	5-10	\$19,000	
- -	Recent Repair Ev Location : Audi	ident, Extent : N/A, A	rea Affecte	d : 100%			
	Loculion . Audi	orium					

Site Enclosure

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

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

Asset #: 4519

Architecture	Current	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure								
Fence/Gates								
Iron Picket	20% 4+ Deteriorated Finish Location: Courty	ard Gate		**				
Steel Pipe Rail		And Stair Railing At g, Extent : Light, Are	Entry And	l Roof Railing	5	\$4,600		
Free Standing Walls								
Cast in Place Concrete	Location : At Light Other Observation,	\$1,500 Extent: Moderate, A tt Fixtures And Base Extent: Light, Area acing 32nd Avenue to Wall						
Masonry: Brick	-	\$2,800 Extent : Moderate, 2 rtyard From Sidewa		* * ted : 10%				
Retaining Walls								
Cast in Place Concrete	5%		2056	* *				
Concrete Masonry Unit	45%		2056	* *				
Masonry: Fieldstone		Extent : N/A, Area A Bed At Front Facaa ation 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	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 Ma	n Discon	nect Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2056	* *	5	\$700	

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

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

Asset #: 4519

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F 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	1000/	2076	di di			
Thermoplastic	100%	2056	* *	1		
Motor Controllers Variable Frequency Drive	100%	2049	* *			
Ground						
Grounding Devices						
Generic	100% Corroded, Extent : Light, Area Affect Location : Sprinkler Room - Basen		* *	5	\$700	
Lighting	-					
Interior Lighting						
Fluorescent	85% T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Buildin		* * ted : 100%	10	\$19,200	
Fluorescent	15% Compact Fluorescent Light, Extent: Location: 1st Floor	2041 Light, Area Af	* * fected : 100%	10	\$3,400	
Egress Lighting						
Emergency, Battery	20%	2041	* *	10	\$1,200	
Exit, Battery	80% Now \$23,10 Not Functioning, Extent : Severe, Art Location : Throughout The Buildin	ea Affected : 1	* *			
Exterior Lighting						
HID No Component	25% 75%	2041	* *	10		
Alarm						
Security System						
Generic	100%	2041	* *	1	\$9,200	
	Other Observation, Extent : N/A, Are Location : Outside Perimeters, Pul Explanation : CCTV Cameras			ves, Hali	lway	
Fire/Smoke Detection						
Generic, Digital	100% Recent Installation, Extent : N/A, Arc Location : Fire Alarm Control Pan		**	1-3	\$15,200	

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

Heating

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

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

Asset #: 4519

Mechanical	Current	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (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, I		ffected :	100%				
	Location : Boiler R							
D: / '1 /'	Explanation: One	Unit						
Distribution	1000/		2044	* *	4	¢1 000		
Hot Wtr Piping/Pump	100%		2044		4	\$1,800		
Terminal Devices	500/		2024	¢102 400	1	\$4,000		
Convector/Radiator Unit Heater - Hot Water	50% 5%		2034 2031	\$102,400	1	\$4,000		
	3% 45%		2031	\$7,400				
No Component	45% Other Observation, I	Extent : N/A Avea A	ffeeted :	00/				
	Location : Chiller		ујестеи .	0/0				
		xoom orted Under Air Con	ditionin	Tr.				
Controls	Ехриниион . Керо	ried Older Air Con	unioning	3				
Digital	100%		2029	\$719,200				
Air Conditioning	10070		202)	ψ/15,200				
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							
	Explanation: R-45	8a Refrigerant						
Reciprocating Compr/Chiller	65%		2041	* *	1	\$7,400		
1	R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Chiller Room							
Split Unit	5%		2036	\$29,700				
27 0	R-410a Refrigerant,	Extent : Light, Area Room, Elevator M	Affected	l : 100%				
Distribution								
CW & CHW Wtr	100%		2046	* *	4	\$1,200		
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	90%		2031	\$437,300	1	\$13,700		
Fan Coil - 4 Pipe	10%		2031	\$95,200	1	\$800		

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

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

Asset #: 4519

Mechanical	Current	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection	200/		2021	#21 7 00	2	4.5.2 00	
Air Cooled Condenser Unit	30%		2031	\$21,700	2	\$5,200	
Air Cooled Condenser	65%		2041	* *	2	\$11,200	
Unit	0070				_	Ψ11, 2 00	
Air Cooled Condenser Unit	1%		2031	\$700	2	\$200	
	Abandoned in Place Location : Roof	e, Extent : Light, Are	a Affecte	d : 100%			
No Component	4%						
/entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$21,800	
Exhaust Fans Interior	50%		2021	\$55.500	2	\$400	
Roof	50% 0-2	\$1,200	2031 2031	\$55,500 \$24,300	2 2	\$300	
Rooi		\$1,200 tent : Light, Area Aff			2	\$300	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2046	* *	1		
Water Heater With Tanks	1000/		2024	015.200	•		
Gas Fired	100%	Entant : N/A Anag A	2034	\$17,300	2		
	Location : Boiler	Extent: N/A, Area A	jjeciea :	100%			
		Room 2 Unit, 40mbh 50 Ga	llons				
Sanitary Piping	Explanation . One	onii, roman 30 Gu	iions				
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	1000/						
Generic /T. 1	100%						
Booster Pump w/Tank Generic	100% Now Broken, Extent : Mo Location : Chiller	\$7,300 oderate, Area Affecte Room	2036 d : 10%	\$36,700	1	\$14,900	
/ertical Transport							
Elevators							
Hydraulic	100% Other Observation, Location: Basema	Extent : N/A, Area A ent To 2nd Floor	LIFE ffected :	**			
	Explanation : One	Unit					
Fire Suppression							
Sprinkler							
Generic	100%		2046	* *	1-2	\$6,900	

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

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

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

^{**} 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 : LAURELTON BRANCH LIBRARY

Address : 134-26 225TH ST.

Borough : QUEENS Agency's Number : LA

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



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

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

Asset #: 13297

chitecture	Current Repair	Future	Replacement	Maintenance						
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
erior										
Exterior Walls										
Ceramic Tile	10%	2046	* *	10	\$1,900					
	Other Observation, Extent: N/A, Area A									
	Location : Vertical Columns At Side &	Rear Fac	ades							
	Explanation : Location Noted									
Masonry: Brick	68% 2-4 \$58,400	LIFE	* *	5	\$14,000					
	Cracking/Crumbling, Extent: Moderate	Cracking/Crumbling, Extent: Moderate, Area Affected: 2%								
	Location: Penthouse									
	Joint Mortar Miss/Erode, Extent: Mode	erate, Area	Affected: 15%							
	Location: Various Facades And Penth	iouse								
Masonry: Sandstone	20%	LIFE	* *	5	\$6,200					
•	Recent Repair Evident, Extent: N/A, Are	ea Affected	d: 100%							
	Location: Front Facade									
Pre-Cast Concrete	2%	LIFE	* *	5	\$2,700					
Tre-Cast Concrete	Other Observation, Extent: N/A, Area A		00%	J	Ψ2,700					
	Location : Main Entrance	33								
	Explanation: Location Noted									
Windows										
Aluminum	70% 0-2 \$15,500	2035	\$77,400	5	\$800					
	Caulking Deteriorated, Extent: Severe,		. ,	Č	4000					
	Location: Throughout	33								
	Unit Inoperable, Extent : Severe, Area A	Iffected : 5	0%							
	Location: Various Units Throughout	33								
	Weather Strip Missing, Extent: Severe, 2	Area Affec	ted: 10%							
	Location: Various Units Throughout	33								
Aluminum w/ Guards	30% 0-2 \$8,900	2035	\$44,600	5	\$300					
Adminum w/ Guards	Worn/Erode, Extent : Moderate, Area Aj		·	3	\$300					
	Location: South Facade	jeeleu . 1	, 0 , 0							
Parapets	Economic Sound I deduce									
Masonry: Brick	80%	LIFE	* *	5-10	\$16,200					
Wasoin y. Brick	Recent Repair Evident, Extent: N/A, Are		d: 100%	5 10	Ψ10,200					
	Location: Throughout	33								
Masonry: Limestone	20%	LIFE	* *	5-10	\$7,200					
Masoni y. Enflestone	Recent Repair Evident, Extent : N/A, Arc			3-10	\$7,200					
	Location: Main Roof	eu mjeciei	1.10/0							
Roof	200mon . Ham 100j									
Modified Bitumen	100%	2046	* *	10	\$21,800					
Modified Dituilien	Debris Present, Extent : Moderate, Area		. 20%	10	Ψ21,000					
	Location: Broken Branches And Leaf.									
	Recent Installation, Extent: N/A, Area A									
	Location: Throughout	JJ	/ -							
Soffits	3									
Cast in Place Concrete	100%	LIFE	* *	5	\$1,300					
rior					4-,-00					

Interior

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

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

Asset #: 13297

Architecture		Current	Repair	Futu	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors									
Carpet	50%	2-4	\$12,100	2032	\$120,700	3	\$10,100		
			Extent : Moderate	, Area A	ffected : 10%				
	Location	_							
			Moderate, Area Af	fected : .	20%				
		: Through	out						
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	: Basemer	nt Toilet Rooms						
Vinyl Tile	20%	0-2	\$15,100	2041	* *	3	\$1,000		
	Worn/Erode	e, Extent :	Severe, Area Affect	ted : 30%	6				
	Location	: Lobby A	nd Reading Room						
Vinyl Tile 9" X 9"	15%	Now	\$49,100	2031	\$163,700	3	\$800		
•	Broken/Mis	ssing Elen	ents, Extent : Seven	e, Area	Affected : 10%				
	Location	: Rear Ex	it And Staff Areas						
	Worn/Erode	e, Extent :	Severe, Area Affect	ted : 100)%				
	Location	: Through	out Staff Areas						
Interior Walls									
Cast in Place Concrete	5%	4+	\$2,200	LIFE	* *				
			Extent: Moderate	, Area Aj	ffected : 10%				
	Location	: Basemer	nt						
			derate, Area Affect	ed : 10%	ó				
	Location	: Basemer	nt .						
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		
			Extent: Light, Are						
	Location	: Corrido	r Near Main Entry .	4nd Vari	ious Offices				
Masonry: Brick	3%			LIFE	* *	10	\$300		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location	: Penthou	se						
	Explanati	ion : Loca	tion Noted						
Plaster	5%			LIFE	* *	5-10	\$1,200		
Wood	5%			LIFE	* *	5	\$11,300		

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

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

Asset #: 13297

Architecture		Current I	Repair	Futu	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings	7.50/	0.0	# 40, 400	20.40		_	4.6.200		
AcousTileConcealSpLn	Location Worn/Eroc	d/Bulging, 1 : Through	Moderate, Area A <u>j</u>			5	\$6,300		
AcousTileSusp.Lay-In	5% Staining/L		\$1,100 Extent : Severe, A	2049 rea Affec	* * cted : 5%	5	\$300		
	Worn/Eroo	de, Extent :	nity Meeting Room Moderate, Area A <u>j</u> nity Meeting Room	fected : .	30%				
Exposed Struc: Concrete	Cracking/	Crumbling,	\$4,100 Extent : Moderate cal Penthouse	LIFE e, Area A	* * ffected : 5%	5	\$200		
Exposed Struc: Steel	2%			LIFE	* *	10	\$500		
Plaster	Location	Crumbling, 1 : Above C	\$700 Extent : Moderate heckout Desk : Moderate, Area .			5	\$700		
	Location	: Above C	heckout Desk						
Site Enclosure Fence/Gates									
Aluminum Rail	20%			2041	* *	5-10	\$4,400		
Chain Link	Location	issing Elem i : Along 22	\$14,500 ents, Extent : Seven Ath Street extent : Moderate, A						
	Impact Do		out ent : Severe, Area A Locations Through		10%				
Free Standing Walls Concrete Masonry Unit	60% Other Obs Location	ervation, E	Extent : N/A, Area A f Main Entrance	2046	**				
Masonry: Brick	40%			2046	* *				
Retaining Walls									
Cast in Place Concrete	75%			2056	* *				
Masonry: Brick	Location	Crumbling, 1 : Main En	\$4,600 Extent: Severe, Astrance Ramp Tode, Extent: Mode						
			trance Ramp	, 111					

Site Pavements

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

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

Asset #: 13297

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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, Are	ea Affecte	ed : 5%			
	Location	ı : Various .	Locations					
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year I 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, Are	a Affected : 10	00%			
	Location : Electrical Room					
	Explanation: Main Service Discon-	nect Switch R	ated At 600 Ampe	eres.		
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, A Location : Basement, 1st Floor	Area Affected	: 100%			
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 A Location : Basement	ffected : 100%	6			
I ighting						

Lighting

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

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

Asset #: 13297

Electrical	Current Rep	air Fı	ıture Replacemer	nt N	laintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Ye		ost Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	20	. ,	500 10	\$7,400	
	T-12 Lamps And Fixtures	0	a Affected : 100%			
	Location : Throughout	The Building				
Fluorescent	8%	20	36 \$8,1	.00 10	\$700	
	T-8 Lamps And Fixtures,	Extent : Light, Area	Affected : 100%			
	Location: 1st Floor					
Fluorescent	2%	20	31 \$2,0	000 10	\$200	
	Compact Fluorescent Lig	ht, Extent : Light, A				
	Location : Fan Rooms,	_				
Egress Lighting						
Exit/Emergency Light	50%	20	44	* *		
Combo						
Exit, Battery	50%	20	44	* * 10	\$300	
Exterior Lighting						
HID	25%	20	36 \$10,6	500 10		
No Component	75%					
Alarm						
Security System						
Generic	100%	20	41	* * 1	\$3,400	
	Other Observation, Exter	-	ed : 100%			
	Location : Reading Are	0				
	Explanation : Cctv Sur	veillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	20	41	* * 1-3	\$5,500	

Mechanical	Current Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
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, A	rea Affected :	100%			
	Location : Basement Boiler Room	ı				
	Explanation: One Unit					
Radiant Heater	5%	2041	* *	2	\$200	
	Other Observation, Extent: N/A, A	rea Affected :	100%			
	Location: Penthouse					
	Explanation : Electric Unit Heate	er				

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

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

Asset #: 13297

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
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	Corroded, Location Leak Evide	: Basemen ent, Extent	\$400 ght, Area Affected of at Boiler Room : Light, Area Affect at Boiler Room		\$19,900	4	\$400	
Ti1 Di	Location	: basemen	и Боиег коот					
Terminal Devices Convector/Radiator	100%			2034	\$74,600	1	\$2,900	
Controls	1000/			2024	¢261,000			
Digital	100%			2034	\$261,900			
Air Conditioning Energy Source Electricity Conversion Equipment	100%			2052	* *	1		
Ext Pkg Unit - Heating/Cooling	15%			2041	* *	2	\$100	
5 6	-	frigerant, 1 : Penthous	Extent : Light, Area e Roof	Affected	l : 100%			
Split Unit	-	frigerant, 1 : Through	Extent : Light, Area	2041 Affected	* * l : 100%			
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		
Gus i neu	Other Obso	: Basemen	xtent : N/A, Area A t Boiler Room Unit, 40mbh 50 Ga	ffected :		2		
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%							

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

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

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QUEENS PUBLIC LIBRARY - 039 LAURELTON BRANCH LIBRARY

Asset #: 13297

^{**} 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 : LEFFERTS BRANCH LIBRARY

Address : 103-34 LEFFERTS BLVD.

Borough : QUEENS Agency's Number : LRC

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



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

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

Asset #: 13298

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	000/	2.4	#120 200	LIDD	* *	-	014.700	
Masonry: Brick Cavity		tar Miss/Ei	\$128,200 rode, Extent : Light uilding Facade	LIFE Area Af		5	\$14,500	
Pre-Cast Concrete		ted Finish,	\$1,200 Extent : Light, Ared iilding Facade	LIFE a Affecte	* * d : 5%	5	\$2,600	
Window Wall	5%			2045	* *	5	\$3,000	
Windows								
Aluminum	_		\$7,100 ed, Extent : Modera acades	2043 te, Area	* * Affected : 25%	5	\$700	
Metal Louvers			\$400 Extent : Moderate, A Louvers	2038 Irea Affe	* * cted : 30%			
Roof								
			xtent : Moderate, A Floor Women Toilei			15		
	Other Obs	ervation, 1 1 : Lower A	Extent : Moderate, A nd Upper Roof					
Soffits	Other Obs	ervation, 1 1 : Lower A	Extent : Moderate, A					
Soffits Cast in Place Concrete	Other Obs	ervation, I n : Lower A tion : Snow	Extent : Moderate, A nd Upper Roof			5		
Cast in Place Concrete erior	Other Obs Location Explana	ervation, I n : Lower A tion : Snow	Extent : Moderate, A nd Upper Roof	1rea Affe	ected : 80%			
Cast in Place Concrete	Other Obs Location Explana 100% 70% Staining/L	ervation, 1 n : Lower A tion : Snow 2-4	Extent : Moderate, And Upper Roof Covered Surfaces \$6,500 Extent : Light, Are	LIFE 2034	** \$130,500		\$10,900	
Cast in Place Concrete erior Floors	Other Obs Location Explana 100% 70% Staining/L	ervation, I 1: Lower A tion: Snow 2-4 Discoloring 1: Purple (Extent : Moderate, And Upper Roof Covered Surfaces \$6,500 Extent : Light, Are	LIFE 2034	** \$130,500	5	\$10,900 \$1,100	
Cast in Place Concrete erior Floors Carpet	Other Obs Location Explana 100% 70% Staining/L Location	ervation, I 1: Lower A tion: Snow 2-4 Discoloring 1: Purple (Extent : Moderate, And Upper Roof Covered Surfaces \$6,500 Extent : Light, Are	LIFE 2034 ea Affecto	* * \$130,500 ed: 5%	5		
Cast in Place Concrete erior Floors Carpet Cast in Place Concrete	Other Obs. Location Explana 100% 70% Staining/L Location 5%	ervation, 1 : Lower A tion : Snow 2-4 Discoloring 1: Purple (Extent : Moderate, And Upper Roof Covered Surfaces \$6,500 Extent : Light, Are	LIFE 2034 the Affector LIFE	** \$130,500 ed:5%	5 3 5	\$1,100	
Cast in Place Concrete erior Floors Carpet Cast in Place Concrete Ceramic Tile	70% Staining/L Location 5% 5% 20% Worn/Eroc	ervation, I 1: Lower A tion: Snow 2-4 Discoloring 1: Purple (2-4 de, Extent:	Extent : Moderate, And Upper Roof Covered Surfaces \$6,500 Extent : Light, Are	LIFE 2034 ta Affecto LIFE 2044 2035 Gected:	** \$130,500 ed:5% ** \$58,200	5 5 5 5	\$1,100 \$500	
Cast in Place Concrete erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	70% Staining/L Location 5% 20% Worn/Eroc Location	2-4 Discoloring 1: Purple (2-4 1: Purple (2-4 1: Meeting	Stent: Moderate, And Upper Roof Covered Surfaces \$6,500 Extent: Light, Are Carpet \$2,900 Moderate, Area Ag Room And Staff Og	LIFE 2034 ea Affecte LIFE 2044 2035 fected:	** \$130,500 ed:5% ** ** \$58,200	5 5 5 3	\$1,100 \$500 \$800	
Cast in Place Concrete erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	Other Obs Location Explana 100% 70% Staining/L Location 5% 20% Worn/Eroc Location 5% Cracking/	2-4 Discoloring 1: Meeting 4+ Crumbling	Extent: Moderate, And Upper Roof Covered Surfaces \$6,500 , Extent: Light, Are Carpet \$2,900 Moderate, Area Aj	LIFE 2034 ea Affecto LIFE 2044 2035 fected:	** \$130,500 ed:5% ** * \$58,200	5 5 5 5	\$1,100 \$500	
Cast in Place Concrete erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	Other Obs Location Explana 100% 70% Staining/L Location 5% 20% Worn/Eroc Location 5% Cracking/ Location	2-4 Discoloring 1: Meeting 4+ Crumbling 1: Mens St.	\$6,500 Extent: Moderate, And Upper Roof Covered Surfaces \$6,500 Extent: Light, Are Carpet \$2,900 Moderate, Area Ay Room And Staff Oy \$400 Extent: Light, Are	LIFE 2034 va Affecto LIFE 2044 2035 fected: fices 2044 a Affecto	** \$130,500 ed:5% ** * \$58,200	5 3 5 5 3	\$1,100 \$500 \$800 \$200	
Cast in Place Concrete erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	Other Obs Location Explana 100% 70% Staining/L Location 5% 20% Worn/Eroc Location 5% Cracking/	2-4 Discoloring 1: Meeting 4+ Crumbling 1: Mens St.	\$6,500 Extent: Moderate, And Upper Roof Covered Surfaces \$6,500 Extent: Light, Are Carpet \$2,900 Moderate, Area Ay Room And Staff Oy \$400 Extent: Light, Are	LIFE 2034 ea Affecto LIFE 2044 2035 fected:	** \$130,500 ed:5% ** \$58,200 100% **	5 5 5 3	\$1,100 \$500 \$800	

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

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

Asset #: 13298

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings					_		
AcousTileConcealSpLn	10% Now	*	2048	**	5	\$600	
	Location: Staff	lements, Extent : Seve	re, Area .	Affected: 1%			
		Lounge ing, Extent : Moderate	Aroa A	facted : 20/			
	Location : Staff	-	г, Агеи Ај	yecieu . 270			
AT:1-C I I	78% 2-4	\$2,700	2048	* *	5	\$4,000	
AcousTileSusp.Lay-In		\$2,700 ing, Extent : Moderate			3	\$4,000	
	_	ng, Extent : Moderate Damage At Front	, 111 cu 11 _j	geerea . 270			
Exposed Struc: Steel	10%		LIFE	* *			
Exposed Strue. Steel		ı, Extent : N/A, Area A		100%			
		nd Floor Mechanical A					
	Explanation : Fi	reproofing 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 Location: Front	g, Extent : Moderate, A	lrea Affe	cted: 30%			
G. ID. D. I		Elevations	2055	ىك ىك		Ф1 000	
Steel Pipe Rail	30%	E W/4 4	2055	**	5	\$1,800	
	Location : Upper	n, Extent : N/A, Area A r Roof	ijjeciea :	100%			
		riling With No Parape	t				
Site Pavements	Explanation : Re	uning mun 110 1 urupe					
Public Sidewalk							
Cast in Place Concrete	100%		2048	* *			
On-Site Walkways							
Cast in Place Concrete	100% Now	*	2040	* *			
		lements, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location : Book	Return Walk					
Parking/Driveway	1000/ 0.3	05.300	2020	* *			
Asphalt	100% 0-2	\$5,300	2038				
	Location: Throi	ing, Extent : Moderate	, Area Aj	јестеа : 10%			
	Locuiton . Throi	ignoui					

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	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, A	rea Affected :	100%			
	Location : Electrical Room					
	Explanation : No Available Name	eplate Rating (Capacity			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2035	\$44,000	5	\$200	

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

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

Asset #: 13298

Electrical	Current Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway	000/					
Conduit	90%	2055	**	1		
Conduit	10%	2035	\$3,700	1		
Panelboards	100/	20.51	* *	_		
Fused Disc Sw	10%	2051	* *	5	Φ200	
Molded Case Bkrs	90%	2051	* *	5	\$200	
Wiring	000/	2055	* *	1		
Thermoplastic	90%	2055		1		
Thermoplastic	10%	2035	\$3,400	1		
Grounding Davises						
Grounding Devices Generic	100%	LIFE	* *	5	\$100	
Lighting	10070	LII'E		3	\$100	
Interior Lighting						
Fluorescent	88%	2035	\$69,200	10	\$5,600	
Tuorescent	Other Observation, Extend			10	ψ3,000	
	Location : Reading Area	**				
	Explanation: T-8 Lamps					
Fluorescent	5%	2035	\$3,900	10	\$300	
Tuorescent	Other Observation, Exten			10	Ψ300	
	Location : Offices	, , , , , , , , , , , , , , , , , , ,				
	Explanation: T-5 Lamps	5				
Fluorescent	5%	2040	* *	10	\$300	
Tuorescent	Other Observation, Extend		100%	10	Ψ300	
	Location : Second Floor	**				
	Explanation : Compact					
LED	2%	2043	* *			
Egress Lighting	2,0	2015				
Emergency, Service	50%	2035	\$2,200	1		
Exit, Service	50%	2035	\$1,200	1		
Exterior Lighting			+ - ,- > 0			
Fluorescent	15%	2030	\$4,200	10	\$100	
	Other Observation, Extend			-	,	
	Location : Front Of The					
	Explanation : Compact I	-				
HID	15%	2030	\$4,900	10		
No Component	70%	_ 550	¥ -,- 3 0	-		
Alarm						
Security System						
Generic	100%	2035	\$13,200	1	\$2,600	
	Other Observation, Extend	t : N/A, Area Affected : .			-	
	Location : Reading Area	s, Book Drop Area				
	Explanation: CCTV Sur	veillance Cameras				

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

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

Asset #: 13298

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Analog	100%	2035 \$18,200	1-3 \$4,300	
_	Other Observation, Extent: N/A, Area	a Affected : 100%		
	Location : Throughout The Building	7		
	Explanation · Smoke Detectors, Ala	urm Rells Manual Pull Station	as Strobe Lights Horns	

Mechanical	Currer	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2055	* *	1		
Conversion Equipment Furnace		, Extent : N/A, Area A	2035 Effected :	\$21,900 100%	1	\$3,400	
	Location: Roof	Rooftop Package Unit					
Controls	Explanation . 11	Koojiop Fackage Onii					
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, Location : 1 Paci	Extent : Light, Area A kage Unit, Roof	ffected :	100%			
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% Other Observation	, Extent : N/A, Area A	2033 [ffected :	\$17,300 100%	2		
		d Floor Mechanical I ne 50 Gallon Unit	Room				
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic	100%						

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

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

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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



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

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

Asset #: 14111

Architecture	Current Repair Future Replacement			Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	700/		LIEE	* *	-	#40.600	
Masonry: Brick	70%		LIFE		5	\$49,600	
	Water Penetration, Location: Front F	-	Ајјестеа .	1%			
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 Location: Front F		ea Affecte	ed : 2%			
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/E		rate, Are	a Affected : 50%			
	Location : Coping						
	Caulking Deterioral	ed, Extent : Modera	te, Area .	Affected : 50%			
	Location : Coping						
Roof		****					
Modified Bitumen	100% Now	\$280,100	2046	* *			
	Blisters, Extent : Se		60%				
	Location : Main Re	-					
	Miss/Damaged Flas	-	erate, Ar	ea Affected : 25%			
	Location : West Si						
	Patching Evident, E Location : Main Re		Affected	: 40%			
	Water Penetration,	Extent : Moderate, A	rea Affec	eted : 10%			
	Location: Stair B,	Custodian Office					
	Other Observation,		a Affected	d : 80%			
	Location: Main Re	oof					
	Explanation: Air	Pockets, Trapped Wo	iter 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	201		20:-	.a. •	_		
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	000/		2040	ىلىرى <u>ك</u>	_	#2 < 000	
AcousTileSusp.Lay-In	90%		2049	* *	5	\$26,000	
Gypsum Board Site Enclosure	10%		LIFE	* *	5-10	\$9,900	

Site Enclosure

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

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

Asset #: 14111

Architecture	Current Rep	oair Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Fence/Gates						
Aluminum Rail	100%	2049	* *	5-10		
	Other Observation, Exte	ent : N/A, Area Affected :	100%			
	Location: Roof					
	Explanation: Guard Re	ailing On Roof				
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100%	2049	* *			
On-Site Walkways						
Cast in Place Concrete	100%	2049	* *			

Electrical	Current Rep	air Future Re	placement	Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2046	* *	5	\$100		
	Other Observation, Exter	nt : N/A, Area Affected : 1009	%				
	Location : Electrical R	oom					
	Explanation : Main Ser	vice Switch Rated At 1,200 A	1mperes				
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							

Lighting

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

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

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

Asset #: 14111

Electrical	Current Repair	Future Rep	lacement	Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	60%	2036	\$131,400	10	\$10,600		
	Other Observation, Extent: N/A, A	00					
	Location: Throughout The Build	ing					
	Explanation: T-5 Lamps						
Fluorescent	20%	2036	\$43,800	10	\$3,500		
	Other Observation, Extent: N/A, A	00	Ó				
	Location: Throughout The Build	· ·					
	Explanation : Compact Fluoresco						
Fluorescent	18%	2036	\$39,400	10	\$3,200		
	T-8 Lamps And Fixtures, Extent: N		eted : 100%				
	Location : Throughout The Build						
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, A	00					
	Location: Reading Areas, Outsid						
T: /G 1 D :	Explanation: CCTV Surveillance	e Cameras					
Fire/Smoke Detection	1000/	2026	¢50.600	1.2	¢12 200		
Generic, Digital	100%	2036	\$50,600	1-3	\$12,300		
	Other Observation, Extent : N/A, A Location : Throughout The Build	00)				
	_	-	a Datasto	Manueli	Dell Stations		
	Explanation : Strobe Light, Alarn	n beil, Horns, Smok	e Detectors,	manual 1	ruu Stations		

l echanical	Current Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
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, Penthous	re				
Distribution						
Hot Wtr Piping/Pump	100%	2044	* *	4	\$1,400	

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

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

Asset #: 14111

Mechanical	Current Repair Future Repla			e Replacement Maintenance				
System Component Type		l Date Estimated Cost (ears)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating			<u>"</u>	•			•	
Terminal Devices								
Air Handler	90%		2041	* *	1	\$10,800		
Convector/Radiator	10%		2041	* *	1	\$600		
Controls								
Electrical	100%		2034	\$109,000				
Air Conditioning								
Energy Source								
Electricity	100%		2052	* *	1			
Conversion Equipment								
Reciprocating	100%		2036	\$289,300	1	\$9,000		
Compr/Chiller								
	R-22 Refriger	ant, Extent : Light, Area .	Affected: 10	00%				
	Location: R	oof						
Terminal Devices								
Air Handler/Cool/Ht	100%		2041	* *	1	\$12,000		
Heat Rejection								
Air Cooled Condenser	100%		2036	\$56,800	2	\$13,500		
Unit								
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 Observ	ation, Extent : N/A, Area	Affected: 10	00%				
	Location : I	enthouse						
	Explanation	: 1 Unit						
Hot Water Storage Tank								
Generic	100%		2036	\$15,600	1	\$2,600		
	Other Observ	ation, Extent : N/A, Area	Affected · 10			•		
	Other Observ	111011, E311CILL . 11/11, 111 CU	1199000000 . 10					
	Location : I		11,5,000000 . 10					

Vertical Transport

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

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

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QUEENS PUBLIC LIBRARY - 039 LONG ISLAND CITY COMMUNITY LIBRARY

Asset #: 14111

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e 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

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

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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

Area Sq Ft : 7,200 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 11-May-2023 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Total

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				

\$3,300

\$49,000

\$6,500



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

\$27,500

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

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

Asset #: 13300

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
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/E			ffected : 50%					
		eft And Right Faca							
	Painted Surfaces, Ex			ed : 40%					
		eft And Right Faca							
	Vertical Cracks, Exte	-	ffected:	10%					
	Location : Left Fac	ade Corner							
Masonry: Marble	3%		LIFE	* *	5	\$300			
Windows									
Aluminum	95%		2042	* *	5	\$900			
Aluminum	5% Now	\$700	2050	* *	5				
	Glazing Broken/Cra		Area Af	fected : 30%					
	Location : Front W								
	Other Observation, I	-	Affected	: 30%					
	Location: Front W								
	Explanation : Bull	et Hole							
Parapets									
Copper/Terne	20%		2054	* *	5	\$1,100			
Masonry: Brick Cavity	75% Now	\$17,700	LIFE	* *	5	\$900	1		
	Joint Mortar Miss/E			ffected : 40%					
	Location : Exterior	Face Of Parapet V							
Masonry: Limestone	5% Now	\$1,500	LIFE	* *	5	\$100			
	Joint Mortar Miss/E		rate, Are	a Affected : 50%					
	Location : Coping								
	Caulking Deteriorat		te, Area .	Affected : 50%					
	Location : Coping								
	Water Penetration, I	Extent : Moderate, A	rea Affec	eted : 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, E								
		Area, Manager Off	ice, Child	tren Restroom, Boi	ler Roon	ı, Custodian			
C - CC4-	Room, Meeting Ro	om.							
Soffits Stugge Coment	100%		2047	* *	5				
Stucco Cement	100%		2047		5				

Interior

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

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

Asset #: 13300

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	550/			2022	#106 400	2	¢11.000	
Carpet	55%			2033	\$106,400 * *	3	\$11,900	
Cast in Place Concrete	10% 5%			LIFE 2043	* *	5 5	\$2,400	
Ceramic Tile			, Extent : Light, Are			3	\$500	
	Location	n : Toilet	, Extent . Light, Are					
Vinyl Tile			, Extent : Light, Are Area	2039 ea Affecte	* * ed : 5%	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	60%	1		LIFE	* *	5	\$2,900	
Concrete Masonry Unit		Now	\$350,600	LIFE	* *	5	\$1,500	
Š	Location	n : Various	, Extent : Severe, A Locations Through ent : Severe, Area A	rea Affec out			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
			Locations Through	-	0070			
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/M	issing Elen	ients, Extent : Seve	re, Area .	Affected : 10%			
	Location	n : Directly	Under Southwest I	Drain				
			, Extent : Severe, A	rea Affec	eted : 25%			
		n : Through						
			xtent : Severe, Area					
	Location	n : Manage	rs Office And Libra	ırian Are	а			
AcousTileConcealSpLn	25%	Now	\$44,000	2054	* *	5	\$1,700	
-	Broken/M	issing Elen	ients, Extent : Seve	re, Area .	Affected : 100%			
	Location	n : Various	Locations Through	out				
			xtent : Severe, Area					
			Area, Manager Off	îce, Chile	dren Restroom, Bo	iler Roon	n, Custodian	
		Aeeting Roo	om					
Exposed Struc: Steel	5%)		LIFE	* *			
Site Enclosure								
Fence/Gates	000/			2054	* *			
Chain Link	90%			2054	* *			
Iron Picket	10%	1		2069	~ ~ ~			
Site Pavements								
Public Sidewalk Cast in Place Concrete	95%			2047	* *			
Cast in Place Concrete Cast in Place Concrete	95% 5%		\$1,700	2047	* *			
Cast in Flace Concrete	Cracking/		, Extent : Moderate					
On-Site Walkways								
Cast in Place Concrete	100%)		2039	* *			

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

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

Asset #: 13300

Electrical	Current	Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Total (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	
Moided Case Bris	Other Observation, 1	Extent · N/A Area A			3	\$200	
	Location : Electric		ууссиси .	10070			
		400 Ampere Main	Disconne	ect Switch			
Switchgear / Switchboard		Î					
Molded Case Bkrs	100%		2034	\$44,000	5	\$200	
Raceway							
Conduit	90%		2034	\$33,600	1		
Conduit	10%		2044	* *	1		
Panelboards	5 0 /		2022	#1 000	_		
Fused Disc Sw	5%		2033	\$1,000	5	#200	
Molded Case Bkrs	85%		2033	\$17,200 * *	5	\$200	
Molded Case Bkrs	10%		2042		5		
Wiring Thermoplastic	90%		2034	\$30,400	1		
Thermoplastic	10%		2034	\$30, 4 00 * *	1		
Motor Controllers	1070		2011		1		
Locally Mounted	100%		2032	\$24,200	5		
Ground	10070		2032	Ψ2 1,200			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting							
Fluorescent	5%		2029	\$4,100	10	\$300	
	Compact Fluorescen Location : Services	-	oderate, 2	Area Affected : 100	%		
Fluorescent	5%		2029	\$4,100	10	\$300	
Tracrescent	T-8 Lamps And Fixti	ıres, Extent : Mode			10	Ψ300	
	Location : Offices	•	,	33			
LED	90%		2039	* *			
Egress Lighting	7070		2007				
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 Fluorescer	nt Light, Extent : Mo	oderate, 2	Area Affected : 100	%		
	Location: Entranc	e Exterior					
HID	10%		2029	\$3,400	10		
No Component	80%						
Alarm							
Security System							
Generic	100%		2042	* *	1	\$2,700	
	Other Observation,	-	Affected	: 100%			
	Location: Through						
	Explanation : Intri	ısion Alarm Only, M	1otion Se	ensors			

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

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

Asset #: 13300

Electrical	Current Rep	air Futu	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated 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		Futur	e Replacement	M	aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	* *	1	\$3,600	
			xtent : Light, Area	Affected	: 100%			
	Location:							
	Explanatio	n : 1 Uni	<u>t</u>					
Distribution								
Hot Wtr Piping/Pump	100%			2042	* *	4	\$400	
Terminal Devices								
Air Handler	75%			2029	\$103,100	1	\$3,300	
Convector/Radiator	25%			2039	* *	1	\$600	
ir Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2029	\$86,200	1	\$2,700	
compr cimies			ent : Light, Area A	ffected :	100%			
	Location:	Mechani	cal Room					
Exterior Pkg Unit - Cooling	20%			2034	\$16,000	2	\$100	
	R-22 Refrige Location : I		ent : Light, Area A	ffected :	100%			
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%							
entilation								
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

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

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

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QUEENS PUBLIC LIBRARY - 039 MASPETH BRANCH LIBRARY

Asset #: 13300

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
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%							

Maintenance \$ are aggregated over a 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 : MCGOLDRICK BRANCH LIBRARY

Address : 155-06 ROOSEVELT AVE.

Borough : QUEENS Agency's Number : MG

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

\$300	\$200		
\$500	\$200		
\$30,400	\$1,900	\$6,000	\$2,900
\$30,900	\$400	\$2,700	\$400
\$61,800	\$2,400	\$8,700	\$3,200
\$22,800			
\$500			
\$2,400	\$1,300	\$3,000	\$1,500
\$1,200	\$800	\$1,900	\$900
\$4,400	\$400	\$1,600	\$900
\$30,600		\$2,300	
FY 2027	FY 2028	FY 2029	FY 2030
	\$30,600 \$4,400 \$1,200 \$2,400 \$500 \$22,800 \$61,800 \$30,900	\$30,600 \$4,400 \$1,200 \$2,400 \$500 \$22,800 \$61,800 \$30,900 \$30,400 \$1,300 \$2,400 \$1,300	\$30,600 \$2,300 \$4,400 \$400 \$1,600 \$1,200 \$800 \$1,900 \$2,400 \$1,300 \$3,000 \$500 \$22,800 \$61,800 \$2,400 \$8,700 \$30,900 \$400 \$2,700 \$30,400 \$1,900 \$6,000



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

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

Asset #: 13299

rchitecture	Current Repair			Futur	e Replacement	Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Ceramic Tile	5%		\$11,300	2054	* *				
			rode, Extent : Light all At Book-drop Of		fected : 10%				
Concrete Masonry Unit	75%			LIFE	* *	5	\$5,600		
·	_	Discoloring : Through	, Extent : Moderate out	, Area Aj	ffected : 50%				
Metal Panel	10%			2054	* *	5-10	\$8,300		
	Location	: Exterior	Extent : Moderate, A Corner ding Seam Metal Fo		cted : 100%		. ,		
Window Wall	10%				* *	5	\$2.200		
window wan	Caulking I Location Other Obs Location	Deteriorate : Through ervation, E : Through	Extent : Light, Area out	Affected	Affected : 20%	3	\$2,300		
Windows	Expiana	non : Anao	zied Finish Is Worr	!					
Aluminum	100%	2-4	\$8,100	2050	* *	5	\$800		
	Other Obs Location	: Through	Extent : Light, Area		: 10%				
Roof	- T			·					
Not Accessible	100%								
Soffits									
Alum/Vinyl Siding	100%			2054	* *	10			
terior									
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				LIFE	* *	5	\$3,000		
Glass: Single Pane	2%			LIFE	* *	5	\$200		
Gypsum Board	35%			LIFE	* *	5	\$2,600		
Ceilings	000/	2.4	#2.500	2047	* *	-	# 7 7 0 0		
AcousTileSusp.Lay-In		2-4 Discoloring Storage	\$3,500 , Extent : Moderate Office	2047 , Area Aj		5	\$5,200		
		. sioruge	, Office						
Exposed Struc: Steel	10%			LIFE	* *				

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

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

Asset #: 13299

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
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, E	xtent : Light, Area	Affected	: 10%			
	Location	ı: Through	out					
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	* *			
	_	Crumbling, 1 : Through	Extent : Moderate, out	Area Aj	fected : 5%			
	Misaligne	d/Bulging,	Extent : Light, Area	Affecte	d: 10%			
	_		lt Avenue And 155th					
	Sinking/Subsiding, Extent: Moderate, Area Affected: 5%							
		ı : Front Co		33				
On-Site Walkways								
Cast in Place Concrete	100%			2047	* *			

Electrical	Current Repair	Future R	eplacement	M	aintenance	
system Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2034	\$44,000	5	\$200	
	Other Observation, Extent:	N/A, Area Affected : 100	0%			
	Location : Electrical Room	ı				
	Explanation: One Main Se	ervice Switch Rated At 3	50 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	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	

Lighting

Note:

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

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

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	000/			2024	ф 7 0. 2 00	10	Ф.C. 400			
Fluorescent	90%		F I:-l.	2034	\$79,200	10	\$6,400			
			res, Extent : Light, out The Building	Area Ajj	ectea : 100%					
El .			out the building	2024	Φ4.400	10	#400			
Fluorescent	5%		t Light Eutout . Lie	2034	\$4,400	10	\$400			
	_	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Circulating Desk								
T 1			ing Desk	2024	Φ7.100	2				
Incandescent	5%)		2034	\$5,100	2				
Egress Lighting	500/			2020	* *	10	0000			
Emergency, Battery	50% 50%		\$300	2039 2062	* *	10 1	\$900			
Exit, LED			\$300 Extent : Light, Area			1				
	_	n : Main En	-	пуссиси	. 2070					
Exterior Lighting	Locuitor	· · · · · · · · · · · · · · · · · · ·	ii ance							
HID	25%	1		2039	* *	10				
1112			Extent : N/A, Area A		100%	10				
		n : Electrica),						
	Explana	tion : Cont	rolled 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									
F: /G 1 F : /	Explana	ttion : Intru	sion Alarm System							
Fire/Smoke Detection	100%			2039	* *	1-3	¢4 000			
Generic, Digital			Extent : N/A Area A			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,								
		nion . Centi Detection.	ai comioi i anei, i	ni ooc Li	Sms, munua 1 un	Similons,	m Dens,			

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

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

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

Asset #: 13299

Mechanical	Current Repair		Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Terminal Devices									
Convector/Radiator	10%		2039	* *	1	\$300			
No Component	90%								
		ion, Extent : N/A, Area	Affected :	0%					
	Location: Mechanical Room								
	Explanation:	Air Handler Under Air	Condition	1					
Controls	100%		2020	\$226,400					
Digital	100%		2029	\$226,400					
Air Conditioning									
Energy Source Electricity	100%		2050	* *	1				
	10070		2030		1				
Conversion Equipment Reciprocating	100%		2039	* *	1	\$3,600			
Compr/Chiller	100/0		2037		1	φ3,000			
Compitenmen	Other Observati	ion, Extent : N/A, Area	Affected ·	100%					
	Location: Roo		19900000	10070					
	•	1 Unit, R-410a.							
Terminal Devices	<i>p.</i>	, , - , • , • • • • • • • • • • • • • • • •							
Air Handler/Cool/Ht	100%		2039	* *	1	\$4,800			
Heat Rejection						4 1,000			
Air Cooled Condenser	100%		2039	* *	2	\$5,400			
Unit						4-,			
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				
		ion, Extent : N/A, Area	Affected :	100%					
	Location: Boi								
	Explanation:	1 Unit, 40 Gallons							
Sanitary Piping	1000/		1 100	على عا					
Cast Iron	100%		LIFE	* *	1				
Storm Drain Piping	1000/		LIDE	ملد رائ	1				
Cast Iron	100%		LIFE	* *	1				
Fixtures	1000/								
Generic	100%								
Fire Suppression									
Sprinkler	000/								
No Component	90%		2044	* *	1.2	#200			
Generic	10%		2044	1º W	1-2	\$200			

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

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

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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

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



Maintenance \$ are aggregated over a ten-year period. Site 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 I	Repair	Futur	e Replacement	M	aintenance	
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	
nterior								
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	
			Extent : Light, Are ea Of Library	ea Affecto	ed : 2%			
Gypsum Board	10%			LIFE	* *	5	\$1,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	* *			

ectrical	Current Repa	ir Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5		
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Main Buildin	g Electrical Room				
	Explanation: Main Serv	vice Disconnect Switch	Rated At 600 Ampe	eres.		
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		

Maintenance \$ are aggregated over a ten-year period. Site 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	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (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 Fixtu	res, Extent : Light, .	Area Aff	ected : 100%				
	Location : Through	out The Building						
Fluorescent	1%		2038	* *	10	\$100		
	T-5 Lamps And Fixtu Location : Toilets	res, Extent : Light,		ected : 100%		,		
Fluorescent	5%		2038	* *	10	\$400		
	Compact Fluorescent Location : Hallway	-	ht, Area	Affected : 100%				
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 Hallway	VS					
	Explanation : Came	eras Security Systen	n And In	terior Intrusion Sy.	stem			
Fire/Smoke Detection								
Generic, Digital	100%		2038	* *	1-3	\$4,900		
	Other Observation, E Location : Through	-	Affected	: 100%				
	Explanation : Strob Horns	e Lights, Manual P	ull Statio	ons, Alarm Bells, Si	moke De	tectors And		

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	e 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 Po	ackage Unit.						
Heat Pump Air Sourced	60%		2034		2	\$1,500		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Roof							
	Explanation: 4 U	nits						

Maintenance \$ are aggregated over a ten-year period. Site 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	C	Current Repair Future Replacement Maintenance					
System Component Type		nil Date Estimated Cost Years)	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	
		vation, Extent : Light, Area	a Affected	: 100%			
	Location : I	-					
		n : 4 Units, R-410a Refrige					
Ext Pkg Unit - Heating/Cooling	40%		2033	\$54,600	2	\$200	
	R-22 Refrige	rant, Extent : Light, Area A	Affected :	100%			
	Location:	l Unit On Roof					
Split Unit	10%		2033	\$19,300			
1		rant, Extent : Light, Area A					
		2 Units On Roof	33				
Heat Rejection							
Air Cooled Condenser	50%		2038	* *	2	\$2,800	
Unit							
Air Cooled Condenser	10%		2033	\$2,400	2	\$600	
Unit							
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	
	-					- ,	

Maintenance \$ are aggregated over a 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

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



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

Current Repair		Future Replacement		Maintenance			
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
020/	2.4	Ø54.200	LIEE	יט יט	-	ф1 2 2 00	
Joint Mora Location Vegetation	tar Miss/Er 1 : Through 1 Growth, E	rode, Extent : Sever out Extent : Severe, Ared	e, Area A	Affected : 10%	5	\$12,300	
10%			2054	* *	5-10	\$10,300	
		\$3,300		* *			
Cracking/ Location Joint More	Crumbling, 1 : Window tar Miss/Er	, Extent : Moderate Sills ode, Extent : Mode	, Area Aj		3	ψ1,500	
5%			2054	* *	5	\$2,800	
95%			2042	* *	5	\$900	
5%			2043	* *	10	\$300	
15%			2054	* *	5		
85%							
100%			2039	* *	10	\$21,900	
100%			2047	* *	5		
			LIFE	* *	5	\$3,300	
2%			2043	* *	5	\$200	
85%			2039	* *	3	\$4,900	
97%			LIFE	* *	5	\$5,700	
3%			LIFE	* *	5	\$300	
95%			2039	* *	5	\$11,000	
5%			LIFE	* *			
80%			2044	* *			
20%			2069	* *			
							
100%			2047	* *			
	82% Joint More Location 10% 3% Cracking/ Location Joint More Location 5% 95% 5% 15% 85% 100% 13% 2% 85% 97% 3%	82% 2-4 Joint Mortar Miss/En Location: Through Vegetation Growth, E Location: West Fac 10% 3% Now Cracking/Crumbling, Location: Window Joint Mortar Miss/En Location: Window 5% 95% 5% 100% 100% 100% 13% 2% 85% 97% 3%	82% 2-4 \$54,200 Joint Mortar Miss/Erode, Extent: Severe Location: Throughout Vegetation Growth, Extent: Severe, Area Location: West Facade 10% 3% Now \$3,300 Cracking/Crumbling, Extent: Moderate Location: Window Sills Joint Mortar Miss/Erode, Extent: Mode Location: Window Sills 5% 95% 5% 100% 13% 2% 85% 97% 3% 95% 5%	% of Total Fail Date (Years) Estimated Cost FY Year FY 82% 2-4 \$54,200 LIFE Joint Mortar Miss/Erode, Extent: Severe, Area Affected Location: Throughout Vegetation Growth, Extent: Severe, Area Affected Location: West Facade 2054 10% 2054 3% Now \$3,300 LIFE Cracking/Crumbling, Extent: Moderate, Area Affected Location: Window Sills Joint Mortar Miss/Erode, Extent: Moderate, Area Location: Window Sills 2054 95% 2042 5% 2043 15% 2054 85% 2039 100% 2039 100% 2047 13% LIFE 2% 2043 2047 13% LIFE 2% 2043 2039 97% LIFE 2% 3% LIFE 2039 5% 2039 5% 2039 5% 2039 5% 2039 5% 2039 5% 2044 20% 2044 20%	No of Total Fail Date Estimated Cost Year Estimated Cost FY	Section Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	September Sept

Maintenance \$ are aggregated over a ten-year period. Site 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 Re		e Replacement	M	Maintenance		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2034	\$44,000	5	\$200	
		vation, Extent : N/A, Area A Electrical Room	Affected:	100%			
		Electrical Room n : Main Service Disconned	at Cavitala	Dated At 100 Amm	owo a		
Switchgear / Switchboard	Explanallo	n . Main service Disconnec	ci Switch .	Katea At 400 Ampo	eres.		
Molded Case Bkrs	100%		2034	\$44,000	5	\$200	
Raceway	10070			ψ,σσσ		<u> </u>	
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	1000/			** * * * * * * *	_	4100	
Locally Mounted	100%		2032	\$24,200	5	\$100	
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$100	
Lighting	10070		LILE			\$100	
Interior Lighting							
Fluorescent	1%		2034	\$900	10	\$100	
		vation, Extent : N/A, Area A				4	
	Location:	Mechanical Room					
	Explanatio	n : Compact Fluorescent L	ights				
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	
Generic		vation Extent · N/A Area A		100%	1	\$2,900	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Reading Areas, Outside Perimeter						
		n : CCTV Surveillance Can					
Fire/Smoke Detection	7						
Generic, Analog	100%		2039	* *	1-3	\$4,900	
, ,		vation, Extent : N/A, Area A		100%		•	
		Throughout The Building					
	Explanatio	n : Strobe Lights, Manaul I	Pull Statio	ons, Alarm Bells, S	moke De	tectors, Horns	

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		•••	d. d.			
Natural Gas	100%		2044	* *	1		
Conversion Equipment	1000/		2051	* *		#2 000	
Hot Water Boiler	100%	omention Entant N/A Ana	2051		1	\$3,800	
		ervation, Extent : N/A, Ared : Boiler Room	a Ajjeciea :	100%			
		on : 1 Unit					
Distribution	Ехрійний	on . 1 Onti					
Hot Wtr Piping/Pump	5%	0-2	2042	* *	4		
110t wit 1 iping 1 ump	Insul. Dete	riorating, Extent : Light, A : Boiler Room		d : 10%	7		
Hot Wtr Piping/Pump	95%		2042	* *	4	\$400	
Terminal Devices							
Air Handler	80%		2029	\$118,700	1	\$3,800	
Convector/Radiator	20%		2039	* *	1	\$500	
Controls							
Electrical	100%		2027	\$43,800			
Air Conditioning							
Energy Source				d. d.			
Electricity	100%		2042	* *	1		
Conversion Equipment	1000/		2020	¢116 200		#2 (00	
Reciprocating	100%		2029	\$116,300	1	\$3,600	
Compr/Chiller	R-22 Refrie	gerant, Extent : Light, Arec	a Affected :	100%			
		: Mechanical Room	и Аујестей .	10070			
Terminal Devices							
Air Handler/Dir	100%		2029	\$151,200	1		
Expansion							
Heat Rejection							
Dry Cooler	100%		2039	* *	2	\$5,400	
Ventilation							
Distribution				d. d.			
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,300	
Exhaust Fans	000/		2020	#20.000	•	#200	
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	100/0		∠U 11		1		
Gas Fired	100%		2032	\$17,300	2		
Guo I IICU		ervation, Extent : N/A, Area			2		
		: Boiler Room					
		on : One 50 Gallon Unit					
Sanitary Piping	<u> </u>						
Cast Iron	100%		LIFE	* *	1		
·							

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

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

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QUEENS PUBLIC LIBRARY - 039 NORTH FOREST PARK BRANCH LIBRARY

Asset #: 13301

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

Maintenance \$ are aggregated over a 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



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

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

Asset #: 13302

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior	•							•
Exterior Walls								
Concrete Masonry Unit	Broken/Mi	-	\$300 ents, Extent : Seven Building At Top Of		* * Affected : 2%	5	\$200	
Glazed Ceramic Panel	95%	Now	\$58,900	LIFE	* *	5	\$66,800	
		ar Miss/Er : Through	ode, Extent : Mode out	rate, Are	a Affected : 50%			
Metal Panel	3%			2054	* *	5-10	\$3,100	
Windows								
Aluminum	Glazing Br Location Water Pen	: Lunch R	xtent : Moderate, A			5	\$700	
Roof								
Metal Panel	Location	: Gutter A				10	\$37,900	
	Location	: Dorm Ro	xtent : Light, Area of red With A Liquid A					
Modified Bitumen	25%			2039	* *	10	\$6,900	
nterior								
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%							
	Location	: Space U	xtent : N/A, Area A nder The Dome					
- - -	Explanat	tion: This 2	Area Is Covered Wi	th Canvo	is Fabric			
ite Enclosure								
Fence/Gates	1000/			2054	* *			
Chain Link	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	100%			2069	* *			

Site Pavements

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

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

Asset #: 13302

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , ,	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$4,100	2047	* *			
	Cracking/C	rumbling,	Extent: Severe, Ar	rea Affec	ted : 20%			
	Location:	: Front Wa	ılkway And Rear O	f Buildin	g			
Parking/Driveway								
Asphalt	100%			2043	* *			

Electrical		Current I	Repair	Futu	e Replacement	М	aintenance	
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		
			Extent : Light, Area	Affected	: 100%			
		ı : Electrica						
	Explana	tion : Two I	Main Service Disco	nnect Sv	vitches Rated At 20	0 Amper	es Each.	
Switchgear / Switchboard	4000/			•••		_		
Fused Disc Sw	100%			2034	\$44,000	5		
Raceway	00-1			2624	00000			
Conduit	80%			2034	\$29,900	1		
Conduit	20%			2060	* *	1		
Panelboards	400/				ماد ماد	_		
Fused Disc Sw	10%			2042	* *	5	4100	
Molded Case Bkrs	70%			2042	* *	5	\$100	
Molded Case Bkrs	20%			2056	* *	5		
Wiring	000/			2024	#27 000	1		
Thermoplastic	80%			2034	\$27,000	1		
Thermoplastic	20%			2060	* *	1		
Motor Controllers	1000/			2022	#24.200	-		
Locally Mounted	100%			2032	\$24,200	5		
Ground								
Grounding Devices	1000/			LIEE	* *	_	¢100	
Generic	100%			LIFE		5	\$100	
Lighting								
Interior Lighting Fluorescent	5%			2034	\$3,000	10	\$200	
riuorescent	-		t Light, Extent : Lig		. ,	10	\$200	
			ı Ligni, Exteni . Lig er Desk Area	пі, Агеи	Affecteu : 100/0			
LED	95%		2 5510 111 000	2042	* *			
	93%			2042				
Egress Lighting Emergency, Battery	50%			2042	* *	10	\$600	
Exit, Service	50% 50%			2042	* *	10	\$000	
Exit, Service	30%			ZU4Z		1		

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

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

Asset #: 13302

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estin FY	mated 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 : I	Light, Area Affected : 1009	%			
	Location : Throughout The	Building				
	Explanation: Intrusion Ala	rm Only. Motion Sensors				
Fire/Smoke Detection						
Generic, Analog	100%	2029	\$13,800	1-3	\$3,300	
	Other Observation, Extent: 1	Light, Area Affected : 1009	%			
	Location: Throughout The	Building				
	Explanation : Smoke Detect	tors, Alarm Bells And Ma	nual Pull Sta	tions		

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	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, 2	Area Affected	: 100%			
	Location: Basement Boiler Room	ı				
	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	
Convector/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, Ar	rea 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						
Vantilation						

Ventilation

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

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

Asset #: 13302

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (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		
		ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Mechanical Room					
	Explanat	ion : 29 Gallons					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a 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



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

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

Asset #: 15209

Architecture	Cu	rrent Repai	r	Future	e Replacement	M	aintenance	
System Component Type		Date Estin	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	220/			LIDE		_	Φ.5.2	
Cast in Place Concrete	33% Cracking/Crun Location : W	_	nt : Light, Are	LIFE ea Affecte	* * d : 5%	5	\$53,800	
Concrete Masonry Unit	Diagonal Crac				* * ed : 5% ır Facade At Parki	5 ing Area	\$9,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,000	
	Other Observa Location : M	ain Facade	: N/A, Area Ą oncrete Maso	ffected :			4 -,	
Masonry: Brick	10%			LIFE	* *	5	\$3,300	
Metal Coiling Doors	2%			2046	* *	5	\$2,000	
Windows							•	
Aluminum	100% N Air Infiltration Location: Th Ctrwt/Balnc N Location: Th Worn/Erode, E Location: Th	, Extent : Se proughout ot Funct, Ex proughout extent : Sever	tent : Modera	ite, Area 2	Affected : 100%	5	\$300	
Roof								
Modified Bitumen	100% N Patching Evide Location: At Ponding, Exter Location: At Water Penetra Location: T Worn/Erode, E Location: At	ent, Extent : Il Roofs nt : Moderate Il Roofs tion, Extent : aroughout Oj xtent : Sever	e, Area Affect : Moderate, A ffice And War	ted : 10% rea Affec rehouse	ted : 25%			
Interior								
Floors	150/			2022	¢51 (00	2	Ø4.200	
Carpet	15% 75% 2	-4	\$272.500	2032	\$51,600 * *	3	\$4,300 \$31,500	
Cast in Place Concrete	75% 2 Cracking/Crun Location : Th	nbling, Exter		LIFE , Area Afj		5	\$31,300	
Ceramic Tile	5%			2046	* *	5	\$1,000	
	Recent Installa			Iffected :	100%		. ,	
	Location : Al	ı Batnrooms	And Kitchen					

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

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

Asset #: 15209

Architecture	Current Repair Future Replacement		e Replacement	ent Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls					_		
Concrete Masonry Unit	20%	. F	LIFE	**	5	\$2,200	
	Recent Repair Evident Location : Stairways	1		ed : 100%			
Gypsum Board	80% 4+	\$31,500	LIFE	* *	5	\$13,300	
	Worn/Erode, Extent : I Location : Warehous		fected : .	10%			
Ceilings							
AcousTileSusp.Lay-In	20%		2053	* *	5	\$3,700	
	Recent Installation, Ex Location: Througho		Iffected :	100%			
Exposed Struc: Steel	75%		LIFE	* *			
-	Recent Replace Evider Location: Warehous		rea Affec	eted : 100%			
	Other Observation, Ex Location : Warehous		ffected :	100%			
	Explanation : Expose	ed Steel Joists And	l Deckin	g			
Gypsum Board	5%		LIFE	* *	5	\$1,100	
31	Recent Installation, Ex Location: 2nd Floor		Iffected :	100%		. ,	
Site Enclosure							
Fence/Gates							
Chain Link	100% 0-2	\$44,300	2043	* *			
	Corrosion/Rusting, Ex Location : Main Roo		Irea Affe	cted : 100%			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2038	* *			
	Cracking/Crumbling, Location: 156th Stre	_	ea Affecto	ed : 5%			
Parking/Driveway							
Asphalt	100%		2042	* *			
	Cracking/Crumbling, Location: Rear Pari	-	ea Affecte	ed : 10%			

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

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

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

Asset #: 15209

Electrical	Current Re	pair	Future Replacement		Maintenance		
System Component Type	% of Fail Date F Total (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	1000/	,	20.42	* *			
Thermoplastic	100%		2043	* *	1		
Motor Controllers	1000/	,	2020	* *	_	\$100	
Locally Mounted	100%		2038		5	\$100	
Ground Grounding Devices							
Grounding Devices Generic	100%	ī	LIFE	* *	5	\$200	
Lighting	10070		JII L			Ψ200	
Interior Lighting Fluorescent	80% Now Inadequate Lighting Le	. ,	2033 ate, Ai	\$73,700 rea Affected : 50%			
	Location : Garage						
LED	20%		2033	\$16,600			
Egress Lighting							
Emergency, Battery	50%	2	2033	\$10,900	10	\$1,500	
Exit, Battery	50%	2	2033	\$7,500	10	\$400	
Exterior Lighting Fluorescent	10% Other Observation, Ext Location : Outside Pe	ent : N/A, Area Affe erimeter	2033 ected :	\$5,200 100%	10	\$100	
	Explanation: Control	lled Via Photocell					
No Component	90%						
Alarm Security System Generic	100%	,	2033	\$24,400	1	\$4,800	
Generic	Other Observation, Ext Location : Throughou Explanation : Camera	ent : N/A, Area Affe t			1	φ 1 ,000	
Fire/Smoke Detection	<u> Бърганинон</u> . Сатега	is Ouserveu					
Generic, Analog	100%		2033	\$33,500	1-3	\$8,100	
Generic, i maiog	10070		-000	Ψ33,300	1 2	ψ0,100	

Mechanical	Curren	t Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2043	* *	1		

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

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

Asset #: 15209

Mechanical	Current Repair Future Re		Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Terminal Devices		****				** -**	
Fan Coil Unit/Heat	100% Now Malfunctioning, Exte Location: 1st Floo Other Observation, E Location: 1st Floo Explanation: 4 Un	r Warehouse - 1 Of Extent : N/A, Area A r Warehouse	[°] 4 Units Is	Defective	1	\$3,700	
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	
6 6	R-410a Refrigerant,	Extent : Light, Area	a Affected :	100%			
	Location: Roof	9 1	55				
	Other Observation, E	Extent : N/A, Area A	Iffected : 1	00%			
	Location : Roof		33				
	Explanation: 1 Un	it. Gas Fired Heati	ng And Dii	rect Expansion Co	ooling.		
Ventilation			0				
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 : Se	evere, Area Affected	d : 25%				
	Location: 1st Floo	r Warehouse					
	Other Observation, E	Extent : N/A, Area A	Iffected: 1	00%			
	Location: 1st Floo	r Warehouse					
	Explanation: 1 Un	it- 40 Gallons. Qua	intity 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, E	Extent : N/A, Area A				•	
	Location: 1st Floo	r Warehouse					
	Explanation: Inline	e Fire Pump With S	Single Chec	ck Valve.			

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

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

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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

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



Maintenance \$ are aggregated over a ten-year period. Site 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	0/ 6		_		-			D : '/
Component Type	% of Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	Location Punct/Tea	Crumbling, 1 : North W	amage, Extent : Mo	-	-	5	\$16,700	
Metal Panel	5%			2055	* *	5-10	\$6,100	
Metal Sect. OHD	1%			2033	* *	5-10 5	\$600	
Windows	1 70			2040			\$000	
Aluminum	Air Infiltre Location Glazing B	ı : Reading	\$23,700 nt : Severe, Area Af, Room And Book R ked, Extent : Mode turn Room	eturn Ro	om	5	\$1,200	
Roof								
Metal Panel	5%			2048	* *	10	\$2,000	
Modified Bitumen	95% Recent Inst Location	stallation, E	Extent : N/A, Area A	2045 Iffected :	* *	10	\$20,800	
nterior								
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		Failure, Ex	\$3,100 tent : Moderate, Ar a Room And Book R			3	\$800	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$300	
Concrete Masonry Unit	85%			LIFE	* *	5	\$2,100	
Gypsum Board	10%			LIFE	* *	5	\$400	
Ceilings							4.55	
AcousTileSusp.Lay-In	90%			2052	* *	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	* *	-	4-0,200	
Gypsum Board	5%			LIFE	* *	5	\$700	
Site Pavements							* * * * *	
Public Sidewalk								
Cast in Place Concrete	Cracking/ Location Tripping I	i : Along 93	ent : Moderate, Are					
Pavers/Stone	5%	2-4	\$500	2044	* *			
		issing Elem 1 : Tree Pits	ents, Extent : Mode s	erate, Ar	ea Affected : 15%			

Maintenance \$ are aggregated over a ten-year period. Site 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	Cı	urrent R	epair epair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								

On-Site Walkways

Cast in Place Concrete 100% 2048 **

Cast III Place Concrete	10070	2048					
Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Not Accessible	100%						
	Other Observation, Extent: N/A, Area	a Affected : (0%				
	Location : Electrical Room						
	Explanation : Full Of Storage Items						
Switchgear / Switchboard							
Molded Case Bkrs	100%	2035	\$44,000	5	\$200		
Raceway							
Conduit	70%	2035	\$26,200	1			

Switchgear / Switchboard					
Molded Case Bkrs	100%	2035	\$44,000	5	\$200
Raceway					
Conduit	70%	2035	\$26,200	1	
Conduit	30%	2055	* *	1	
Panelboards					
Molded Case Bkrs	100%	2034	\$20,300	5	\$200
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

	<i>T</i>	1 1			
Lighting					
Interior Lighting					
Under Construction	100%				
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

lectrical	Current Repair	Current Repair Future Replacem	e Replacement	ment Maintenance				
ystem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
larm								
Security System								
Generic	50%	2040	* *	1	\$1,400			
	Other Observation, Extent :	N/A, Area Affected :	100%					
	Location : Throughout Th	e Building						
Generic	50%	2040	* *	1	\$1,400			
	Other Observation, Extent: N/A, Area Affected: 100%							
	Location : Throughout Th	e Building						
	Explanation: Intrusion Al	larm 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	Futu	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	* *	1		
Controls								
Electrical	100%	Now	\$4,200	2028	\$42,300			
	Malfunction	ning, Exte	nt : Severe, Area Aj	ffected :	30%			
	Location	: Thermos	tats In Library					
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit -	100%			2030	\$128,000	2	\$500	
Heating/Cooling								
	Other Obse	rvation, E	Extent : N/A, Area A	ffected :	100%			
	Location .	Roof						
	Explanati	on : 1 Pac	ckage Unit. R-410a	Refriger	ant			
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		
11	Other Observation, Extent: N/A, Area Affected: 5%							
	Location	: Utility C	loset In Book Proc	essing R	oom			
		•	tion Noted	C				

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

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

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QUEENS PUBLIC LIBRARY - 039 OZONE PARK BRANCH LIBRARY

Asset #: 13303

/lechanical	Current Repair	urrent Repair Future Replaceme		Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
Water Heater With Tanks						
Gas Fired	100%	2034	\$17,300	2		
	Other Observation, Extent: N/A, Area	a Affected : 100	9%			
	Location : Mechanical Room					
	Explanation: 50 Gallons					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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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

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



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

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

Asset #: 13304

rchitecture		Current	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls						_	*		
Masonry: Brick Cavity	53%			LIFE	* *	5	\$12,500		
Metal Panel	30%		\$23,800	2056	**	5	\$6,600		
		-	nents, Extent : Seven		Affected: 5%				
			Locations At Manso	-	4-1.20/				
	-		xtent : Moderate, A		rtea : 2%				
			Locations At Manso						
Stucco Cement	2%		7	2049	**	5	\$600		
			Extent : N/A, Area A	ffected :	100%				
			At Main Entry						
XX7' 1 XX7 11		tion : Loca	tion Notea	2016	* *		Φ		
Window Wall	15%			2046	T T	5	\$6,600		
Parapets	25%	0.2	¢17,000	LIEE	* *	5	¢14.200		
Cast Stone/Terra Cotta			\$16,900 Extent : Moderate	LIFE		5	\$14,200		
	_	Crumbung 1 : Coping	, Extent . Moderate	, ягеи яд	jeciea . 570				
			ed, Extent : Modera	to Area	Affected : 5%				
	U	1 : Coping	a, Extent . Modera	ic, 111 cu .	ayyeetea . 570				
Masonry: Brick	75%		\$35,300	LIFE	* *	5	\$5,500		
Masomy. Blick			Extent : Moderate		Sected · 5%	3	\$5,500		
	_	ı : East Wa		, 11, 00 11)	jecica : 570				
			ode, Extent : Mode	rate. Are	a Affected : 20%				
		ı : East Wa		,	3,5				
Roof									
Modified Bitumen	100%	Now	\$40,500	2041	* *				
	Water Per	etration, E	xtent : Moderate, A	rea Affec	cted : 10%				
	Location	ı : Adult Le	arning Center, Clas	srooms	And Rear Offices				
	Other Obs	servation, I	Extent : N/A, Area A	ffected :	100%				
	Location	ı : Main Ro	of						
	Explana	tion : Solar	· Panel Installation	In Progr	ess				
Soffits	·								
Stucco Cement	100%		\$10,400	2049	* *	5	\$5,900		
			Extent : Moderate	, Area A <u>j</u>	fected : 5%				
		ı : Through							
	_	_	, Extent : Moderate	, Area A <u>j</u>	ffected : 20%				
	Location	ı : Through	out						

Interior

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

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

Asset #: 13304

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	Location Worn/Erod	: Main Re le, Extent :	\$28,000 Extent : Moderate ading Room Light, Area Affecte ading Room	·	-	3	\$11,700	
Carpet	Location		xtent : N/A, Area A ding Rooms ion Noted	2035 ffected :	\$140,000 100%	3	\$11,700	
Cast in Place Concrete	_	4+ Crumbling, : Mechani	\$1,700 Extent : Moderate cal Room	LIFE , Area Aj	* * ffected : 5%	5	\$2,100	
Mosaic Tile		0-2 ar Miss/Er : Toilet Ro	\$9,300 ode, Extent : Mode oms	2049 rate, Are	* * ea Affected : 50%	5	\$1,200	
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	Broken/Mi.	Now ssing Elem : Rear Off	\$59,200 ents, Extent : Sever ices	2049 re, Area	* * Affected : 5%	5	\$8,800	
	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.

Asset #: 13304

Architecture		Current l	Repair	Futu	re Replacement	М	aintenance				
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%		\$2,900	2036	\$57,200						
		_	xtent : Moderate, A	lrea Affe	cted : 25%						
		n : Rear Wa	-								
			Extent : N/A, Area A	ffected :	75%						
	Locatio	Location: Rear Walkway									
	Explana	ation : Limit	ed Visibility								
Iron Picket	10%	Now	\$6,900	2086	* *						
	Broken/M	lissing Elem	ents, Extent : Seve	re, Area	Affected : 50%						
	Locatio	Location : Gate At Rear Walkway									
	Corrosion/Rusting, Extent: Severe, Area Affected: 75%										
	Location: Gate At Rear Walkway										
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%										
			Rear Walkway								
Site Pavements											
Public Sidewalk											
Cast in Place Concrete	100%	5 2-4	\$61,900	2049	* *						
	Cracking	/Crumbling,	Extent : Moderate	, Area A	ffected : 5%						
	Locatio	n : Along B	each 94th Street								
	Spalling, Extent : Moderate, Area Affected : 20%										
	Locatio	n : Along B	each 94th Street								
On-Site Walkways											
Cast in Place Concrete	100%	,)		2041	* *						
	Cracking	/Crumbling	Extent : Light, Are	ea Affect	ed : 5%						
	Locatio	n : Entry Pl	aza And Rear Walk	way							

ectrical	Current Repair	Future R	eplacement	M	aintenance			
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	90%	2056	* *	5	\$100			
	Other Observation, Extent:	N/A, Area Affected : 100	0%					
	Location : Electrical Roon	ı						
	Explanation : Main Servic	e Disconnect Switch Rate	ed At 800 Amp	eres.				
Under Construction	10%							
	Other Observation, Extent: N/A, Area Affected: 0%							
	Location: Roof							
	Explanation : Solar Panels	And Related Equipment	t					
Switchgear / Switchboard	-							
Molded Case Bkrs	100%	2056	* *	5	\$300			
Raceway								
Conduit	100%	2056	* *	1				
Panelboards								
Molded Case Bkrs	100%	2052	* *	5	\$300			

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

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

Asset #: 13304

Electrical	Current Rep	air Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2056	* *	1		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
		nt : N/A, Area Affected : 100	%			
	Location: Water Main	In Mechanical Room				
	Explanation : Location	Noted				
Lighting						
Interior Lighting	0.50/	20.41	* *	1.0	011 400	
Fluorescent	95%	2041		10	\$11,400	
	Location : Throughout	Extent : Light, Area Affected The Building	a : 100%			
Fluorescent	5%	2041	* *	10	\$600	
	Compact Fluorescent Lig Location : Throughout	rht, Extent : Light, Area Affe The Building	cted : 100%			
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	
		nt : N/A, Area Affected : 100	%			
	Location: Throughout	-				
	Explanation: Intrusion	<u> </u>				
Generic	50%	2041	* *	1	\$2,400	
		nt : N/A, Area Affected : 100	%			
	Location: Interior And	-				
	Explanation : CCTV Su	rveillance System				
Fire/Smoke Detection	1000/	2041	* *	1.2	#0.000	
Generic, Digital	100%	2041	* *	1-3	\$8,000	

Mechanical	Currei	nt Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	5%		2046	* *	1		
Natural Gas	95%		2056	* *	1		

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

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

Asset #: 13304

Mechanical	Current Re	pair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date I Total (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, Ext	-	ffected :	100%				
	Location: Mechanica							
	Explanation : Electric	c Unit Heater						
No Component	95%							
	Other Observation, Ext	ent : N/A, Area A	ffected :	0%				
	Location:							
	Explanation : Reporte	ed Under Air Con	ditioning	3				
Air Conditioning								
Energy Source								
Electricity	100%		2052	* *	1			
Conversion Equipment								
Ext Pkg Unit -	100%		2041	* *	2	\$800		
Heating/Cooling								
	R-410a Refrigerant, Ex Location : Roof	tent : Light, Area	Affected	! : 100%				
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: Moder	ate, Area Affected	d: 100%	í				
	Location: Mechanica	al Room						
	Other Observation, Ext	ent : N/A, Area Ą	ffected :	100%				
	Location: Mechanica	al Room						
	Explanation: One Un	nit, 9kw 40 Gallor	ıs					
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a 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

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

Total	\$116,800	\$10,700	\$66,200	\$214,500
Importance Code C	\$22,600	\$600		
Importance Code B	\$63,900	\$9,400	\$26,900	\$173,000
Importance Code A	\$30,300	\$700	\$39,300	\$41,600
Total	\$116,800	\$10,700	\$66,200	\$214,500
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Enclosure	\$40,600			
Mechanical	\$18,200	\$1,000	\$1,600	\$1,200
Electrical	\$800	\$900	\$900	\$700
Interior Architecture	\$20,500	\$1,600	\$18,000	\$164,500
Exterior Architecture	\$29,500		\$38,500	\$40,900
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
		=>/. ~~~	- 11/ 0000	



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

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

Asset #: 13305

rchitecture	Current Repair		Future Replacement		M	aintenance	
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls	0.50/ 0.4	#22 (00	T TEE		_	#12 000	
Masonry: Brick	Location: Front	\$23,600 Erode, Extent : Mode And Rear Elevations Extent : Light, Area Window Sills			5	\$12,900	
Masonry: Limestone		\$6,000 Extent : Moderate, A	LIFE Irea Affec	* * * cted : 2%	5	\$1,700	
W. 1	Location: 1st Flo	or Window					
Windows Aluminum	90%		2050	* *	5	\$1,500	
Aluminum	10%		2050	* *	5	\$200	
Alullillulli				100%	3	\$200	
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	
terior Floors							
Carpet	70%		2030	\$160,400	3	\$16,300	
Cast in Place Concrete	5% 4+	\$1,100	LIFE	**	5	\$1,300	
		t : Moderate, Årea Aj		2%	-	4 - 7,5 0 0	
Ceramic Tile	18%		2043	* *	5	\$2,100	
Terrazzo	2%		LIFE	* *	5	\$200	
	Location: Stairs	Extent: N/A, Area A	Iffected :	100%			
7.7' 1.70'1		razzo Stair Treads	2020	Ф1 7 000		Φ200	
Vinyl Tile	5%		2029	\$17,900	3	\$200	
Interior Walls Ceramic Tile	5%		2043	* *	5	¢1 200	
Gypsum Board	3% 45%		LIFE	* *	5 5	\$1,200 \$6,300	
Masonry: Brick	43% 5%		LIFE	* *	3	\$0,300	
Plaster	45% Now	\$14,200	LIFE	* *	5	\$3,100	
1 145161		g, Extent : Severe, A			3	\$5,100	
	Water Penetration,	Extent : Severe, Area	a Affected	! : 5%			
	Location : Rear B	asement Stair					

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

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

Asset #: 13305

Architecture	Curren	t Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings					_		
AcousTileConcealSpLn		T	2047	* *	5	\$2,200	
	-	g, Extent : Moderate And 1st Bathroom	e, Area A <u>j</u>	fected : 2%			
Gypsum Board	15%		LIFE	* *	5	\$2,200	
Plaster	70%		LIFE	* *	5	\$5,200	
lite Enclosure							
Fence/Gates							
Iron Picket	100% 4+	\$8,400	2054	* *			
	Location : Throug	Extent : Moderate, A	нгей Ајјес	неа . 50/6			
	-	moui stent : Moderate, Are	a Affaata	4 . 20/			
		atent : Moderate, Are Off Hinge And Bent S	00	a: 270			
Ence Standing Walls	Location . Gate C	JJ Hinge And Deni S	ections				
Free Standing Walls Masonry: Brick	100%		2054	* *			
Retaining Walls	10070		2034				
Cast in Place Concrete	80%		2069	* *			
Masonry: Fieldstone	10% 0-2	\$32,100	2054	* *			
wasom y. 1 leidstone	Joint Mortar Miss/	Erode, Extent : Mode		a Affected : 20%			
	Location : Throug	ghout					
Masonry: Granite	10%		LIFE	* *	5	\$12,100	
	Other Observation,	Extent: N/A, Area A	Iffected :	100%			
	Location : Exterio	or Ramp					
	Explanation : Loc	ation Noted					
ite Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2047	* *			
		g, Extent : Light, Are ghout - College Point					
On-Site Walkways							
Cast in Place Concrete	85%		2039	* *			
	Misaligned/Bulging Location : Throug	g, Extent : Light, Area ghout	a Affected	d : 2%			
Masonry: Granite	10%		LIFE	* *			
Pavers/Stone	5%		2037	* *			
Parking/Driveway							
Cast in Place Concrete	100%		2039	* *			
	Misaligned/Bulging	g, Extent : Light, Ared	a Affected	d : 2%			
	Location : Throug						

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13305

Electrical	Current Repair	Future Re	placement	nent Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, Extent : N Location : Electrical Room Explanation : Main Service			5 eres		
Switchgear / Switchboard Molded Case Bkrs	100%	2044	**	5	\$200	
Raceway Conduit	100%	2044	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%	2042 2042	* *	5 5	\$200	
Wiring Thermoplastic	100%	2044	* *	1		
Motor Controllers Locally Mounted	100%	2039	* *	5	\$100	
round Grounding Devices Generic	100%	LIFE	* *	5	\$100	
ighting Interior Lighting Fluorescent	50% T-8 Lamps And Fixtures, Extending the Location: Basement	2034 nt : Light, Area Affectea	\$48,300 !: 100%	10	\$3,600	
Fluorescent	50% Compact Fluorescent Light, E Location: 1st Floor	2034 Extent : Light, Area Affec	\$48,300 cted: 100%	10	\$3,600	
Egress Lighting Emergency, Battery Exit, LED	10% 90%	2034 2049	\$1,500 * *	10 1	\$200	
Exterior Lighting Fluorescent	25% Compact Fluorescent Light, E Location : Outside Perimete		\$8,600 cted : 100%	10	\$200	
No Component	75%					
larm Security System Generic	100% Other Observation, Extent : N Location : Reading Areas An Explanation : Surveillance O	nd Outside Perimeter		1	\$2,900	
Fire/Smoke Detection Generic, Digital	100% Other Observation, Extent : N Location : Throughout The I Explanation : Strobe Lights,	2034 I/A, Area Affected : 1009 Building	\$22,300	1-3	\$4,800	

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

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

Asset #: 13305

	Current Repair	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating							
Energy Source							
Electricity	10%	2054	* *	1			
	Other Observation, Extent : N/A, Area A	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		: 100%	_	4.,		
	Location : Basement - Boiler Room	33					
	Explanation: 1 Unit						
Distribution							
Steam Piping/Pump	100% Now \$6,900	2034	\$69,300				
Steam I iping/I ump	Leak Evident, Extent: Moderate, Area Affected: 10%						
	Location : Conference Room Above Ceiling, Other Locations						
	On Extended Life, Extent : Light, Area 2	_					
	Location: Throughout	1,,, 0000000 .	3070				
Terminal Devices							
Convector/Radiator	100%	2032	\$70,800	1	\$2,500		
	On Extended Life, Extent : Light, Area		•		+-,- • •		
	Location : Throughout						
ir Conditioning	Location: Throughout						
	Location : Throughout						
Energy Source		2042	**	1			
Energy Source Electricity	Location : Throughout	2042	* *	1			
Energy Source Electricity Conversion Equipment	100%			1			
Energy Source Electricity	100% 100% Now \$10,300	2029	\$205,600	1			
Energy Source Electricity Conversion Equipment	100% 100% Now \$10,300 Leak Evident, Extent: Moderate, Area.	2029 Affected :	\$205,600		ag Below		
Electricity Conversion Equipment	100% 100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic - Condensate Pumps	2029 Affected : Undersiz	\$205,600 - 50% ed Causing Leaks (g Below		
Energy Source Electricity Conversion Equipment	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic-Condensate Pumps R-22 Refrigerant, Extent: Light, Area A	2029 Affected : Undersiz Affected :	\$205,600 • 50% ed Causing Leaks (100%	On Ceilin			
Energy Source Electricity Conversion Equipment	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic - Condensate Pumps R-22 Refrigerant, Extent: Light, Area A Location: Condensing Units: Roof, In	2029 Affected : Undersiz Affected : udoor Du	\$205,600 • 50% ed Causing Leaks (100%	On Ceilin			
Energy Source Electricity Conversion Equipment Split Unit	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic-Condensate Pumps R-22 Refrigerant, Extent: Light, Area A	2029 Affected : Undersiz Affected : udoor Du	\$205,600 • 50% ed Causing Leaks (100%	On Ceilin			
Energy Source Electricity Conversion Equipment	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic - Condensate Pumps R-22 Refrigerant, Extent: Light, Area A Location: Condensing Units: Roof, In	2029 Affected : Undersiz Affected : udoor Du	\$205,600 • 50% ed Causing Leaks (100%	On Ceilin			
Energy Source Electricity Conversion Equipment Split Unit	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic - Condensate Pumps R-22 Refrigerant, Extent: Light, Area A Location: Condensing Units: Roof, In	2029 Affected : Undersiz Affected : ndoor Du Room	\$205,600 • 50% ed Causing Leaks (100%	On Ceilin	nent Mechanical		
Energy Source Electricity Conversion Equipment Split Unit entilation Distribution Ductwork/Diffusers	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic-Condensate Pumps R-22 Refrigerant, Extent: Light, Area A Location: Condensing Units: Roof, In Room, Ductless Indoor Unit: Telecom	2029 Affected : Undersiz Affected : udoor Du	\$205,600 · 50% ed Causing Leaks (100% cted Units: Attic Ar	On Ceilin nd Basem			
Energy Source Electricity Conversion Equipment Split Unit entilation Distribution Ductwork/Diffusers Exhaust Fans	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic-Condensate Pumps R-22 Refrigerant, Extent: Light, Area A Location: Condensing Units: Roof, In Room, Ductless Indoor Unit: Telecom	2029 Affected : Undersiz Affected : ndoor Du Room	\$205,600 50% ed Causing Leaks (100% cted Units: Attic Ar	On Ceilin nd Basem 2-5	nent Mechanical		
Energy Source Electricity Conversion Equipment Split Unit Split Unit Entilation Distribution Ductwork/Diffusers Exhaust Fans Interior	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic - Condensate Pumps R-22 Refrigerant, Extent: Light, Area Location: Condensing Units: Roof, In Room, Ductless Indoor Unit: Telecom	2029 Affected : Undersiz Affected : ndoor Du Room LIFE	\$205,600 · 50% ed Causing Leaks (100% cted Units: Attic Ar	On Ceilin nd Basem	\$4,300		
Energy Source Electricity Conversion Equipment Split Unit entilation Distribution Ductwork/Diffusers Exhaust Fans	100% Now \$10,300 Leak Evident, Extent: Moderate, Area Location: Attic - Condensate Pumps R-22 Refrigerant, Extent: Light, Area Location: Condensing Units: Roof, In Room, Ductless Indoor Unit: Telecom	2029 Affected : Undersiz Affected : ndoor Du Room LIFE	\$205,600 50% ed Causing Leaks (100% cted Units: Attic Ar	On Ceilin nd Basem 2-5	\$4,300		

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

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

Asset #: 13305

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Water Heater With Tanks	1000/	2022	#10.000	2			
Gas Fired	100%	2033	\$19,000	2			
	Other Observation, Extent: N/A, Location: Boiler Room	Area Affectea :	100%				
		1					
G ; B; ;	Explanation: One Unit, 40 Gala	ions					
Sanitary Piping Cast Iron	100%	LIFE	* *	1			
	10076	LIFE		1			
Storm Drain Piping Cast Iron	100%	LIFE	* *	1			
	10078	LIFE		1			
Sump Pump(s) Non-Submersible	100%	2034	\$1,700	4	\$200		
Non-Submersible	Other Observation, Extent: N/A,			4	\$200		
	Location: Boiler Room	mea myeetea .	100/0				
	Explanation: 1 Unit						
Sewage Ejector(s)	zaprananon i i omi						
Electric	100%	2034	\$4,500	4	\$300		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location : Basement Mechanica						
	Explanation: 1 Duplex Set						
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%	LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Basement To 1st Floo	or					
	Explanation: 1 Unit						

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

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

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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

EXPENSE

Total

Borough : QUEENS Agency's Number : N/A

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

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



\$227,600

\$267,500

\$281,900

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.

\$1,078,900

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

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

Asset #: 1867

rchitecture	Curren	Current Repair			M					
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior										
Exterior Walls										
Cement - Fiber Panel	10%		2041	* *	10	\$30,600				
Glass: Special Gauge	20%	#245 200	LIFE	* *	1 5	¢14.700				
Masonry: Brick	15% Now	\$245,200 Extent : Severe, Area	LIFE		3	\$14,700				
					nadino D	ock				
	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: Pentho	use								
		Extent : Severe, Ared								
		l Floor Administratio	on Area U	Inder Windows						
Granite Panels	5% 0-2	\$30,600	LIFE	* *	5	\$3,700				
	Joint Mortar Miss/I Location : Along	Erode, Extent : Mode 90th Street	erate, Are	a Affected : 10%						
Panel: Limestone	45% 2-4	\$201,200	LIFE	* *	5	\$33,000				
	-	ments, Extent : Mod de Main Entrance	erate, Are	ea Affected : 5%						
		Erode, Extent : Light Entrance, All Facade		fected : 10%						
		Ioderate, Area Affeci								
	Location : 90th St									
Window Wall	5% Now	\$15,100	2056	* *	5	\$9,200				
	Dry Rot/Decay, Ext	ent : Moderate, Area		: 5%		4.,				
	Location: Main E		luan Affan	tad . 50/						
	Location : Main E	Extent : Moderate, A Intrance	ігей Ајјес	iea : 5%						
Windows										
Aluminum	95% Now	\$295,800	2052	**	5	\$13,300				
		nct, Extent : Modera								
	Location : Throughout 2nd And 3rd Floor Offices Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
	Location: Throughout 2nd And 3rd Floor Offices									
	_	nout 2na Ana 3ra 14 Extent : Moderate, A								
		shout 2nd And 3rd Fi								

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

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

Asset #: 1867

Architecture	Currer	t Repair	Futu	e Replacement	М			
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior	•		•		•		•	
Parapets								
Masonry: Brick	30% Now	\$87,300	LIFE	* *	5	\$6,800		
		Erode, Extent : Mode	erate, Are	ea Affected : 15%				
	Location: Through	-	1.00	1 250/				
	Misaligned/Bulgin Location : Mech	g, Extent : Severe, Ar	rea Affect	ed : 25%				
			. 150/					
		Severe, Area Affected ria Roof, Upper Rooj						
Managan Lingarton		ти коој, Оррет коој		* *	<i>5</i> 10	¢120 100		
Masonry: Limestone Metal Panel	50% 5%		LIFE 2056	* *	5-10	\$138,100		
Metal Rail	5%		2036	* *	5 5-10	\$4,400 \$20,500		
Wetai Kan		, Extent : N/A, Area A			3-10	\$20,300		
	Location: Main I		тусски.	10070				
		ıminum Railing With	Glass Pa	ınels				
Metal Rail	5%		2049	* *	5-10	\$20,500		
Panel: Limestone	5% Now	\$12,800	LIFE	* *	5	\$1,200		
		Erode, Extent : Mode		ea Affected : 10%		4-,		
	Location : West S	Side Over Main Entra	ınce					
Roof								
Built-Up (BUR)	45% Now	\$1,308,800	2046	* *				
		Surface, Extent : Lig	ht, Area A	Affected : 100%				
	Location : Throu	-						
	-	ishings, Extent : Mod		ea Affected : 10%				
		TS Area, 1980 Addi		/				
	-	Moderate, Area Affec ghout I T S Area, 198						
		gnoui I I S Area, 196 , Extent : Moderate, 1						
	Location : Main I		лгеи лује	ciea . 570				
		Extent : Severe, Area	a Affected	d · 10%				
		TS Area, Blue Confe			Corridor	rs Of 1980		
	Addition					v		
Modified Bitumen	10%		2036	\$272,400	10	\$24,600		
Modified Bitumen	40% Now	\$1,089,600	2046	* *			1	
		Ioderate, Area Affect						
		ghout Roof Over 2nd						
	Miss/Damaged Flashings, Extent: Moderate, Area Affected: 25%							
		ghout Roof Over 2nd		1 2007				
		Extent : Severe, Area						
a		loor Corridors And 2						
Skylight, Metal/Glass	5%		2056	* *	10	\$40,900		

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

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

Asset #: 1867

Architecture	Current R	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Soffits Cast in Place Concrete	50% 4+	\$11,700	LIFE	* *	5	\$9,800	
Cast in I face Concrete	Exposed Reinforceme			Affected · 5%	3	\$9,800	
	Location: 2nd Floo						
	Paint Peeling, Extent	v		0			
	Location: 2nd Floo	r Cafeteria Bulkhe	ead Overh	ang			
Stucco Cement	50%		2049	* *	5	\$4,900	
	Other Observation, E.		Iffected:	100%			
	Location : Loading						
	Explanation : Locat	ion Noted					
terior Floors							
Carpet	20%		2035	\$1,480,000	3	\$123,700	
Carpet	15% Now	\$222,000	2038	**	3	\$92,800	
1	Punct/Tear/Impact Do	·		rea Affected : 10%		, , , , , , , , , , , , , , , , , , ,	
	Location : Through	out Basement, 1st	And 2nd F	loor Offices, Audi	torium		
	Worn/Erode, Extent:	Moderate, Area Aj	ffected : 2	5%			
	Location : Through	out Basement, 1st	And 2nd F	loor Offices, Audi	torium		
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%	16 1	2041	**	5	\$80,400	
	Adhesion Failure, Ext Location : Childrens			ed : 10%			
Т		S Discovery Librar	-	* *		\$161.100	
Terrazzo Vinyl Tile	25% 10% Now	\$23,100	LIFE 2036	\$1,155,800	5 3	\$161,100 \$15,500	
villyl The	Cracking/Crumbling,	·			3	\$13,300	
	Location: Through		,, 111 ca 11 ₉	. 10/0			
Interior Walls							
Ceramic Tile	5%		2045	* *	5	\$9,500	
Concrete Masonry Unit			LIFE	* *	5	\$15,300	
Glass: Single Pane	5%		LIFE	* *	5	\$14,300	
Gypsum Board	45% Now	\$24,400	LIFE	* *	5	\$51,500	
	Cracking/Crumbling,						
	Location : Library A			-			
	Water Penetration, Ex Location: 2nd Floo		ігеа Ајјес	tea : 5%			
Diantan			LIEE	* *		¢14.200	
Plaster	25% Now Cracking/Crumbling,		LIFE e, Area Aff		5	\$14,300	
	Location : Stairwell		4	-4-1.50/			
	Other Observation, E. Location: 1st And 2		area Affec	ried : 5%			
	Explanation: Wallp						
SGET/Glazad Masangu	5%	uper i cenng	LIFE	* *	10	\$4,800	
SGFT/Glazed Masonry Wood	5% 5%		LIFE	* *	5	\$4,800	
woou	3/0		LILE		J	\$70,300	

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

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

Asset #: 1867

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior	•							•
Ceilings								
AcousTileConcealSpLn	Location Worn/Eroc Location	Discoloring, n : Auditori de, Extent : n : Auditori	Moderate, Area Aj			5	\$21,300	
AcousTileSusp.Lay-In	Location Water Per	Discoloring, n : Payroll I netration, E	xtent : Moderate, A	fice, 2nd Area Affe	Floor Corridor An			
AcousTileSusp.Lay-In	35%)		2053	* *	5	\$119,400	
Exposed Struc: Concrete	5%)		LIFE	* *	5-10	\$21,300	
Exposed Struc: Steel	5%	1		LIFE	* *	10	\$34,100	
Gypsum Board	5%	Now	\$37,800	LIFE	* *	5	\$21,300	
• •	Broken/M	issing Elem	ents, Extent : Mod	lerate, Ar	rea Affected : 10%			
	Location	n : 2nd Floo	or Reading Area					
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	eted : 10%			
	Location	n : Children	is Discovery Librai	ry Center				
	Water Per	netration, E.	xtent : Moderate, A	Area Affe	cted : 25%			
	Location	n : 2nd Floo	or Reading Area					
			Extent : Light, Area					
			s Discovery Librai					
	Explana	tion : Acou	stical Plaster Hung	g Ceiling	System			
Metal Panel	Broken/M Location	n : Through	\$171,900 nents, Extent : Mod out Basement			5	\$21,300	
	-		xtent : Severe, Area nt 1st Floor Receiv		l : 40% Shipping Preparati	on Room		
Plaster	15%		\$78,900	LIFE	**	5	\$32,000	
Taster	Cracking/	Crumbling,	Extent : Moderate or Administrative C	e, Area A		J	ψ32,000	
Plaster	10%)		LIFE	* *	5-10	\$58,600	
ite Enclosure							·	
Fence/Gates								
Aluminum Rail	Location	servation, E n : Main Ro	Extent : Light, Area of hed To Roof	2049 Affected	**	5-10		
Chain Link	75%		-3	2056	* *			
Retaining Walls	7570	•		2000				
Cast in Place Concrete	_		\$3,700 Extent : Moderate Dock Area	2071 e, Area A	* * ffected : 15%			
ite 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.

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QUEENS PUBLIC LIBRARY - 039 QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR

Asset #: 1867

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	n : Through	out					
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 5%			
	Location	n : 189th Sti	reet					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,000	2041	* *			
	Cracking/	Crumbling,	Extent : Light, Are	a Affecte	ed : 5%			
	Location	n : Loading	Dock					
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$14,600	2041	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	n : Loading	Dock Area					

lectrical		Current l	Repair	Futur	e Replacement	М	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts	•								
Service Equipment									
Fused Disc Sw	100%			2056	* *	5	\$1,200		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room C Level								
	Explana 1 And 2	tion : Two	4,000 Ampere Mair	Discon	nect Switches For S	Switch Bo	oard Distribution		
Switchgear / Switchboard									
Molded Case Bkrs	100%			2056	* *	5	\$7,300		
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	10%			2049	**		. ,		
Drive									
ound									
Grounding Devices									
Not Accessible	100%								

Stand-by Power

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

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

Asset #: 1867

Electrical	Current Repair Future Replacement					Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Stand-by Power								
Transfer Switches Automatic	100%		2049	* *	1	\$84,800		
Generators	10070		2049		1	\$04,000		
Diesel	98% Other Observation, Externation: Generator Explanation: One 1,2	Room C Level	-		1	\$104,600		
Diesel	1% Abandoned In Place, Ex Location : Loading Do	-	2032 a Affected	\$800 !: 100%	1	\$1,100		
Natural Gas	1% Abandoned In Place, Ex Location : Roof	ctent : Light, Are	2032 a Affected	\$800 !:100%	1	\$1,100		
Batteries								
Lead/Acid	100%		2030	\$2,500	5	\$10,200		
Fuel Storage Day Tank	100% Other Observation, Exte Location: Generator L Explanation: One 275	Room C Level		**	5			
Lighting								
Interior Lighting Fluorescent	5% T-5 Lamps And Fixtures Location : Toilets, Med	-			10	\$12,600		
Fluorescent	10% T-12 Lamps And Fixture Location : Throughout	0	2031 , Area Affa	\$312,100 Sected : 100%	10	\$25,300		
Fluorescent	65% T-8 Lamps And Fixtures Location : Throughout	-	2041 Area Affed	* * cted : 100%	10	\$164,200		
Fluorescent	10% Compact Fluorescent Li Location : Lobby 1st F	-			10	\$25,300		
LED	10%		2041	* *				
Egress Lighting	200/		2041	ماد ران				
Emergency, Service Emergency, Battery	30% 15% Now Not Functioning, Extent Location : Throughout		2041 2041 ea Affected	* * * * d : 100%	1			
Exit/Emergency Light Combo	5%		2041	* *				
Exit, Battery	50% Now Not Functioning, Extent Location : Throughout		2041 ea Affected	* * d : 100%				

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

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

Asset #: 1867

Electrical	Current Rep	air Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Es Total (Years)	stimated 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 Si	ırveillance System						
Generic	50%	2036	\$262,400	1	\$51,500			
	Other Observation, Exte	nt : N/A, Area Affected :						
	Location : Throughout	The Building						
	Explanation : Intrusion	a Alarm System						
Fire/Smoke Detection	•	·						
Generic, Digital	100%	2041	* *	1-3	\$169,800			

echanical	Current R	epair	Futur	e Replacement	M	aintenance				
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
ating										
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									
D' ('1 ('	Explanation: Two U	nits								
Distribution Hot Wtr Piping/Pump	75% Now Leak Evident, Extent:	\$9,200 Light, Area Affects	2035 ed:5%	\$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						40,-00				
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 : Report	ted Under Air Cond	ditioning	g						

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

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

Asset #: 1867

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Controls								
Digital	25%			2029	\$2,007,100			
Pneumatic		Now	\$202,600	2030	\$4,051,800			
			nt : Moderate, Ared	a Affected	d : 20%			
	Location	ı : Mechani	cal Rooms					
ir Conditioning								
Energy Source								
Electricity	20%			2044	* *	1		
Natural Gas	80%			2046	* *	1		
Conversion Equipment								
Centrifugal, Elec Chille		Now	\$91,200	2039	* *	1	\$214,700	
			: Light, Area Affect	ted : 5%				
			se Boiler Room					
			Extent : Light, Area	Affected	d : 100%			
			se Boiler Room					
			xtent : N/A, Area A	ffected :	100%			
			se Boiler Room					
			Gas Powered Units					
Exterior Pkg Unit - Cooling	9%			2036	\$275,800	2	\$1,500	
	R-410a Re Location		Extent : Light, Area	Affected	d : 100%			
Ext Pkg Unit - Heating/Cooling	1%			2031	\$47,000	2	\$200	
	R-22 Refr Location	_	tent : Light, Area A	ffected :	100%			
Split Unit	10%	Now	\$13,300	2041	* *			
1			t, Area Affected : 5					
		U	Machine Room Co					
	R-410a Re	efrigerant, I	Extent : Light, Area	Affected	d : 100%			
	Location	: 2nd Floo	or Administration C	Offices, E	levator Machine R	ooms An	d Telecom Rooms	
Distribution								
CW & CHW Wtr	60%			2036	\$271,200	4	\$12,200	
Pipe/Pump								
CW & CHW Wtr	20%			2056	* *	4	\$4,100	
Pipe/Pump								
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%							

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

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

Asset #: 1867

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance			
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	10%			2036	\$80,900	2	\$19,200			
Unit										
Water Cooling Tower	80%			2040	* *	2	\$221,800			
	Recent Ins	tallation, E	Extent : N/A, Area A	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			
lumbing					· · · · · · · · · · · · · · · · · · ·		. , ,			
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	10070									
Generic	100%			2036	\$36,700	1	\$16,500			
Vertical Transport	10070				420,700	-	Ţ10,000			

Vertical Transport

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

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

Asset #: 1867

Mechanical	Current Repair	Futu	re Replacement	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
/ertical Transport										
Elevators	4007	LIDE	* *							
Geared Traction	40% Other Observation, Extent: N/A, Area A	LIFE								
	Location: C1, C, C2, 1, 2	ујестеа .	100/0							
	Explanation: 3 Units									
Hydraulic	60%	LIFE	* *							
Trydraunc	Other Observation, Extent : N/A, Area A		. 100%							
	Location : C, C1, C2, 1									
	Explanation: 3 Units									
ire Suppression	1									
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 A Location : Fire Pump Room C008	<i>Пјестеа</i> .	: 3%							
Chemical System										
Generic	20%	2034	\$35,400	1-10	\$17,400					
	Other Observation, Extent : N/A, Area A	Iffected :	: 100%							
	Location: Kitchen	,								
	Explanation: One 50 Square Foot Ho									
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 Se	21								

Maintenance \$ are aggregated over a 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 : QUEENS VILLAGE BRANCH LIBRARY

Address : 94-11 217TH ST.

Borough : QUEENS Agency's Number : Q

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



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

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

Asset #: 13306

Architecture	Current Repair	Future Replacement	Maintenance				
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
xterior							
Exterior Walls							
Cast in Place Concrete	2% 2-4 \$3, Cracking/Crumbling, Extent : Mod Location : Basement Door At Re		5	\$1,200			
Masonry: Brick	85% 0-2 \$86, Cracking/Crumbling, Extent: Moderate, Location: Various Locations Th Efflorescence, Extent: Moderate, Location: Throughout Joint Mortar Miss/Erode, Extent: Location: Throughout Rusting Masonry Supt, Extent: M	derate, Area Affected : 5% roughout Area Affected : 20% Moderate, Area Affected : 20%	5	\$10,300			
	Location: Window Lintels						
Masonry: Limestone	5% 2-4 \$4, Cracking/Crumbling, Extent : Mod Location : Main Entrance Moldi		5	\$500			
Granite Panels	5%	LIFE **	5	\$900			
Window Wall	3% Other Observation, Extent: N/A, A Location: Above Main Entrance Explanation: Location Noted		5	\$1,400			
Windows							
Aluminum	50% Now \$10, Unit Inoperable, Extent: Severe, A Location: Various Units Screwe Worn/Erode, Extent: Moderate, A Location: Throughout	Area Affected : 10% d Shut	5	\$1,100			
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, Joint Mortar Miss/Erode, Extent : Location : Throughout		5	\$1,700			
Masonry: Limestone	10%	LIFE **	5-10	\$4,100			

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

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

Asset #: 13306

rchitecture	Current Repair		Futur	e Replacement	M	aintenance		
vstem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Roof								
Modified Bitumen	Location . Ponding, E. Location . Water Pene Location	tent : Mode Roof xtent : Mod Roof tration, Ext : Various 1.	\$210,800 erate, Area Affecte lerate, Area Affect tent: Severe, Area st Floor Locations	ed : 15% Affected	l : 10%			
			Severe, Area Affec	ted : 100	%			
•	Location	: Roof Surf	исе					
erior Floors								
Carpet	Location	: Througho				3	\$17,500	
			Moderate, Area A <u>f</u>	fected : 3	30%			
		: Througho	ut					
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	100/		444.400					
Cast in Place Concrete			\$11,300 tent : Severe, Area Boiler Room At V		* * l : 5% Ind 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	_	_	\$3,700 Extent : Moderate Community Room		* * fected : 5%	5	\$7,900	
Marble Panels	2%			LIFE	* *	10	\$200	
Plaster		Now	\$1,400	LIFE	* *	5	\$900	
. iustoi	Cracking/C Location Water Pene	rumbling, 1 : Staff Stair tration, Ex	\$1,400 Extent : Severe, A To Basement tent : Moderate, A To Basement	rea Affec		3	ψ200	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$700	

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

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

Asset #: 13306

Architecture		Current	Repair	Futu	re Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings			404.000	• • • • •		_	* • • • • • • • • • • • • • • • • • • •	
AcousTileSusp.Lay-In	Location Staining/I Location Water Per Location Worn/Ero	ed/Bulging, n: Various Discoloring n: Various netration, E n: Various	xtent : Moderate, A 1st Floor Location. Moderate, Area Aj	out e, Area A 1rea Affe s	ffected : 10% cted : 10%	5	\$6,800	
F 10, 0			Out	LIEE	* *	5 10	Ф1 200	
Exposed Struc: Concrete Plaster	25% Cracking	Now Crumbling	\$15,000 , Extent : Severe, A		* * eted : 20%	5-10 5	\$1,200 \$3,000	
	Staining/I		strance And Variou. , Extent : Moderate Locations					
Site Enclosure								
Fence/Gates	2007	0.2	#0.000	2046	* *			
Chain Link			\$8,000 nents, Extent : Seve nce	2046 re, Area				
	Location	n : Rear Fe						
Iron Picket	Location	ı/Rusting, E n : Rear Ga		-				
		ited Finish, n : Through	Extent : Moderate, out	Area Afj	fected : 10%			
Free Standing Walls	1000/	0.0	01.100	2046	* *			
Concrete Masonry Unit		lissing Elen	\$1,100 nents, Extent : Mod empster Area	2046 erate, Ar				
Retaining Walls								
Cast in Place Concrete	Location		-	2071 Affected :	**			
Masonry: Brick	70% Broken/M	0-2 Sissing Elen	\$43,700 nents, Extent : Mod all At Iron Fence	2046 erate, Ar	* * rea Affected : 10%			
			rode, Extent : Mode all At Iron Fence	erate, Are	ea Affected : 25%			
Masonry: Granite		tar Miss/Ei	\$2,000 rode, Extent : Mode strance Cheek Wall.		* * ea Affected : 20%	5	\$15,300	

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.

Asset #: 13306

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	* *			
On-Site Walkways								
Cast in Place Concrete	60%			2041	* *			
Masonry: Granite	40%	0-2	\$500	LIFE	* *			
•	Joint Mort	ar Miss/Er	ode, Extent : Sever	e, Area A	Iffected : 20%			
	Location	: Main En	trance Steps					
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$41,600	2049	* *			
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 30%			
	Location	: Drivewa	y					

Electrical	Current Repair	Future	Replacement	Maintenance					
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Service Equipment									
Fused Disc Sw	50%	2036	\$1,900	5					
	Other Observation, Extent: N/A	1, Area Affected : .	100%						
	Location : Electrical Room								
	Explanation: One 200 Amper	e Main Disconnec	t Switch						
Molded Case Bkrs	50%	2036	\$22,000	5	\$200				
	Other Observation, Extent: N/A, Area Affected: 100%								
	Location : Electrical Room								
	Explanation: One 500 Amper	e Main Disconnec	t Switch						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2036	\$44,000	5	\$300				
Raceway									
Conduit	100%	2036	\$37,400	1					
Panelboards									
Fused Disc Sw	5%	2035	\$1,000	5					
Molded Case Bkrs	95%	2035	\$19,200	5	\$300				
Wiring									
Braided Cloth	50%	2035	\$16,900	1					
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location: Basement								
Thermoplastic	50%	2036	\$16,900	1					
Motor Controllers			-						
Locally Mounted	100%	2034	\$48,500	5	\$100				
Ground			-						
Grounding Devices									
Generic	100%	LIFE	* *	5	\$400				
	Corroded, Extent : Light, Area A	Affected : 100%							
	Location: Basement								

Lighting

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

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

Asset #: 13306

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Interior Lighting									
Fluorescent	100%			2041	* *	10	\$11,900		
	_	Ind Fixtures, Ex Throughout Th	_	1rea Affe	ected : 100%				
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		
		vation, Extent .		fected :	100%				
	Location:	Reading Areas	, Entrance						
	Explanatio	on : Digital Intr	usion Alarm						
Fire/Smoke Detection									
Generic, Digital	100%			2031	\$34,000	1-3	\$8,200		

Mechanical	(Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	,,,,,	ail Date Estimat (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	\$12,900	
	Other Obser	vation, Extent : N	/A, Area A	ffected :	100%			
	Location:	Boiler Room						
	Explanatio	n : One Unit						
Distribution								
Steam Piping/Pump	100%	0-2	\$2,100	2036	\$105,500			
	Corroded, E.	xtent : Light, Area	Affected :	5%				
	Location:	Boiler Room						
Terminal Devices								
Air Handler	30%			2031	\$74,400	1	\$2,400	
Convector/Radiator	70%			2034	\$75,400	1	\$2,900	
Controls					·		•	
Digital	100%			2034	\$378,300			
Air Conditioning					•			
Energy Source								
Electricity	100%			2035	\$36,200	1		

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

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

Asset #: 13306

Mechanical	Current Rep	air Futu	Future Replacement		Maintenance				
System Component Type	% of Fail Date Es Total (Years)	stimated 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 I	Refrigerant							
Ventilation									
Distribution 1/Disc	1000/	LIDD	ىك بىك	2.5	ф11 7 00				
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,500				
Exhaust Fans	1000/	2021	\$25 (00	2	# 400				
Roof	100%	2031	\$25,600	2	\$400				
Plumbing H/C Water Piping									
Brass/Copper	100%	2036	\$169,100	1					
Water Heater With Tanks	10070	2030	\$109,100	1					
Gas Fired	100%	2034	\$17,300	2					
Gas I ned				2					
	Other Observation, Extent : N/A, Area Affected : 100% Location : Basement Boiler Room								
	Explanation : One Uni								
Sanitary Piping		<u> </u>							
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%								

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

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

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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

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



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

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

Asset #: 13307

	Current Repair Fut					aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
rterior							
Exterior Walls	000/ 37	# 00 2 00		ale ale	_	#20.400	
Masonry: Brick Cavity	90% Now Cracking/Crumbling Location: South For Joint Mortar Miss/En Location: North For	acade rode, Extent : Mode	rate, Are		5	\$20,400	
Window Wall	10% Now	\$14,000	2051	* *	5	\$4,300	
willdow wall	Caulking Deteriorate Location: West Fac	ed, Extent : Modera		Affected : 10%	3	\$4,300	
Windows							
Aluminum	90% Now Glazing Broken/Crac Location: Tileted C Caulking Deteriorate	Glass Reading Roon ed, Extent : Modera	n		5	\$800	
	Location : Through	out					
Glass Block	5% Other Observation, I Location: Entranc Explanation: Char	e Area		* * : 5%	5	\$100	
Metal Louvers	5%		2040	* *	10	\$600	
Parapets							
Masonry: Brick	60%		LIFE	* *	5	\$1,300	
Pre-Cast Concrete	40%		LIFE	* *	5	\$5,600	
	Recent Replace Evid Location : Coping	ent, Extent : N/A, A	rea Affec	ted : 50%			
Roof							
Modified Bitumen	95% Recent Installation, I Location : Roof	Extent : N/A, Area A	2039 Iffected :	**	10	\$20,800	
Skylight, Metal/Glass	5%		2051	* *	10	\$3,600	
terior							
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 Joint Mortar Miss/En Location: Lightwe			* * a Affected : 20%			

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

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

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QUEENS PUBLIC LIBRARY - 039 QUEENSBORO HILL BRANCH LIBRARY

Asset #: 13307

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
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/Mis	ssing Elem	ents, Extent : Light	, Area A	ffected : 5%			
	Location	: Reading	Room					
	Misaligned	l/Bulging, l	Extent : Light, Area	ı Affecte	d : 5%			
	Location	: Reading	Room					
AcousTileSusp.Lay-In	10%			2044	* *	5	\$1,200	
Exposed Struc: Steel	15%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$700	
Plaster	5%			LIFE	* *	5	\$400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 10%			
	Location	: Main Stre	eet					
	Explanati	ion : Barri	cades On Side Wali	k Surrou	nding Tree Pits			

Electrical	Current Repair	Repair Future Replacement		M	aintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts		•					
Service Equipment							
Fused Disc Sw	100%	2031	\$3,800	5			
	Other Observation, Extent : Light, A	Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation: Main Service Disco	nnect Switch Rat	ed At 800 Ampe	eres.			
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, A	Area Affected : 10	00%				
	Location : Lobby						
	Explanation: T-5 Lamps						
LED	95%	2039	* *				

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

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

Asset #: 13307

Electrical	Current Re	pair Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (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, Ext	tent : Light, Area Affected	! : 100%			
	Location: Reading A	reas				
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2036	\$20,800	1-3	\$5,100	
	Other Observation, Ext Location : Throughou	tent : Light, Area Affected ut The Building	!: 100%			
	e	Detectors, Alarm Bells, M	Manual Pull Station	s, Strobe	Lights And	

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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, Are	ea 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, Are	ea Affected	: 100%			
	Location: Roof Level Machine Room	n				
	Explanation : Combination Heat An	d Air Condi	itioner Fan			
Convector/Radiator	30%	2044	* *	1	\$800	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : About 7 Feet Off Floor L	evel				
	Explanation: Radiators					
Air Conditioning	-					
Energy Source						
Electricity	100%	2039	* *	1		

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

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

Asset #: 13307

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Int Pkg Unit -	100%	2029	\$131,500	2	\$500	
Heating/Cooling						
	R-22 Refrigerant, Extent: Light,	00	100%			
	Location: Roof Level Machine	Room				
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		
	Other Observation, Extent : Light	t, Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: 1 Unit, 30 Gallon	ıs				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a 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

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	112020	\$10,300	\$400
Interior Architecture	\$32,400	\$700	ψ10 , 500	\$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



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

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

Asset #: 13308

rchitecture	Current Repair	Future Repla	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior Exterior Walls Masonry: Brick	60% Now \$69,0 Joint Mortar Miss/Erode, Extent : S Location : Throughout Vegetation Growth, Extent : Severe Location : North Facade	Severe, Area Affected	* * : 10%	5	\$8,300	
Metal Panel Window Wall	30% 10%	2054 2054	* *	5-10 5	\$28,400 \$5,200	
Windows Aluminum Metal Louvers	98%	2050 200 2049 ate, Area Affected : 5		5	\$800	
Roof Modified Bitumen	100% Now \$11,8 Blisters, Extent: Moderate, Area A Location: Main Roof Water Penetration, Extent: Moderat Location: Main Reading Area, R	ffected : 2% ate, Area Affected : 10	**			
Soffits Stucco Cement	100%	2047	* *	5		
erior Floors Carpet	70% 2-4 \$27,3 Staining/Discoloring, Extent: Mod Location: Main Reading Area		\$136,400 - 10%	3	\$11,400	
Cast in Place Concrete Ceramic Tile	5% 5% 20% 0-2 \$1,2	LIFE 2043 200 2039	* * * * * * * * * * * * * * * * * * * *	5 5 3	\$1,200 \$500 \$800	
Vinyl Tile	Blisters, Extent : Light, Area Affect		~ ~			
Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	Blisters, Extent : Light, Area Affect Location : Conference Room 5% 85%	2043 LIFE 500 LIFE	* * * *	5 5 5	\$800 \$5,400 \$1,000	
Interior Walls Ceramic Tile Concrete Masonry Unit	Blisters, Extent: Light, Area Affect Location: Conference Room 5% 85% 10% 0-2 \$5 Punct/Tear/Impact Damage, Extent	2043 LIFE 500 LIFE t: Light, Area Affecte 500 2047 nt, Area Affected: 5%	** ** d:5%	5 5	\$5,400	

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

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

Asset #: 13308

Architecture	Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2047	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2047	* *			

Electrical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 Disconne	ct Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard			*	_		
Molded Case Bkrs	100%	2034	\$44,000	5	\$200	
Raceway	000/	202:	***	_		
Conduit	90%	2034	\$33,600	1		
Conduit	10%	2054	* *	1		
Panelboards	-0.4		44.000	_		
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		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting	1000/		402 555	4.0	A	
Fluorescent	100%	2029	\$82,200	10	\$6,700	
	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

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

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

Asset #: 13308

Electrical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Est FY	timated 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	e Perimeter				
	Explanation : CCTV Surveile	lance 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 E	Building				
	Explanation : Strobe Lights,	-	Alarm Bells, S	moke De	tectors, Horns	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated 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 : Moderat	e, Area Affected : 509	%					
	Location : Feed Back Tank And Pump, Boiler Room On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location: Feed Back Tan	k And Pump, Boiler F	Room					
Hot Wtr Piping/Pump	95%	2033	\$15,300	4	\$300			
Terminal Devices								
Air Handler	80%	2029	\$110,900	1	\$3,600			
Convector/Radiator	20%	2032	\$12,000	1	\$500			
Controls								
Electrical	100%	2027	\$40,900					
Air Conditioning								
Energy Source								
Electricity	100%	2042	* *	1				

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

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

Asset #: 13308

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment	000/	0.2	\$5,600	2024	¢111 200	2	\$200		
Ext Pkg Unit - Heating/Cooling	90%	0-2	\$5,600	2034	\$111,300	2	\$300		
		2-22 Refrigerant, Extent : Moderate, Area Affected : 90% Location : 1 Unit On Roof							
			n Kooj Extent : Moderate, A	1roa Affa	ected : 100%				
	Location:		xiem . Moderdie, A	неи Ајје	ciea . 100/0				
		-	Init Goes Down Fr	equently					
Split Unit	10%			2034	\$17,500				
1		rvation, E	xtent : N/A, Area A						
	Location:	Roof							
	Explanati	on : 1 Uni	it. R-410a						
Terminal Devices									
Fan Coil - 2 Pipe	10%			2034	\$22,500	1	\$200		
No Component	90%								
Heat Rejection	100/			2024	\$2.400	2	¢500		
Dry Cooler No Component	10% 90%			2034	\$3,400	2	\$500		
Ventilation	9070								
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	1000/			2011	* *				
Brass/Copper	100%			2044	* *	1			
Water Heater With Tanks Gas Fired	100%			2032	\$17,300	2			
Gas Filed		rvation F	Extent : N/A, Area A			2			
	Location: Boiler Room								
			50 Gallon Unit						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures	40001								
Generic	100%								

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

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

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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

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



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

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

Asset #: 13309

chitecture	Current F	Repair	Future	Replacement	M	aintenance	
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Chimney Joint Mortar Miss/Er Location: At Windo	Crown And Band ode, Extent : Moder	ate, Ared	a Affected : 10%	5	\$6,600	
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through Vertical Cracks, Exter Location: Through Water Penetration, Ex- Location: South Fa	out nt : Light, Area Affe out stent : Severe, Area	cted : 10 Affected	%	5	\$13,500	
Masonry: Limestone	10% Now	\$60,900	LIFE	* *	5	\$1,300	
Tracein y Emiliane	Broken/Missing Elem Location: South Fa Cracking/Crumbling, Location: Through Joint Mortar Miss/En Location: All Faca Staining/Discoloring, Location: Crown M Vertical Cracks, Exter Location: Above An Water Penetration, E	ents, Extent: Sever cade At Main Build Extent: Severe, Ar out Base ode, Extent: Severe des At Base, Door I Extent: Severe, Ar folding nt: Severe, Area Afj and Below Basement stent: Light, Area A	e, Area A ling Base ea Affect e, Area A Lintel In L ea Affect Gected: 5 Window Uffected:	e And Crown ed : 10% ffected : 10% Rear And Through ed : 45% At South Facade 20%	hout Crov		
	Location : South Fa	caae At Of Main Bi				***	
Stucco Cement	5% Other Observation, E Location : South Fa Explanation : Locat	cade At Base	2041 fected :	**	5	\$2,100	
Windows	1000/ 37	#22.1 000	2061	ماد بال	_	#2.10 0	
Aluminum	100% Now Air Infiltration, Exten Location: Throughd Caulking Deteriorate Location: Throughd Weather Strip Missing Location: Throughd Worn/Erode, Extent: Location: All Wind	out d, Extent : Severe, A out g, Extent : Severe, A out Severe, Area Affect	Area Affe Irea Affe	cted : 40%	5	\$2,400	
Parapets							

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

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

Asset #: 13309

Architecture	Current Repair		Repair	Future Replacement			Maintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Roof								
Copper/Terne		Now	\$2,800	2064	* *			
		_	ents, Extent : Seve	re, Area 2	Affected : 5%			
		-	ırds At Gutters					
			t, Extent : N/A, Arc	ea Affect	ed : 100%			
	Location	: All Copp	er					
Modified Bitumen	70%			2041	* *	10	\$12,400	
Soffits								
Cast in Place Concrete	100%		\$2,100	LIFE	* *	5	\$1,800	
	_	_	Extent: Moderate		-			
			eps From First Flo	-	-			
		_	: Severe, Area Affe					
	Location	: Below St	eps From First Flo	or At Le	fferts Boulevard			
terior								
Floors								
Carpet	15%	2-4	\$1,100	2035	\$53,200	3	\$4,400	
		-	amage, Extent : Lig	ght, Area	Affected: 5%			
		: At Main	Entrance					
Cast in Place Concrete	5%			LIFE	* *	5	\$4,300	
Ceramic Tile	5%		\$22,600	2051	* *	5	\$500	
	_	-	Extent : Severe, A		ted : 30%			
			nd Staff Bathrooms					
			t, Extent : Severe,		ected : 100%			
	Location	: Public A	nd Staff Bathrooms	ï				
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 Ent	rance Foyer					
	Worn/Eroc	le, Extent :	Light, Area Affecte	ed: 20%				
	Location	: Through	out					
Vinyl Tile 9" X 9"	5%	0-2	\$4,000	2031	\$80,100	3	\$400	
•	Cracking/	Crumbling,	Extent : Moderate					
	_	: Basemen						

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

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

Asset #: 13309

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY		Cycle (Yrs)	Estimated Cost	Priority	
Interior Interior Walls							
Ceramic Tile	3% 2-4 Cracking/Crumbling, Exte		cted : 10%	5	\$200		
Ceramic Tile	2% Now Adhesion Failure, Extent Location: Basement Ba Broken/Missing Elements, Location: Basement Ba	throom Extent : Severe, Are	ed : 20%	5	\$100		
Gypsum Board	5% Now Water Penetration, Extent Location: Base Of Base			5	\$300		
Gypsum Board Plaster	25% 65% Now Cracking/Crumbling, Exte Location: Basement Ba. Water Penetration, Extent Location: Basement	se And At Window O	E ** ected : 10% penings	5-10 5	\$4,500 \$2,100		
Ceilings AcousTileSusp.Lay-In	35% Recent Installation, Exten Location : First Floor	2049 t : N/A, Area Affected		5	\$6,900		
Plaster	65% Now Cracking/Crumbling, Exte Location: Basement Paint Peeling, Extent: Se Location: Basement Water Penetration, Extent Location: Basement	vere, Area Affected :	ected : 20%	5	\$8,000		
Site Enclosure Fence/Gates Aluminum Rail	15% Now Broken/Missing Elements, Location : Front Stair R			5	\$3,100		
Iron Picket	85% Now Corrosion/Rusting, Extent Location: Throughout Deteriorated Finish, Exten Location: Base Connect Impact Damage, Extent: Location: Northeast Co	nt : Severe, Area Affe tion Throughout Severe, Area Affected	ted : 30% cted : 5% !: 5%				

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

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

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QUEENS PUBLIC LIBRARY - 039 RICHMOND HILL BRANCH LIBRARY

Asset #: 13309

Architecture	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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 Ele		re, Area 2	Affected : 5%			
	Location : Perime						
	Cracking/Crumbling		rea Affec	ted : 20%			
	Location : Perime						
	Joint Mortar Miss/E		e, Area A	Iffected: 50%			
	Location : Perime						
	Other Observation,		a Affecte	d : 15%			
	Location : Perime		_				
	Explanation : Sout	hwest Walls Are Tilt	ing				
Retaining Walls	1000/ 1	¢7.000	2071	* *			
Cast in Place Concrete	100% Now	\$7,800	2071				
	Broken/Missing Elektronic Location: Drivew		re, Area 2	Affectea : 5%			
	Cracking/Crumbling	g, Extent : Severe, A	rea Affec	ted : 10%			
	Location : Steps To Basement, Retaining Wall At Driveway						
	Loose/Delam Surfac	e, Extent : Severe, A	lrea Affe	cted : 20%			
	Location: Front E	ntry Ramp At Cheek	k Walls				
	Spalling, Extent : Se	vere, Area Affected	: 50%				
	Location : Front E	ntry Ramp At Cheek	k Walls				
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 2-4	\$37,500	2049	* *			
	Cracking/Crumbling Location : Throug		ea Affecte	ed : 5%			
On-Site Walkways							
Cast in Place Concrete	100% Now Broken/Missing Electron : Near M	\$5,400 ments, Extent : Sever ain Entrance And R					
		E		•			

System Component Type % of Fail Date Estimated Cost Year Estimated Cost Cycle Estimated Cost Priority	Electrical	Current Repair	Future Replacement	Maintenance	
	Component		Year Estimated Cost FY		Priority

\$1,200

2041

* *

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

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

Service Equipment

Parking/Driveway

Cast in Place Concrete

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

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

Location: Electrical Room

Location: Throughout

Location: Towards Building

100%

Explanation: Main Service Disconnect Switch Rated At 400 Amperes.

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

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

Asset #: 13309

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Switchgear / Switchboard							
Molded Case Bkrs	100%		2036	\$44,000	5	\$300	
Raceway	1000/		2026	#25 400			
Conduit	100%		2036	\$37,400	1		
Panelboards	000/		2059	* *	5	\$200	
Molded Case Bkrs Molded Case Bkrs	90% 10%		2058 2035		5 5	\$300	
Wiring	1070		2033	\$2,000	3		
Braided Cloth	50%		2035	\$16,900	1		
Dialaca Cloth		Aged, Extent : Light, Area Af			1		
		: Throughout The Building	,				
Thermoplastic	50%		2036	\$16,900	1		
Motor Controllers	2070			\$10,200			
Locally Mounted	100%		2049	* *	5	\$100	
Ground						·	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
		Extent : Light, Area Affected	: 100%				
	Location	: Sprinkler Room Basement					
Lighting							
Interior Lighting	1000/		•				
LED	100%		2044	* *			
Egress Lighting	200/	NI #2.200	2046	* *			
Exit/Emergency Light Combo	20%	Now \$2,200	2046	* *			
Сошро	Not Functi	oning, Extent : Severe, Area A	Affected ·	20%			
		: Hallway In Basement	ijjecica .	2070			
Exit/Emergency Light	60%		2041	* *			
Combo	0070		2041				
Exit, Battery	20%		2041	* *	10	\$200	
Exterior Lighting						\$200	
HID	25%		2044	* *	10		
No Component	75%						
Alarm							
Security System							
Generic	100%		2044	* *	1	\$4,900	
		ervation, Extent : N/A, Area A	Affected :	100%			
		: Reading Areas					
71. (2. 1. =	Explanat	ion : CCTV Surveillance Can	neras, Int	rusion Alarm			
Fire/Smoke Detection	1000/		2011	ملد بات	1.2	#0.100	
Generic, Digital	100%	omistion Entart N/A A	2044	**	1-3	\$8,100	
		ervation, Extent : N/A, Area A	ijjectea :	100%			
		: Basement ion : Smoke Detectors, Alarn	, Ralla F	iva Alaum Cantral	Panel		
	Блріанац	on . Smoke Delectors, Alarm	i Deils, Fl	re Aturm Control	unei		

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

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

Asset #: 13309

Mechanical	Current Repair		Future Replacement		Maintenance						
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	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	100/ N.	6700	2021	¢24.000	2	¢500					
Radiant Heater	10% Nov	*	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					
Steam Boller		, Extent : Light, Area A			1	Ψ11,000					
	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							
	-	, Extent : Light, Area A	ffected :	100%							
	Location: Thro	ughout									
No Component	10%										
Terminal Devices											
Convector/Radiator	100%		2034	\$109,500	1	\$4,300					
		, Extent : Light, Area A	!ffected :	100%							
	Location : Thro	ughout									
Controls	100%		2020	\$74.400							
Electrical	100%		2029	\$74,400							
Air Conditioning Energy Source											
Electricity	100%		2044	* *	1						
Conversion Equipment	100/0		2017		1						
Exterior Pkg Unit -	90%		2041	* *	2	\$700					
Cooling	2 0 / 0				-	ψ, σσ					
comig	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 : Base	ment									
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

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

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

Asset #: 13309

echanical	Current Re	pair Fut	Future Replacement		Maintenance	
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ımbing						
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 I	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%					

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

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

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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

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



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

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

Asset #: 13310

rchitecture		Current	Repair	Future Replacement		Maintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls Cast Stone/Terra Cotta	200/	Now	\$72.200	LIFE	* *	5	\$24,000	
Cast Stone/Terra Cotta	Joint Mor Location Water Pen	tar Miss/Er n : Various . vetration, E	\$72,200 code, Extent : Mode Locations Through xtent : Moderate, A Trim Of Masonry C	erate, Are out Irea Affec	a Affected : 15%	5	\$34,900	
Masonry: Brick	80%	Now	\$149,400	LIFE	* *	5	\$17,900	
, and the second	Joint Mor Location Water Pen	tar Miss/Er n : Various . vetration, E	ode, Extent: Mode Locations Through xtent: Moderate, A al Office And Readi	erate, Are out Irea Affec	eted : 5%			
Windows								
Aluminum	Ctrwt/Bal	Now nc Not Fun 1 : Through	\$14,100 ct, Extent : Moderc out	2044 ate, Area	* * Affected : 25%	5	\$2,900	
Parapets								
Cast Stone/Terra Cotta	_		\$4,300 Extent : Light, Are Coping	LIFE ea Affecte	* * ed : 5%	5	\$9,100	
Masonry: Brick	Location	ervation, E 1 : Parapet	Extent : N/A, Area A Interior ing Membrane Inst			5-10	\$45,300	
Roof	Ехрійни	iion . Rooji	ng Memorane Insi	uneu Ime	rior i arapei waiis	•		
Modified Bitumen	Water Pen	Now etration, E. a: Around A	\$9,900 xtent : Moderate, A Rtu	2041 Irea Affec	* * * * ted : 5%			
erior								
Floors								
Carpet		Discoloring 1: Through	, Extent : Light, Ard out	2035 ea Affecte	\$202,900 ed:10%	3	\$17,000	
Ceramic Tile	35%			2045	* *	5	\$7,200	
Vinyl Tile			\$5,800 ctent : Light, Area A	2041 Affected :	* *	3	\$800	
Interior Walls	Locuitor	i . meening	Koom					
Ceramic Tile	2%			2039	* *	5	\$200	
Glass: Single Pane	3%			LIFE	* *	5	\$400 \$400	
Gypsum Board	15%			LIFE	* *	5-10	\$2,400	
Plaster	80%		\$9,400 xtent : Moderate, A	LIFE	* * eted : 5%	5	\$2,300	
			ın Office, Children			ices		

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

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

Asset #: 13310

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In		Now	\$10,500	2049	* *	5	\$6,200	
	_	_	, Extent : Light, Are	ea Affecti	ed : 5%			
		: Through						
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Through	out					
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	* *			
		_	xtent : Light, Area		: 20%			
	Location	: Various	Locations Through	out				
Retaining Walls								
Masonry: Brick	100%	Now	\$8,200	2046	* *			
	Joint Mort	ar Miss/Er	ode, Extent : Light,	Area Af	fected : 10%			
	Location	: Activity	Yard					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$37,900	2049	* *			
			ent : Severe, Area A	Affected .	20%			
	Location	: Madison	Street					
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Activity Yard								
Pavers/Stone	100%			2039	* *			

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	90%	2036	\$3,400	5	\$100	
	Other Observation, Extent : N/A, Area	a Affected :	100%			
	Location: Electrical Room					
	Explanation: One 800 Amperes					
Fused Disc Sw	10%	2036	\$400	5		
	Other Observation, Extent: N/A, Area	a Affected :	100%			
	Location : Electrical Room					
	Explanation: One 200 Ampere Mai	n Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2036	\$44,000	5	\$400	
Raceway						
Conduit	100%	2036	\$37,400	1		

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

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

Asset #: 13310

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated 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	1000/	LIPP	* *	-	# 400		
Generic	100%	LIFE		5	\$400		
Lighting Interior Lighting							
Fluorescent	10%	2031	\$15,600	10	\$1,300		
Puorescent	Other Observation, Extent			10	\$1,500		
	Location: Throughout T	***	10070				
	Explanation : Compact I	-					
Fluorescent	20%	2031	\$31,100	10	\$2,500		
Fluorescent	Other Observation, Extent		· ·	10	\$2,300		
	Location: 1st Floor And		10070				
	Explanation : T8 Lamps						
LED	70%	2044	* *				
Egress Lighting	7070	2011					
Emergency, Battery	50%	2031	\$11,700	10	\$1,700		
Exit, LED	45%	2051	**	1	ψ1,700		
Exit, Service	5%	2031	\$200	1			
Exterior Lighting		2001	#2 00				
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 T	Location: Throughout The Building					
	Explanation: CCTV Sur	veillance Cameras					
Fire/Smoke Detection							
Generic, Digital	100%	2031	\$35,900	1-3	\$8,700		
	Other Observation, Extent	-	100%				
	Location: Throughout T	O .					
	Explanation: Strobes, P	ull Box Station, Bell, S	moke Detector, Fir	e Alarm	Panel		

Mechanical	Current Re	pair Futur	e Replacement	Ма	nintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2056	* *	1		

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

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

Asset #: 13310

Mechanical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment						
Furnace	50%	2041	* *	1	\$3,400	
Turnace	Other Observation, Extent : Light, An Location : Roof Explanation : 3 Rooftop Package U	rea Affected	: 50%	1	ψ2,100	
Steam Boiler	50%	2049	* *	1	\$6,800	
24444	Other Observation, Extent : Light, A. Location : Basement Boiler Room Explanation : 1 Unit		: 100%	-	\$0,000	
Distribution	*					
Ductwork/Diffusers	60%	LIFE	* *	2-5	\$7,300	
Central Plant Steam Piping/Pmp	40%	2056	* *	4	\$400	
Terminal Devices			**			
Air Handler	60%	2036	\$157,300	1	\$5,100	
	Other Observation, Extent: N/A, Are	ea Affected :	30%			
	Location: One Unit At First Floor					
	Explanation : Air Handler Unit	20.40	* *	- 1	Ф1 000	
Convector/Radiator	40%	2049	* *	1	\$1,800	
Controls Electrical	100%	2034	\$77,500			
Air Conditioning						
Energy Source Electricity	100%	2052	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%	2036	\$41,100	1	\$1,300	
•	Other Observation, Extent : Light, A. Location : Roof	rea Affected	: 20%			
	Explanation: Refrigerant: R-22					
Ext Pkg Unit - Heating/Cooling	80%	2041	**	2	\$700	
	Other Observation, Extent : Light, A. Location : Roof					
T ' 1D '	Explanation: 3 Package Units. R-4	110a Refrige	rant			
Terminal Devices Air Handler/Dir Expansion	20%	2036	\$53,400	1		
No Component	80%					
Heat Rejection						
Dry Cooler	20%	2036	\$12,800	2	\$1,900	
No Component	80%		. ,-,-		, J	
Ventilation 1						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12,100	
Exhaust Fans Roof	100%	2041	* *	2	\$400	

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

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

Asset #: 13310

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
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 Obse	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Basemer	nt					
	Explanat	ion : 1 Un	it 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 Obs	ervation, E	Extent : N/A, Area A	ffected :	100%			
	Location	: Located	Outside					
	Explanat	ion : Redu	ced Pressure Zone	Device				
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	nt To 2nd Floor					
	Explanat	ion : One	Unit					

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 13311

rchitecture	Current Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls	900/ 2.4	¢50,000 TIEE	* *	5	¢12 000	
Masonry: Brick	80% 2-4 Broken/Missing Elements, Ex Location: Various Broken I Cracking/Crumbling, Extent Location: Various Location	Bricks Throughout : Moderate, Area Aj	ea Affected : 2%	5	\$13,900	
Weathering Steel	10% Now Staining/Discoloring, Extent Location: New Wing	\$3,100 LIFE : Moderate, Area A	* * fected : 60%	1		
Window Wall	6% 0-2 Caulking Deteriorated, Exten Location: South Facade Other Observation, Extent: I Location: South Facade Explanation: Thermally Inc	ight, Area Affected		5	\$2,000	
Window Wall	4% Other Observation, Extent: New Wing Explanation: Location Note		**	5	\$2,600	
Windows						
Aluminum	10% Other Observation, Extent: New Wing Explanation: Location Note		**	5	\$100	
Aluminum w/ Guards	88% 0-2 Broken/Missing Elements, Ex Location: Missing Pane In Worn/Erode, Extent: Modera Location: Throughout Orig	\$8,000 2035 tent : Severe, Area : Rear Office tte, Area Affected : .		5	\$600	
Metal Louvers	2%	2039	* *	10	\$200	
Parapets						
Cast in Place Concrete	85% Other Observation, Extent: New Wing Explanation: Location Note		**	5	\$12,500	
Cast Stone/Terra Cotta	5% 0-2 Cracking/Crumbling, Extent . Location : Coping Along Or	-	* * Gected : 20%	5	\$300	
Weathering Steel	10% Other Observation, Extent: N Location: Metal Copings Explanation: Location Note		**	1		

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

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

Asset #: 13311

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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, Exter Location: Broken B		Affected	d : 20%			
	Water Penetration, Extended Location: At Roof	xtent : Moderate, A	rea Affec	cted : 15%			
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, E		ffected :	100%			
	Location: Rear Of	-					
	Explanation : Locat						
Cast in Place Concrete	90% 0-2	\$9,300	LIFE	**	5	\$15,500	
	Cracking/Crumbling, Location: Along So	_	a Affecte	ea : 10%			
	Paint Peeling, Extent		Affactad	. 250/			
	Location : Along So		престеи.	. 25/0			
Interior							
Floors							
Carpet	65%		2035	\$176,300	3	\$14,700	
Cast in Place Concrete	10%		LIFE	* *	5	\$6,600	
Ceramic Tile	5%	004.700	2045	* *	5	\$800	
Vinyl Tile	20% Now	\$84,700	2046	* *	3	\$1,100	
	Loose Units, Extent: Location: Lobby Ar						
	Worn/Erode, Extent:	_		0/2			
	Location : Lobby A	**		<i>7</i> 0			
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	

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

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

Asset #: 13311

Architecture		Current l	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	C50/	0.0	Ø40.100	20.40	* *	-	ØC 100	
AcousTileConcealSpLn	65%		\$48,100	2049		5	\$6,100	
	_		Extent : Moderate, ading Room	Area Ajj	eciea : 20%			
			Extent : Moderate	Area A	ffected · 10%			
	_	_	ading Room	, 111 cu 11,	yecieu . 1070			
			Moderate, Area Aj	fected : .	50%			
			ading 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 Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 5%			
	Location	ı : New Win	g					
Site Enclosure								
Fence/Gates	000/	N	¢40.900	2056	* *			
Chain Link		Now	\$40,800 ents, Extent : Seve	2056				
		-	enis, Extent . Seve Locations Through		Affected . 30/0			
			xtent : Moderate, A		cted · 75%			
		i : Through		1.00.11,50	. , . , . ,			
		_	ent : Severe, Area A	Iffected :	2%			
	-	ı : West Yar						
Iron Picket	2%			2071	* *			
	Other Obs	ervation, E	Extent : N/A, Area A	Iffected :	100%			
			ıcade At Gas Meter	•				
	Explana	tion : Loca	tion Noted					
Free Standing Walls	1000/			2071	* *			
Cast in Place Concrete	100%		Extent : N/A, Area A	2071				
		ı : Rear Yar		ујестей.	100/0			
		tion : Loca						
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$41,600	2071	* *			
		issing Elem 1 : Edge Of	ents, Extent : Seve	re, Area	Affected : 5%			
			Extent : Severe, A	rea Affer	eted : 20%			
	_	ı : Edge Of		- cu 1135 cc	. 2070			
			Extent : Severe, Ar	ea Affect	ed : 2%			
	_	ı : Edge Of		33				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%		\$11,400	2049	* *			
			ht, Area Affected :	30%				
			87th Avenue					
Pavers/Stone	5%			2045	* *			

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

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

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QUEENS PUBLIC LIBRARY - 039 ROCHDALE VILLAGE BRANCH LIBRARY

Asset #: 13311

Architecture		Current F	Repair	Futur	e Replaceme	nt	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	ost	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/0	Crumbling,	Extent: Moderate,	Area Aj	ffected : 10%				
	Location	: West Dri	veway						
	Misaligned	l/Bulging, I	Extent : Moderate,	Area Aff	ected : 5%				
	Location	: West Dri	veway						

Electrical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2056	* *	5		
		, Extent : N/A, Area A	ffected :	100%			
	Location : Electr						
	Explanation : Ma	iin Service Disconnec	t Switch	Rated At 400 Amp	eres.		
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		
	-	xtent : Light, Area Afj	fected : 1	00%			
	Location : Readir	ng 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	
	•	tures, Extent : Light,	Area Aff	ected : 100%			
	Location: Adult I	Learning Center					
Fluorescent	5%		2041	* *	10	\$500	
	Compact Fluoresce	ent Light, Extent : Lig	ht, Area	Affected : 100%			
	Location : Readir	ng Areas					
LED	10%		2041	* *			
Note : All component repairs \$ estingular		are and are not escalate		ential future inflation			

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13311

Electrical	Current Repair	Future Rep	olacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	mated 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, Exter	nt : Moderate, Area A	Iffected : 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 Re	pair Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (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, Ext Location : 1st Floor E Explanation : One Un		100%			
Distribution						
Hot Wtr Piping/Pump		00	\$17,900	4	\$400	
Hot Wtr Piping/Pump	20%	2052	* *	4	\$200	
Terminal Devices						
Convector/Radiator	20%	2034	\$16,800	1	\$700	
No Component	80%					
•	Other Observation, Ext	ent : N/A, Area Affected :	0%			
	Location:					
	Explanation : Reporte	d Under Air Conditionin	3			
Controls	*					
Digital	20%	2034	\$58,800			
Electrical	80%	2029	\$45,600			
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		

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

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

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			
			tent : Light, Area A r Boiler Room	ffected :	100%			
Split Unit	20%)		2041	* *			
_		efrigerant, 1 n : East Win	Extent : Light, Area g	Affected	d : 100%			
Heat Rejection								
Air Cooled Condenser Unit	20%	1		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	
		_	Extent : Light, Ared r Boiler Room	a Affecte	d : 5%			
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		
		servation, E n : 1st Floor	Extent : N/A, Area A r	ffected :	100%			
	Explana	tion : One	Unit, 40mbh 40 Ga	llons				
Sanitary Piping Cast Iron	100%	1		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	1		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 : 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



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

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

Asset #: 15208

chitecture		Current	Repair	Futur	e Replacement	М	aintenance	
tem Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
erior								
Exterior Walls								
Alum/Vinyl Siding	5%			2053	* *	10	\$200	
			Extent : N/A, Area A		25%		4-11	
	Location							
	Explana	tion : Roof	Mechanical Enclo	sure				
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,300	
Ž	Painted S	urfaces, Ex	tent : Light, Area A	ffected :	100%			
	Location	ı : Rear Yaı	rd					
Masonry: Brick	75%	4+	\$65,700	LIFE	* *	5	\$7,900	
J			rode, Extent : Mode		a Affected : 10%	-	¥ : y- : -	
		ı : Through						
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 5%			
	Location	ı : Upper S	ection Of Facade (On 145th .	Avenue			
	Rusting M	lasonry Sup	ot, Extent : Modera	te, Area A	Affected : 50%			
	Location	ı: Window.	s On 145th Avenue	Facade				
	Water Per	netration, E	xtent : Severe, Ared	a Affected	l : 5%			
	Location	ı : Foundaı	tion Wall Into Base	ment				
Windows								
Aluminum		Now	\$110,700	2058	* *	5	\$1,100	
			Severe, Area Affec		ó			
			cade On 145th Aver					
			Extent : Severe, Are	00	d : 100%			
			cade On 145th Aver	ше				
			mally Inefficient					
Steel		Now	\$19,400	2058	**	5	\$1,600	1
			Extent : Severe, Are	a Affected	d : 30%			
		ı : Basemer						
	-		, Extent : Severe, A	rea Affec	ted : 100%			
	Location	ı : Basemer	ıt					
Parapets Cast Stone/Terra Cotta	50/			LIDD	* *	5	0500	
	5%			LIFE	* *	5	\$500 \$1.300	
Masonry: Brick	95% Other Ob		Extent · N/A Area	LIFE Affected :	100%	3	\$1,300	
	Other Observation, Extent : N/A, Area Affected : 100% Location : Parapet Wall							
		•	`Side Covered With	Roofing	Membrane			
Roof	Барини	1100)	zac corerea mun	noojing				
Roll Roofing	100%	Now	\$115,500	2035	\$115,500	5	\$14,600	
			vere, Area Affected		+110,000	-	÷1.,000	
	Location: Roof							
	Water Penetration, Extent : Severe, Area Affected : 15%							
			rary Area And Offic					
	Worn/Ero	de, Extent :	Severe, Area Affec	ted : 80%	ó			
	Location	ı:Roof						
Soffits								
Alum/Vinyl Siding	100%			2043	* *	10		

Interior

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

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

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		
nterior										
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			
			Extent : Severe, A		ted : 50%					
	Location: Basement, 1st Floor Library Area									
	Loose Unit	ts, Extent :	Severe, Area Affec	ted : 50%	ó					
	Location	: Basemen	t							
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%		\$48,600	2063	* *					
		_	ents, Extent : Seven							
			rd Entrance On 145							
		Rusting, E : 145th Av	xtent : Severe, Arec enue	ı Affected	d : 50%					
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	Futur	re Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 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	Disconne	ect Switch			
Raceway						
Conduit	80%	2059	* *	1		
Conduit	20%	2033	\$7,500	1		

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

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

Asset #: 15208

Electrical	Current Repair	Future Rep	lacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated 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			de de	_	****	
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting	100/	2020	ΦC 100	1.0	Φ.5.0.0	
Fluorescent	10%	2028	\$6,100	10	\$500	
	T-12 Lamps And Fixtures, Ext Location : Basement	ent : Light, Area Affected	: 100%			
LED	90%	2041	* *			
Exterior Lighting						
LED	20%	2041	* *			
No Component	80%					
Alarm						
Security System						
Generic	50%	2041	* *	1	\$1,000	
	Other Observation, Extent : L	ight, Area Affected : 100%	6			
	Location : Inside And Outside					
	Explanation : CCTV Surveil	lance Camera				
Generic	50%	2041	* *	1	\$1,000	
	Other Observation, Extent : L					
	Location : Reading Area, Re	ecreation Room, And Exit	Doors			
	Explanation : Intrusion Alar	m And Motion Sensor				
Fire/Smoke Detection						
Generic, Digital	100%	2041	* *	1-3	\$3,300	
	Other Observation, Extent : L Location : Throughout The I	_	6			
	Explanation : Strobe Lights, Fire Alarm Panel	-	Alarm Bell,	Manual	Pull Box, And	

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Steam Boiler	100%	2046	* *	1	\$5,400	

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

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

Asset #: 15208

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
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 -	95%			2038	* *	2	\$300	
Heating/Cooling								
Window/Wall Unit	5%			2031	\$1,000	1		
Heat Rejection								
Air Cooled Condenser	100%			2038	* *	2	\$3,800	
Unit								
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	

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

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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

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



Maintenance \$ are aggregated over a ten-year period. Site 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 F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$44,600	LIFE	**	5	\$10,700	
			ode, Extent : Sever des And Below Win	-	00			
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	
	-		nt, Extent : N/A, A	rea Affec	ted : 100%			
	Location	: Main Roo	f					
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
terior								
Floors	700/			2025	#122 OOO	2	Φ11 100	
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	50/			20.42	* *	-	Φ1 100	
Ceramic Tile	5%			2043	* *	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	* *	5	\$6,700	
Gypsum Board	20%			LIFE		5	\$2,700	
Ceilings	000/	Now	¢2 100	2047	* *	5	¢5 000	
AcousTileConcealSpLn			\$3,100 ents, Extent : Mode			3	\$5,900	
		-	enis, Exieni : Mode Room, Library Are		**			
Communa Day 1		. meening i	Acom, Liorary Are		**	-	Ø1 200	
Gypsum Board	10%			LIFE	* *	5	\$1,300	
ite Pavements								
Public Sidewalk	100%			2047	* *			
Cast in Place Concrete	100%			204 /				
On-Site Walkways Cast in Place Concrete	100%			2047	* *			
	10070							

Electrical	Current Repair	Future Replacem	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	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 Basement					
	Explanation: Two 400 Ampere Main	Disconnect Switches				

Maintenance \$ are aggregated over a ten-year period. Site 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	М	aintenance	
System Component Type	% of Fail Date Total (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	700/ 2.4	ф ээ (00	2050	* *	1		
Braided Cloth	70% 2-4	\$23,600	2059		1		
	Insulation Aged, Ext Location : Through		и Ајјестеа	. 10070			
m 1 .:		tout The Building	2054	* *	1		
Thermoplastic	10%		2054		1		
Thermoplastic	20%		2034	\$6,800	1		
Motor Controllers	1000/		2047	* *			
Variable Frequency Drive	100%		2047				
Ground							
Grounding Devices							
Generic General Genera	100%		LIFE	* *	5	\$100	
Lighting	10070		- LII E			Ψ100	
Interior Lighting							
Fluorescent	5%		2039	* *	10	\$300	
	Compact Fluorescen Location : Lobby	nt Light, Extent : Lig	ht, Area A	lffected : 100%			
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,			100%			
		Ind Outside Of The	_				
F: (a 1 5	Explanation : CCT	V Surveillance Can	ieras				
Fire/Smoke Detection	1000/		2020	ملد بات	1.2	0.4.70 0	
Generic, Digital	100%	E	2039	**	1-3	\$4,500	
	Other Observation, Location : Through	_	Affected :	100%			
	Explanation : Alar Alarm Panel And I	m Bells, Manual Pu Horns	ll Stations	, Smoke Detector	s, Strobe	Lights, Fire	

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

Current Re	pair Futu	re Replacement	M	aintenance	
% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2054	* *	1		
			2	\$3,300	
		: 100%			
Explanation: 4 Gasol	ine Fired Hot Water Hea	ters Mounted On S	ide Of Ai	r Handler	
1000/	•••	ate at			
100%	2039	* *	1	\$4,400	
1000/	2050	* *	1		
100%	2050	* *	1		
1000/	2020			#2.200	
100%	2039	* *	1	\$3,300	
1000/	2054	* *	4	¢200	
100%	2054	* *	4	\$300	
1000/	2020	* *	1		
100%	2039		1		
1000/	2020	* *	2	\$4,000	
10070	2039		2	\$4,900	
100%	I IFF	* *	2-5	\$3,900	
10070	En E			ψ3,700	
50%	2039	* *	2	\$100	
	2037		2	Ψ100	
100%	2054	* *	1		
	2001				
100%	2032	\$17,300	2		
	2002	<i>411,000</i>			
100%	LIFE	* *	1		
	2.11 E				
100%	LIFE	* *	1		
	% of Fail Date E Total (Years) 100% 100% Other Observation, Extended Location: Basement M	No of Total Fail Date Estimated Cost Year FY	No of Total Pail Date Estimated Cost Year Estimated Cost Total Year FY	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

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

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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

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

10tal \$451,100

\$23,100 \$15,300 \$3,400	\$400 \$6,100 \$100	\$400 \$3,600	\$26,200 \$43,300
\$23,100	\$400	\$400	\$26,200
,	,	,	,
541,000	\$0,000	\$4,000	\$09,300
¢/1 000	\$6,600	\$4,000	\$69,500
\$5,100			
\$1,800			
\$2,800	\$1,600	\$3,200	\$42,500
\$700	\$800	\$800	\$900
\$8,700	\$4,200		\$300
\$22,700			\$25,800
FY 2027	FY 2028	FY 2029	FY 2030
	\$22,700 \$8,700 \$700 \$2,800 \$1,800 \$5,100	\$22,700 \$8,700 \$700 \$2,800 \$1,800 \$2,800	\$22,700 \$8,700 \$700 \$800 \$2,800 \$1,600 \$1,800 \$5,100



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

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

Asset #: 13313

Architecture	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls					_		
Cast in Place Concrete	10% 4+ Cracking/Crumbling, Location: Various S Exposed Reinforcement Location: Right Ele	pots, Base Perime nt, Extent : Severe,	ter		5	\$8,900	
	Painted Surfaces, Exte Location: Panels O	ent : Light, Area A	-				
Concrete Masonry Unit	85% 4+	\$20,600	LIFE	* *	5	\$9,500	
Concrete Museumy Cline	Other Observation, External Location : All External	xtent : Light, Area ior Facades	Affected :			Ψ,,,,,,	
337' 1 337 H	Explanation : Split I	ace Exposea Aggi		* *		ф2 200	
Window Wall	5%		2045	* *	5	\$3,300	
Parapets Concrete Masonry Unit	40% Other Observation, Extension	-	LIFE Affected :	**	5	\$1,100	
	Location: Exterior I		manta Car	anusta Masaumi P	look I or	u Hoight Daugnot	
M (I D) I	Explanation : Split I	ace Exposea Aggi		**			
Metal Panel No Component	50% 10%		2045	4. 4.	5	\$4,700	
Roof							
Modified Bitumen	100% Other Observation, Extended to the Control of Explanation: Snow		2040 ffected : 1	**	10	\$21,700	
terior							
Floors	-00/		• • • •	.			
Carpet	70%	Φ2 200	2034	\$136,500 * *	3	\$11,400	
Cast in Place Concrete	5% Now Loose/Delam Surface, Location: Mechanic Other Observation, Ex Location: Mechanic Explanation: Rebar	cal Room xtent : Severe, Arec cal Room	ı Affected	ed : 5%	5	\$1,200	
C TI		s Are Exposea On		* *	-	6500	
Ceramic Tile Vinyl Tile	5% 20% 0-2 Worn/Erode, Extent: Location: Staff Office			\$60,900	5	\$500 \$800	
Interior Walls			-				
Ceramic Tile	5%		2038	* *	5	\$300	
	75%		LIFE	* *	5	\$1,700	
Concrete Masonry Unit	13/0		LIFE		J	Ψ1,/00	

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

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

Asset #: 13313

Architecture	Current Repa	nir	Future Rep	acement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	90% Now	\$3,300	2048	* *	5	\$4,900	
	Staining/Discoloring, Ext Location: Staff Room	ent : Light, Are	га Ајјестеа : 5%	0			
	Water Penetration, Extent	· Light Area	Affected · 5%				
	Location: Staff Room	. Ligiti, mea 1	ijjecica . 570				
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$700	
Site Enclosure						4,00	
Fence/Gates							
Chain Link	85%		2055	* *			
Iron Picket	15% Now	\$1,300	2055	* *			
	Corrosion/Rusting, Exten		rea Affected : .	5%			
	Location: Gate At Beac		1	200/			
	Deteriorated Finish, Exte Location : Gate At Beac		Area Affectea .	20%			
Retaining Walls	Locuiton . Guie Ili Beuc	n 117th Sireet					
Cast in Place Concrete	100% 4+	\$500	2055	* *			
	Loose/Delam Surface, Ex			0%			
	Location: Rear Of Build	ding					
Site Pavements							
Public Sidewalk	650/		2040	ale ale			
Cast in Place Concrete	65%	#2 000	2048	* *			
Cast in Place Concrete	5% Now Cracking/Crumbling, Ext	\$2,900	2052				
	Location : Front Of Pro		, лгей лујестей	. 50/0			
	Tripping Hazard, Extent:		Affected : 5%				
	Location : Right Side O						
Pavers/Stone	30%		2044	* *			
	Other Observation, Exten	t : N/A, Area A	ffected : 100%				
	Location: Front Of Pro	perty					
	Explanation : Red Brick	Pavers					
On-Site Walkways			• • • • •				
Cast in Place Concrete	25% 2-4	\$2,200	2040	* *			
	Cracking/Crumbling, Ext Location : Rear Of Build		a Affected : 5%	9			
	Misaligned/Bulging, Exte	-	Affected . 50/				
	Location: Rear Of Build		і Аузесіей . 5/0				
Cast in Place Concrete	75%	*****	2040	* *			
Cast in Flace Concrete	13/0		20 1 0				

Electrical	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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.

Asset #: 13313

Electrical	Current Repa	air Futur	e Replacement	M	aintenance		
system Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts		•					
Service Equipment							
Molded Case Bkrs	100%	2035	\$44,000	5	\$200		
	Other Observation, Exten		100%				
	Location : Electrical Re	****					
	Explanation : Main Ser	vice Disconnect Switch	Rated At 400 Amp	eres.			
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			
round							
Grounding Devices				_	****		
Generic	100%	LIFE	* *	5	\$100		
ighting							
Interior Lighting			di di				
LED	100%	2043	* *				
Egress Lighting	/				****		
Emergency, Battery	50%	2043	* *	10	\$900		
Exit, Service	50%	2043	* *	1			
Exterior Lighting							
LED	20%	2043	* *				
No Component	80%						
larm							
Security System							
Generic	100%	2035	\$13,800	1	\$2,700		
	Other Observation, Extent: N/A, Area Affected: 100%						
	Location: Throughout	-					
	Explanation: Intrusion	Alarm Only. Motion Se	nsors				
Fire/Smoke Detection							
Generic, Analog	100%	2040	**	1-3	\$4,500		
	Other Observation, Exten		100%				
	Location: Throughout	-					
	Explanation : Strobe Lig	ghts, Manual Pull Statio	ons, Alarm Bells, Si	noke De	tectors And		
	Horns						

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

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

Asset #: 13313

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t 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	ı 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	1000/		* * * * * * * *		A. 1	
Reciprocating	100%	2035	\$108,700	1	\$3,400	
Compr/Chiller		1.00	1 1000/			
	R-134a Refrigerant, Extent : Light, An Location : 1 Unit. Roof	еа Ајјестес	1:100%			
Terminal Devices	200000011 00000000000000000000000000000					
Air Handler/Cool/Ht	100%	2035	\$142,900	1	\$4,500	
Heat Rejection	10070	2033	Ψ142,700		Ψ1,500	
Air Cooled Condenser	100%	2035	\$21,300	2	\$5,100	
Unit	10070	2033	Ψ21,300	2	ψ5,100	
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%					

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

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

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

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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

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



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

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

Asset #: 13314

Architecture	(Current R	Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick Cavity	85% Joint Mortar Location :	· Miss/Ero	\$95,600 ode, Extent : Mode ade	LIFE rate, Are	* * a Affected : 100%	5	\$10,800	
	-		ent : Moderate, Ar d Left Side Facade		ed : 70%			
Metal Sect. OHD	5%			2048	* *	5	\$2,000	
Window Wall	-	on, Exten	\$15,700 t : Moderate, Area d Left Side Facade		: 100%	5	\$2,400	
Windows								
Aluminum	Location : Weather Stri	on, Exten All Buildi p Missing	\$34,700 t : Moderate, Area ing Facades g, Extent : Severe, . Of East Facade			5	\$400	
	Location:	All Build	xtent : Severe, Are ing Facades nally Inefficient	a Affected	l : 100%			
Roof					* *			
Modified Bitumen	Location : Other Obser Location :	ed Flashi Partywal vation, E: Roof Abo	\$21,000 ings, Extent : Seve I At Building Joint xtent : Severe, Are ve Kitchen Area pot On Roof. Miss	a Affected	Affected : 20%	e.		1
Soffits			**			_		
Cast in Place Concrete	100% Paint Peelin Location:	g, Extent	\$2,400 : Moderate, Area	LIFE Affected :	**	5	\$2,000	
nterior								
Floors	500/			2024	¢05.000	2	67.100	
Carpet Cast in Place Concrete	50% 10%	4+	\$1,600	2034 LIFE	\$85,000 * *	3 5	\$7,100 \$2,100	
Cast III I face Concrete		g, Extent	: Light, Area Affec			3	\$2,100	
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%	NI	ΦΟ 200	LIFE	* *	5	\$500	
Gypsum Board		Now ing Elem	\$2,300 ents, Extent : Seve	LIFE re, Area A		5	\$4,800	
		_	Baseboards At Sou					

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

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

Asset #: 13314

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	
Ä	Staining/L	Discoloring,	Extent : Light, Are	ea Affecte	ed : 5%			
	Location	: Various I	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, Are	a Affecte	ed : 10%			
	Location	: Front An	d Left Side Of Prop	perty				
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			

Electrical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2035	\$44,000	5	\$200	
	Other Observation, Exte Location : Electrical R		100%			
	Explanation : Main Se	rvice Disconnect Switch	Rated At 400 Amp	eres.		
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	50%	2052	* *			
Drive						
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	

Lighting

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

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

Asset #: 13314

Electrical	rical Current Repair Future Replacen		lacement Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	10%	2035	\$7,200	10	\$600	
	Other Observation, Extent : N/A, Are	ea Affected : 100%				
	Location: Basement					
	Explanation: Compact Fluorescen					
Fluorescent	90%	2035	\$64,500	10	\$5,200	
	Other Observation, Extent : N/A, Are	00				
	Location : Throughout The Building	g				
	Explanation: T-5 Lamps					
Egress Lighting						
Emergency, Battery	50%	2035	\$5,400	10	\$800	
Exit, LED	50%	2050	* *	1		
Exterior Lighting						
Fluorescent	30%	2030	\$7,700	10	\$200	
	Other Observation, Extent: N/A, Are	ea Affected : 100%				
	Location : Outside Perimeter					
	Explanation: Compact Fluorescen	t Lights				
No Component	70%					
Alarm						
Security System						
Generic	100%	2035	\$12,100	1	\$2,400	
	Other Observation, Extent : N/A, Are	**				
	Location: Reading Areas, Outside					
	Explanation: CCTV Surveillance (Cameras				
Fire/Smoke Detection	1000/				00.000	
Generic, Analog	100%	2035	\$16,600	1-3	\$3,900	
	Other Observation, Extent: N/A, Are					
	Location: Throughout The Building	-	D. II			
	Explanation : Strobe Lights, Manuc Horns	ul Pull Stations, Ala	ırm Bells, S	moke De	tectors And	

Mechanical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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	
	Other Observation, Extent: N/A, Area A	ffected :	100%			
	Location: Basement					
	Explanation: 2 Brand New Units					

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

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

Asset #: 13314

Now atted, Extent	\$100 : Moderate, Area A	2043 2043 2043 2035 2033 2043 2035	** \$120,900 \$35,700 **	4 4 1 1 1	\$400 \$3,900 \$2,900	Priority
ited, Extent i: Basemen	: Moderate, Area A	2043 2035 2033 2043 2035	** \$120,900 \$35,700 ** \$94,800	1	\$3,900	
ited, Extent i: Basemen	: Moderate, Area A	2043 2035 2033 2043 2035	** \$120,900 \$35,700 ** \$94,800	1	\$3,900	
ited, Extent i: Basemen	: Moderate, Area A	2043 2035 2033 2043 2035	** \$120,900 \$35,700 ** \$94,800	1	\$3,900	
i : Basemen	nt .	2043 2035 2033 2043 2043	** \$120,900 \$35,700 **	1	\$3,900	
igerant, Ext		2035 2033 2043 2035	\$120,900 \$35,700 ** \$94,800	1	\$3,900	
igerant, Ext	tent : Light, Area A	2035 2033 2043 2035	\$120,900 \$35,700 ** \$94,800	1	\$3,900	
igerant, Ext	tent : Light, Area A	2033 2043 2035	\$35,700 ** \$94,800	1		
igerant, Ext	tent : Light, Area A	2033 2043 2035	\$35,700 ** \$94,800	1		
igerant, Exi	tent : Light, Area A	2043	* * \$94,800		\$2,900	
igerant, Exi	tent : Light, Area A	2043	* * \$94,800		\$2,900	
igerant, Ext	tent : Light, Area A	2035	\$94,800		\$2,900	
igerant, Ext	tent : Light, Area A	2035	\$94,800		\$2,900	
igerant, Ext	tent : Light, Area A	2035	\$94,800		\$2,900	
igerant, Ext	tent : Light, Area Ą		·	1	\$2,900	
igerant, Ext	tent : Light, Area Ą		·	1	\$2,900	
	tent : Light, Area Ą	ffected :	100%			
	tent : Light, Area A	ffected :	100%			
a : Roof						
		2035	\$124,600	1	\$3,900	
		2035	\$18,600	2	\$4,400	
		LIFE	* *	2-5	\$3,500	
		2035	\$22,800	2	\$200	
		2035	\$2,500	2		
		2055	* *	1		
		2034	\$17,300	2		
	Extent : N/A, Area A					
		55				
tion : 30 G	allons Unit					
		LIFE	* *	1		
		LIFE	* *	1		
		2028	\$200	4	\$200	
		2020	Ψ200	г	Ψ200	
	servation, E 1 : Basemen tion : 30 Ga	servation, Extent : N/A, Area A n : Basement tion : 30 Gallons Unit	LIFE 2035 2035 2055 2034 servation, Extent: N/A, Area Affected: n: Basement tion: 30 Gallons Unit LIFE LIFE 2028	LIFE ** 2035 \$18,600 LIFE ** 2035 \$22,800 2035 \$2,500 2055 ** 2034 \$17,300 servation, Extent: N/A, Area Affected: 100% 1: Basement tion: 30 Gallons Unit LIFE ** LIFE ** 2028 \$200	LIFE ** 2-5 2035 \$22,800 2 2035 \$2,500 2 2055 ** 1 2034 \$17,300 2 servation, Extent: N/A, Area Affected: 100% 1: Basement tion: 30 Gallons Unit LIFE ** 1 LIFE ** 1 2028 \$200 4	LIFE ** 2-5 \$3,500 LIFE ** 2-5 \$3,500 2035 \$22,800 2 \$200 2035 \$2,500 2 2055 ** 1 2034 \$17,300 2 servation, Extent: N/A, Area Affected: 100% a: Basement tion: 30 Gallons Unit LIFE ** 1 LIFE ** 1 2028 \$200 4 \$200

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

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

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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



Maintenance \$ are aggregated over a ten-year period. Site 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 F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior				I				
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	
		Extent : Lig	ht, Area Affected :				, , , , ,	
	_	: Through						
Skylight, Metal/Glass	5%			2056	* *	10	\$3,400	
Soffits	370			2030		10	Ψ5,100	
Alum/Vinyl Siding	100%			2056	* *	10		
erior	10070			2030		10		
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	270			2011			Ψ200	
Ceramic Tile	5%	2-4	\$700	2045	* *	5	\$300	
			Extent : Light, Are		ed : 5%	J	Ψ300	
	_	: At Basen	_	33				
Concrete Masonry Unit				LIFE	* *	5	\$7,200	
Gypsum Board	10%			LIFE	**	5-10	\$7,200	
Masonry: Brick	5%			LIFE	* *		\$2,000	
Mosaic Tile	5% 5%			LIFE	* *	10	\$200 \$400	
Ceilings	370			LIFE	·	10	\$ 4 00	
Acous Tile Susp. Lay-In	75%	0-2	\$5,500	2041	* *	5	\$8,100	
Acous The Susp. Lay-III			\$3,300 ents, Extent : Ligh			3	\$0,100	
		ssing Eiem : At Basen		, ліви А	necieu. 5/0			
			ieni Levei xtent : Light, Area .	Affected	. 5%			
		: Activity		аујестей	. 5/0			
F 10: 0: 1		. Activity	ACOIII	TIPE	* *	1.0	#4.20 2	
Exposed Struc: Steel	10%			LIFE		10	\$4,300	
Gypsum Board	15%			LIFE	* *	5-10	\$11,200	

Site Enclosure

Maintenance \$ are aggregated over a ten-year period. Site 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 Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure						
Fence/Gates						
Iron Picket	100% 4+ \$1,3	00 2071	* *			
	Corrosion/Rusting, Extent: Moder	ate, Area Affected : 10	0%			
	Location : Walkway To Rear					
	Impact Damage, Extent : Moderate	e. Area Affected : 2%				
	Location : Side Yard	, 55				
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 Repl	Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	ated 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 Roo	m Basement				
	Explanation: One 1,200.	Ampere Main Disconnect Sw	itch			
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

Maintenance \$ are aggregated over a ten-year period. Site 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		M		
System Component Type	% of Fail Date Estimated C Total (Years)	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 : L. Location : Basement	ight, Area Affed	cted : 100%			
Fluorescent	10%	2036	\$16,400	10	\$1,300	
	Compact Fluorescent Light, Extent	: Light, Area A			. ,	
	Location : Basement And First Fl	oor				
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, A		100%			
	Location : Throughout The Buildi	0				
	Explanation : Intrusion Alarm Sys	stem				
Generic	50%	2036	\$13,800	1	\$2,700	
	Other Observation, Extent: N/A, Area Affected: 100%					
	Location: Interior And Exterior S	Spaces				
	Explanation: CCTV Surveillance	System				
Fire/Smoke Detection						
Generic, Digital	100%	2041	* *	1-3	\$8,900	
Mechanical	Current Repair	Future	Replacement	M	aintenance	

Mechanical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	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 Mechanica	al Room				
	Explanation: Three Duct Moun	ted Units				
Controls						
Digital	100%	2031	\$423,100			
Air Conditioning						
Energy Source						
Electricity	100%	2052	* *	1		
Conversion Equipment						
Split Unit	100%	2036	\$349,800			

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning							
Heat Rejection Air Cooled Condenser Unit	100%		2036	\$42,600	2	\$10,100	
Ventilation							
Distribution	1000/					0.10.000	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,800	
Exhaust Fans	1000/		2021	\$20,600	2	\$400	
Roof Plumbing	100%		2031	\$28,600	2	\$400	
H/C Water Piping							
Brass/Copper	100%		2056	* *	1		
Water Heater With Tanks	10070						
Gas Fired	100%		2035	\$52,000	2		
	Recent Installation, I	Extent : N/A, Area A	Iffected :				
	Location : Basemen	nt Mechanical Room	n				
	Other Observation, E			100%			
	Location : Basemen						
	Explanation: One	Unit, 38mbh 50 Ga	llons				
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron Storm Drain Piping	100%		LIFE	7-7-	1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIIL		1		
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	100%		LIFE	* *			
Hydraulic	00% Other Observation, E	Extent : N/A Area A					
	Location : Basemer		gjeerea .	10070			
	Explanation: One						
ire Suppression							
Sprinkler							
No Component	60%						
Generic	40% Now	\$1,600	2046	* *	1-2	\$1,400	
	Leak Evident, Extent		cted : 5%	ó			
	Location : Water M	leter Room					

Maintenance \$ are aggregated over a 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

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				



Maintenance \$ are aggregated over a ten-year period. Site 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	Cı	ırrent Rep	oair	Future Replacement		М	Maintenance	
System Component Type		l Date E (ears)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	50/			LIEE	* *	_	¢400	
Glass Block	5% Other Observa Location : R Explanation	oof Area	ent : N/A, Area A ory	LIFE ffected :		5	\$400	
Masonry: Brick	80%			LIFE	* *	5	\$9,800	
	Location : R. Vegetation Gro	ight Side (owth, Exte	ent : Severe, Are		d : 30%			
	Location: R	ight Side (Of Property					
Metal Coiling Doors	10%			2040	* *	5	\$3,800	
Window Wall	5%			2045	* *	5	\$2,300	
	Other Observa Location : F Explanation	ront Eleva		Affected	: 100%			
Windows	· T		-5					
Aluminum	100%			2043	* *	5	\$1,000	
	Other Observa Location : To	hroughout			: 100%		. ,	
Roof	Explanation	. 1 nermai	iy inejjicieni					
Modified Bitumen	Location: Re Ponding, Exter Location: Re Recent Installa	Aisposn, E. oof Not Su nt : Moder oof Locate ation, Exte	\$23,700 xtent : Severe, A ufficiently Pitcher rate, Area Affec ed On North Sid ent : N/A, Area A eplacement 201	ed To Dra ted : 10% e Of Cler Iffected :	tins (estory And Main R	Coof		
Soffits								
Stucco Cement	100%			2040	* *	5	\$2,200	
nterior								
Floors	700/			2024	¢120.500	2	¢11.700	
Carpet	70%			2034	\$139,500 * *	3	\$11,700	
Ceramic Tile	5%		ф1 <i>(</i> 00	2038	* *	5	\$600	
Vinyl Tile				2040 erate, Are	ea Affected : 10%	3	\$1,000	
Interior Walls								
Ceramic Tile	5%			2044	* *	5	\$400	
Concrete Masonry Unit	85%			LIFE	* *	5	\$2,800	
Plaster	10% N	low	\$400	LIFE	* *	5	\$200	
			nt : Severe, Ared Left Side Near I		! : 5%			

Maintenance \$ are aggregated over a ten-year period. Site 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 Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	85% 4+ Broken/Missing Elemen Location: In Front C Cracking/Crumbling, E Location: Staff Offic)f Entry Extent : Moderate			5	\$4,900	
	Staining/Discoloring, I Location : Staff Areas		, Area A <u>j</u>	fected : 10%			
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, E Location: Front Entr Misaligned/Bulging, E. Location: Front Entr	ry Area xtent : Severe, Ar					
On-Site Walkways	Locution . 1 font Enti	<i>y</i>					
Cast in Place Concrete	100%		2048	* *			

Current Repair	Future	Replacement	M	aintenance	
% of Fail Date Estimat Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2035	\$44,000	5	\$200	
Other Observation, Extent : N	/A, Area Affected : 1	00%			
Location : Electrical Room					
Explanation : No Available N	Nameplate Rating Ca	<i>ipacity</i>			
100%	2035	\$44,000	5	\$200	
80%	2045	* *	1		
20%	2045	* *	1		
10%	2043	* *	5		
80%	2034	\$16,200	5	\$200	
10%	2043	* *	5		
100%	2045	* *	1		
100%	2033	\$24,200	5	\$100	
				·	
100%	LIFE	* *	5	\$100	
	% of Fail Date Estimate Total (Years) 100% Other Observation, Extent: No Location: Electrical Room Explanation: No Available No 100% 80% 20% 10% 80% 10% 100%	% of Total Fail Date (Years) Estimated Cost (FY) Year (FY) 100% 2035 Other Observation, Extent: N/A, Area Affected: In Location: Electrical Room Explanation: No Available Nameplate Rating Canalisms 100% 2035 80% 2045 20% 2045 10% 2043 80% 2034 10% 2043 10% 2043 100% 2045 100% 2045 100% 2045	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 100% 2035 \$44,000 Other Observation, Extent: N/A, Area Affected: 100% Location: Electrical Room Explanation: No Available Nameplate Rating Capacity 100% 2035 \$44,000 80% 2045 ** 20% 2045 ** 10% 2043 ** 80% 2043 \$16,200 10% 2043 ** 100% 2043 ** 100% 2043 ** 100% 2043 ** 100% 2043 **	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Lighting

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

Maintenance \$ are aggregated over a ten-year period. Site 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	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 I	ights				
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					
	Location: Reading Areas, Front Of T		ng			
	Explanation : CCTV Surveillance Ca	neras				
Fire/Smoke Detection						
Generic, Analog	100% 2-4 \$19,400	2045	* *	1-3	\$4,200	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation : Obsolete Fire Alarm Sy	stem, Ma	nual Pull Stations	And Alar	m Bells Only	

lechanical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2055	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2040	* *	1	\$3,700	
	Other Observation, Extent : Light, Are	ea 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	
Convector/Radiator	20%	2033	\$12,300	1	\$500	
Controls						
Electrical	100%	2033	\$41,900			

Air Conditioning

Maintenance \$ are aggregated over a ten-year period. Site 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 F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Energy Source								
Electricity	100%		2043	* *	1			
Conversion Equipment	200/		2020	#22.200	1	#1.000		
Reciprocating Compr/Chiller	30%		2030	\$33,300	1	\$1,000		
	R-22 Refrigerant, Ext Location : Roof	ent : Light, Area A	ffected :	100%				
Reciprocating Compr/Chiller	40%		2043	* *	1	\$1,400		
	Other Observation, E Location: Roof		Affected	: 100%				
	Explanation: R-438	Sa						
Exterior Pkg Unit - Cooling	30%		2035	\$24,800	2	\$100		
	R-22 Refrigerant, Ext Location: Roof	ent : Light, Area A	ffected :	100%				
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	10070		2043		1			
Gas Fired	100%		2030	\$17,300	2			
0.00 1.100	Other Observation, E Location : First Flo	_			_			
	Explanation: 30 Ge							
Sanitary Piping		-						
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 13316

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
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%		\$6,400	2039	**	5	\$1,400	
	_	_	Extent : Moderate Building In Areawa		Jectea : 5%			
Windows								
Aluminum	100%		\$12,400	2042	* *	5	\$2,600	
		erable, Exte 1 : Through	ent : Light, Area Afj out	fected : 5	7 %			
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$1,800	
Masonry: Limestone	5%		\$2,400	LIFE	**	5	\$100	
			ode, Extent : Mode	rate, Are	ea Affected : 50%			
		: Coping	1.5 . 16.1		100 1 500/			
	_	Deteriorate 1 : Coping	ed, Extent : Modera	ite, Area	Affectea : 50%			
Roof	Location	i. coping						
Modified Bitumen	100%			2034	\$135,000	10	\$12,200	
Soffits							· · · · · · · · · · · · · · · · · · ·	
Cast in Place Concrete			\$800 Extent : Moderate atry	LIFE , Area A <u>j</u>	* * fected : 5%	5	\$1,300	
		ling, Extent 1 : Front Fo	: Moderate, Area 2 ucade	Affected .	: 10%			
nterior								_
Floors	600/			2020	ф1 72 200	2	Φ10.200	
Carpet	60%	4.1	¢2.500	2030	\$173,300	3	\$19,300	
Cast in Place Concrete	5%	· ·	\$3,500 Extent : Light, Are	LIFE		5	\$1,800	
	_	crumbling, 1 : Basemer	-	а Ајјесњ	2a : 570			
Ceramic Tile	3%			2037	* *	5	\$500	
Terrazzo	10%			LIFE	* *	5	\$1,300	
Vinyl Tile	20%		\$1,800	2034	\$90,200	3	\$1,200	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 2%			
		: Progran	n Room					
Vinyl Tile 9" X 9"	2%			2029	\$26,100	3	\$100	

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

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

Asset #: 13316

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
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%		\$86,000	LIFE	* *	5	\$10,500	
			, Extent : Moderate		,,,			
			or Reading Room W			1eeting R	Room	
	Paint Pee	ling, Extent	: Light, Area Affec	ted : 2%				
	Location	ı : Stair Bel	nind Front Desk					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affec	cted : 2%			
	Location	ı : Basemen	t 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, Are	a Affecte	ed : 5%			
		ı : Rear Are						

lectrical	Current Repair	Futui	e Replacement	M	aintenance				
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 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	Disconne	ct Switch For Eme	rgency					
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	Disconne	ct Switch						
Switchgear / Switchboard									
Molded Case Bkrs	100%	2034	\$44,000	5	\$300				

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

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

Asset #: 13316

	Current I	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
90%			2034	\$33,600	1		
10%			2044	* *	1		
5%			2033	\$1,000	5		
85%			2033	\$17,200	5	\$200	
10%			2050	* *	5		
65%	2-4	\$22,000	2059	* *	1		
Insulation	Aged, Exte	ent : Severe, Area A	ffected :	100%			
Location	: Through	out The Building					
30%			2034	\$10,100	1		
				**			
80%			2047	* *	5	\$100	
				\$9,700		4	
				4-7			
100%			LIFE	* *	5	\$200	
5%			2034	\$6,100	10	\$500	
_		-	ght, Area	Affected : 100%			
95%			2039	* *			
50%			2029	\$9.200	10	\$1,300	
					1	4-,	
				4-,000			
25%			2029	\$12,700	10		
	ervation, E	Extent : N/A, Area A					
		-		er			
				-			
15/0							
100%			2039	* *	1	\$4,000	
	ervation F	Extent : N/A. Area A		100%	1	ψ+,000	
			.,, - 2000 ·	~ ~ . ~			
		villance Cameras					
Explanai							
Explanat	ion . Surve	mance cameras					
	Total	90% 10% 5% 85% 10% 65% 2-4 Insulation Aged, Externation: Through 30% 5% 80% 20% 100% 5% Compact Fluorescent Location: Stairwell 95% 50% 50% 50% 50% 100% Other Observation, Explanation: Operation: Operation of the Control of the C	90% 10% 5% 85% 10% 65% 2-4 \$22,000 Insulation Aged, Extent: Severe, Area A Location: Throughout The Building 30% 5% 80% 20% 100% 5% Compact Fluorescent Light, Extent: Lig Location: Stairwell Landings 95% 50% 50% Other Observation, Extent: N/A, Area A Location: Outside Perimeter And Roog Explanation: Operated Via Photocell 75%	Soft Fail Date Estimated Cost FY	Soft Fail Date Estimated Cost FY Estimated Cost FY	Notal Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Mechanical		Current F	Repair	Futui	re Replacement	M	aintenance	
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.

Asset #: 13316

Mechanical	Current	Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		2011	* *	1		
Natural Gas	100%		2044	* *	1		
Conversion Equipment Hot Water Boiler	100%		2039	* *	1	\$5,300	
Hot water Boller	Other Observation, I	Extent : N/A. Area A		100%	1	\$5,500	
	Location : Baseme),)				
	Explanation: 1 Un	it					
Distribution	-						
Hot Wtr Piping/Pump	100%		2042	* *	4	\$500	
Terminal Devices							
Convector/Radiator	80%		2039	* *	1	\$2,800	
No Component	20%			00/			
	Other Observation, I		ffected :	0%			
	Location : Basemen		lit I Inita				
Controls	Explanation : See 2	Air Conditioning Sp	iii Oniis				
Digital	100%		2032	\$313,300			
Air Conditioning	10070		2032	ψ313,500			
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Exterior Pkg Unit - Cooling	70%		2039	* *	2	\$500	
	Other Observation, I Location : Roof	Extent : N/A, Area A	ffected :	100%			
	Explanation: 3 Un	its					
Split Unit	20%		2034	\$51,800			
	Other Observation, I Location : Basemen		ffected :	100%			
	Explanation: With	Duct Hot Water He	ating Co	oils			
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	1000/		2044	* *	1		
Brass/Copper	100%		2044	- · · · ·	1		

Maintenance \$ are aggregated over a ten-year period. Site 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	Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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 C	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 S	Second Floor				
	Explanation: 1 Unit					

Maintenance \$ are aggregated over a 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

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

Total	\$25,700	\$1,900	\$35,200	\$7,000
Importance Code C	\$100	\$100		\$200
Importance Code B	\$25,200	\$1,400	\$10,400	\$6,200
Importance Code A	\$400	\$400	\$24,800	\$600
Total	\$25,700	\$1,900	\$35,200	\$7,000
Site Pavements	\$14,000			
Mechanical	\$1,000	\$900	\$1,700	\$1,200
Electrical	\$900	\$700	\$9,300	\$1,000
Interior Architecture	\$9,800	\$300		\$4,600
Exterior Architecture			\$24,300	\$200
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

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	
		-	tent : Light, Area A	ffected :	100%			
		ı : All Faca	ides					
Window Wall	20%			2054	* *	5	\$8,200	
Windows	1000/			2050	* *	-	Φ.5.0.0	
Aluminum	100%			2050	* *	5	\$500	
Roof	000/			2020	* *	10	£20,200	
Modified Bitumen	90% 10%			2039 2054	* *	10 10	\$20,200	
Skylight, Metal/Glass	10%			2034		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	1000/			2060	* *			
Cast in Place Concrete	100%			2069				
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	Now	\$13,900	2047	* *			
Cast III I lace Colletete			Extent : Severe, Ar		ed · 5%			
	_		f Library At Tree P		ca . 570			
		-	tent : Severe, Area		2%			
			f Library At Tree P					
On-Site Walkways			<u> </u>					
Cast in Place Concrete	95%			2039	* *			
Panel/Paver: Cer/Brk	5%		\$100	2042	* *	5	\$100	
	-		Extent : Moderate,	Area Afj	fected : 2%			
	Location	ı : Right Sid	de Of Library					

Electrical		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13317

Electrical	Current Repair	Future Repla	acement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : N/A, Location : Electrical Room		\$44,000	5	\$200	
	Explanation : Main Service Dis	connect Switch Rated 2	4t 400 Amp	eres		
Switchgear / Switchboard Molded Case Bkrs	100%	2054	* *	5	\$200	
Raceway Conduit	100%	2054	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2050 2050	* *	5 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% Other Observation, Extent: N/A, Location: Reading Areas	2039 Area Affected : 100%	* *	10	\$6,600	
Fluorescent	Explanation: T-5 Lamps 4% Other Observation, Extent: N/A, Location: Front Desk Area Explanation: Compact Fluores		* *	10	\$300	
Fluorescent	6% Other Observation, Extent: N/A, Location: Kitchen, Locker Roc Explanation: T-8 Lamps	2039 Area Affected : 100%	* *	10	\$400	
Egress Lighting						
Emergency, Battery Exit, LED	50% 50%	2039 2062	* *	10 1	\$1,000	
Exterior Lighting						
HID No Component	30% 70%	2034	\$11,400	10		
Alarm						
Security System Generic	100% Other Observation, Extent: N/A, Location: Reading Areas And (Explanation: CCTV Surveillan	Outside Perimeter	* *	1	\$3,000	

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

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

Asset #: 13317

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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, S	Smoke Detectors, Horns	

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2054	* *	1		
Conversion Equipment	1000/	20.45	ata ata			
Hot Water Boiler	100%	2047	* *	1	\$4,000	
	Other Observation, Extent: N/A, A Location: Boiler Room	rea Ајјестеа : 1	00%			
Distribution	Explanation : 1 Unit					
Hot Wtr Piping/Pump	100%	2042	* *	4	\$400	
Terminal Devices	10076	2042		4	\$400	
Air Handler	100%	2039	* *	1	\$4,900	
Air Conditioning	10070	2037		•	Ψ1,200	
Energy Source						
Electricity	100%	2050	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2039	* *	2	\$500	
Heating/Cooling						
	Other Observation, Extent: N/A, A	rea Affected : 1	100%			
	Location: Roof					
	Explanation: 1 Unit, R-410a Ref	rigerant				
Ventilation						
Distribution					*	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,500	
Exhaust Fans	7 00 /		de de		4100	
Interior	50%	2039	* *	2	\$100	
Roof	50%	2039	* *	2	\$100	
Plumbing						
H/C Water Piping Brass/Copper	100%	2054	* *	1		
Water Heater With Tanks	10078	2034		1		
Gas Fired	100%	2032	\$17,300	2		
Gas i neu	Other Observation, Extent : Light,			∠		
	Location: 1st Floor	ca ryjecica .	100/0			
	Explanation: 50 Gallons					
Sanitary Piping	*					
Cast Iron	100%	LIFE	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site 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 Rep	pair F	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%	LI	IFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%	20	034	\$1,600	4	\$200	
Fixtures							
Generic	100%						

Maintenance \$ are aggregated over a 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

Total	\$231,900	\$1,500	\$90,200	\$2,900
Importance Code C	\$56,500			
Importance Code B	\$108,500	\$1,200	\$54,600	\$2,500
Importance Code A	\$67,000	\$400	\$35,600	\$400
Total	\$231,900	\$1,500	\$90,200	\$2,900
Site Pavements	\$46,900			
Site Enclosure	\$38,900			
Mechanical	\$18,900	\$500	\$53,300	\$500
Electrical	\$21,100	\$800	\$1,800	\$800
Interior Architecture	\$39,600	\$300		\$1,600
Exterior Architecture	\$66,600		\$35,100	
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



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

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

Asset #: 13319

Architecture		Current	Repair	Future Replacement		М	aintenance	
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	0.50/			20.42	* *	_	#1 400	
Aluminum	95%			2042	* *	5	\$1,400	
Metal Louvers Roof	5%			2037		10	\$500	
Built-Up (BUR)	10%	Now	\$49,600	2044	* *			
Built of (Bott)			vere, Area Affected					
	_	: Through	**					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Over Mo	ain Entry, Staff Roo	m, Work	Room			
Metal Panel	80%			2039	* *	10	\$35,100	
Roll Roofing	10%	Now	\$15,800	2036	\$15,800	5	\$2,000	
_	Ponding, I	Extent : Se	vere, Area Affected	: 50%				
		: Through						
			xtent : Severe, Area	00	d : 20%			
			eeting Room And O	-				
			Moderate, Area Aţ	fected : .	50%			
	Location	: Through	out					
nterior								
Floors	10%			2033	\$10.900	2	\$2.200	
Carpet Cast in Place Concrete	10%			LIFE	\$19,800 * *	3 5	\$2,200 \$2,400	
Ceramic Tile	5%			2043	* *	5	\$600	
Vinyl Tile	5%	4+	\$3,100	2034	\$15,400	3	\$200 \$200	
vinyi The			ent : Moderate, Are			3	Ψ200	
		: Small H		11990010	w. - 70			
			Moderate, Area Aj	fected : .	5%			
		: Back Co		,				
Vinyl Tile 9" X 9"	70%	Now	\$31,300	2029	\$626,200	3	\$2,900	
			Severe, Area Affec			-	4-,	
	Location	: Work Ar	ea 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	

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

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

Asset #: 13319

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings					_		
AcousTileConcealSpLn	85% Now	\$76,500	2047	**	5	\$5,900	
	Staining/Discoloring		e, Area A <u>j</u>	fected: 50%			
	Location : Through Worn/Erode, Extent		facted : 5	:00/			
	Location: Through		јестеи	0/0			
AcousTileSusp Lay In	5% Now	\$4,600	2039	* *	5	\$300	
AcousTileSusp.Lay-In	Staining/Discoloring				3	\$300	
	Location : Rear Of		, 111 ca 11 <u>,</u>	, cerea : 270			
Exposed Struc: Concrete		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	LIFE	* *	5	\$200	
ite Enclosure	1070		LII E			Ψ200	
Fence/Gates							
Iron Picket	100% 4+	\$38,900	2069	* *			
	Corrosion/Rusting, I	Extent : Moderate, A	1rea Affe	eted : 20%			
	Location : Through	iout					
Retaining Walls							
Cast in Place Concrete	100% Now	\$136,900	2084	**			
	Cracking/Crumbling			ted: 30%			
	Location: Through			C . 1 . 50/			
	Exposed Reinforcem Location : At Large		, Area Afj	ected: 5%			
	Misaligned/Bulging,		aa Affact	ad · 60%			
	Location : Rear Of		еи Ајјеси	ги. 00/0			
	Spalling, Extent : Se	-	. 10%				
	Location: Through		. 1070				
ite Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$29,300	2047	* *			
	Cracking/Crumbling		, Area A <u>f</u>	fected : 20%			
	Location : Through						
	Misaligned/Bulging,	_	Area Aff	ected : 2%			
-	Location : 14th Ro	ad					
On-Site Walkways	700/		2020	* *			
Cast in Place Concrete	70%	Entant Light Am	2039				
	Cracking/Crumbling Location: Front E	-	га Ајјесте	a : 170			
Mag-11-11-1 Co. 11-14		uu y	TIPP	* *			
Masonry: Granite	30% Other Observation,	Extent : N/A Avec	LIFE				
	Location: Ramp	Entem . IV/A, Area A	ујестеи :	100/0			
	Explanation : Exte	rior Ramp					
Parking/Driveway	in the same of the same						
Asphalt	100% Now	\$17,600	2043	* *			
	Cracking/Crumbling			ted : 80%			
	Location : Side Of	Ruildino					

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

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

Asset #: 13319

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
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		Futur	Future Replacement		aintenance		
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	
			xtent : N/A, Area A	ffected :	100%			
		ı : Electrica						
G ': 1 / G ': 11 1	Explana	tion: 400 A	mpere Service Swi	tch				
Switchgear / Switchboard Molded Case Bkrs	1000/			2024	\$44,000	-	\$200	
	100%			2034	\$44,000	5	\$200	
Raceway Conduit	90%			2034	\$33,600	1		
Conduit	10%			2034	\$55,000 * *	1		
Panelboards	1070			2044		1		
Fused Disc Sw	5%			2042	* *	5		
Molded Case Bkrs	90%			2033	\$18,200	5	\$200	
Molded Case Bkrs	5%			2042	**	5	Ψ200	
Wiring								
Braided Cloth	60%	2-4	\$20,300	2059	* *	1		
	Insulation	Aged, Exte	nt : Moderate, Are	a Affecte	ed : 100%			
	Location	i : Through	out 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	
	•		Light, Extent: Lig	ht, Area	Affected: 100%			
		ı : Bookcase	e Sections					
LED	95%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2039	* *	10	\$900	
Exit, Service	50%			2039	* *	1		

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

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

Asset #: 13319

Electrical	Current Repair Future Replacement Maintenan		aintenance	e				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	mated 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	I/A, Area Affected : 100%	ó					
	Location : Reading Areas A	nd Outside Perimeter						
	Explanation: Surveillance (Cameras And Intrusion A	larm					
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, Horns	Manual Pull Stations, A	larm Bells, S	moke De	tectors And			

lechanical	Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
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						
Convector/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 Vest	ibule				
	Explanation: Cabinet Heater					
No Component	45%					
ı	Other Observation, Extent: N/A	, Area Affected :	0%			
	Location: Mechanical Room					
	Explanation: Water Cooled Po Under Air Conditioning	ackaged Unit Wit	h Hot Water Coil I	For Heat	ing, Reported	

Air Conditioning

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

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

Asset #: 13319

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2042	* *	1		
Conversion Equipment						
Water Cooled interior	100%	2028	\$134,200	2		
Pkg Unit						
	R-22 Refrigerant, Extent : Lig	• • • • • • • • • • • • • • • • • • • •				
	Location : Mechanical Room	m - Packaged Unit V	Vith Hot Water Co	il For He	eating	
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 : Lig	ght, Area Affected : :	90%			
	Location : Throughout					
Water Heater With Tanks						
Gas Fired	100%	2027	\$17,300	2		
	Other Observation, Extent : N	N/A, Area Affected : .	100%			
	Location : Boiler Room					
	Explanation: 1 Unit, 30 Ga	llons				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

Maintenance \$ are aggregated over a 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

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

Total	\$22,000	\$8,400	\$42,100	\$11,700
Importance Code C	\$1,600	,	+- ')- + +	4 ,
Importance Code B	\$18,700	\$8,100	\$32,300	\$11,400
Importance Code A	\$1,800	\$300	\$9,800	\$300
Total	\$22,000	\$8,400	\$42,100	\$11,700
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Site Pavements	\$1,600			
Mechanical	\$500	\$400	\$18,200	\$400
Electrical	\$700	\$600	\$7,200	\$800
Interior Architecture	\$10,500	\$200		\$3,400
Exterior Architecture	\$1,500		\$9,500	
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030



Maintenance \$ are aggregated over a ten-year period. Site 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 F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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		Now	\$1,500	2054	**	5	\$1,800	
	_	roken/Crac 1 : Lobby	ked, Extent : Mode	rate, Are	a Affected : 5%			
Windows								
Aluminum	100%			2056	* *	5	\$2,400	
Parapets						_	****	
Masonry: Brick	95%			LIFE	* *	5	\$800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$300	
Roof	1000/			• • • •	de de	4.0		
Modified Bitumen	100%			2039	* *	10	\$9,500	
Soffits	1000/			2054	* *	10		
Alum/Vinyl Siding	100%			2054	* *	10		
terior								
Floors	65%			2033	\$110,000	2	\$12.200	
Carpet Cast in Place Concrete	5%			LIFE	\$110,000 * *	3 5	\$12,300 \$1,000	
Cast in Place Concrete Ceramic Tile	5% 5%			2043	* *	5	\$1,000 \$500	
Vinyl Tile	25%		\$1,300	2043	* *	3	\$900 \$900	
villyl Tile			\$1,500 amage, Extent : Mo				\$900	
		i : Lobby	amage, Lxieni . Me	acraic, 1	irea rijjecica . 570			
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	1070			LII L			ψ100	
AcousTileConcealSpLn	90%			2047	* *	5	\$10,600	
Gypsum Board		Now	\$800	LIFE	* *	5	\$1,200	
Gypsum Bourd			ents, Extent : Mode		ea Affected : 10%	3	Ψ1,200	
		ı : Custodia			55			
			xtent : Moderate, A	rea Affe	cted : 5%			
		ı : Custodia		33				
te Enclosure			JJ					
Fence/Gates								
Chain Link	100%			2054	* *			
Retaining walls				2069	* *			
Retaining Walls Cast in Place Concrete	100%			2009				
Cast in Place Concrete	100%			2009				
	100%			2009				

Maintenance \$ are aggregated over a ten-year period. Site 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 Repai	r	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti- Total (Years)	mated 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, A	rea Affe	cted : 10%			
	Location: Front Trench	Drain					
	Explanation: Water Pene	etration At Fro	ont Of Bi	uilding			
Parking/Driveway							
Asphalt	100%		2043	* *			

Electrical	Current Repair		Futu	re Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment Fused Disc Sw	100%		Extent : Light, Area	2054	**	5		
		servanon, 1 n : Electrica	-	Ајјестеи	. 100/0			
			u Room 400 Ampere Main I	Disconna	ect Switch			
Switchgear / Switchboard	Ехрини	mon . One	400 Ampere Main I	risconne	ct Switch			
Molded Case Bkrs	100%	,		2054	* *	5	\$200	
Raceway	1007						42 00	
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		
round								
Grounding Devices								
Generic	100%)		LIFE	* *	5	\$100	
ighting Interior Lighting								
Fluorescent	90%)		2039	* *	10	\$5,200	
	_		res, Extent : Light, d Second Floors	Area Aff	ected : 100%			
Fluorescent	10%)		2039	* *	10	\$600	
		s And Fixtu n : Basemer	res, Extent : Light, at	Area Aff	ected : 100%			
Egress Lighting								
Emergency, Battery	50%))		2039	* *	10	\$800	
Exit, Service	50%)		2039	* *	1		
Exterior Lighting								
HID	30%			2039	* *	10		
No Component	70%	Ò						

Alarm

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

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

QUEENS PUBLIC LIBRARY - 039 WINDSOR PARK BRANCH LIBRARY

Asset #: 13320

Electrical	Current Repair	Future Rep	lacement	M	aintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
Generic	100%	2039	* *	1	\$2,400		
	Other Observation, Extent : Light, A	Area Affected : 1009	%				
	Location : Inside And Outside The	e 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 Buildi	ng					
	Explanation : Strobe Lights, Mant Alarm Panel And Horns	ual Pull Station, Ald	arm Bells, Sn	noke Dete	ectors, Fire		

Mechanical	Current Ro	epair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (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, Ex	tent : Light, Area A	ffected	: 100%			
	Location: Roof						
	Explanation: 1 Roof	top Package Unit					
Air Conditioning							
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2039	* *	2	\$400	
Heating/Cooling							
	R-22 Refrigerant, Exte		ected :	100%			
	Location: 1 Unit On	Roof					
	Other Observation, Ex		ffected	: 100%			
	Location : Throughor	ut					
	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		

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

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

QUEENS PUBLIC LIBRARY - 039 WINDSOR PARK BRANCH LIBRARY

Asset #: 13320

Mechanical	Current Repai	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated 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					

^{**} 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

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



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

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

Asset #: 13321

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	50/ 0.2	Φ22.500	LIDE	باد باد	-	#0.700	
Cast Stone/Terra Cotta	5% 0-2	\$22,500	LIFE	**	5	\$8,700	
	Joint Mortar Miss/Eroo Location : Building F		rate, Area .	Affectea : 10%			
M D:1		ucuues	LIPE	* *	-	#10.000	
Masonry: Brick	85% Staining/Discoloring, I	Extant : Light An	LIFE		5	\$18,900	
	Location : Front Fac		га Ајјестеа	. 5/0			
	Vegetation Growth, Ext		Area Affecta	ed · 10%			
	Location : All Sides (irea rijjeen	. 10/0			
Masonry: Limestone	10% 0-2	\$35,600	LIFE	* *	5	\$1,700	
wasomy. Emilestone	Joint Mortar Miss/Ero			Affected : 20%	3	Ψ1,700	
	Location : Base Of B			35			
	Vegetation Growth, Ext	-		10%			
	Location : Right Side	-	55				
Windows							
Aluminum	90%		2043	* *	5	\$2,000	
Metal Louvers	10%		2038	* *	10	\$1,400	
Parapets	1000/						
Not Accessible Roof	100%						
Not Accessible	100%						
nterior							
Floors							
Carpet	40%		2034	\$95,200	3	\$8,000	
Carpet	5% 0-2	\$1,200	2034	\$11,900	3	\$1,000	
	Staining/Discoloring, I	-		: 60%			
	Location : Various Lo						
Cast in Place Concrete	5% 0-2	\$5,700	LIFE	* *	5	\$1,500	
	Cracking/Crumbling, E Location: Basement	Extent : Light, Arc	ea Affected	: 10%			
	Paint Peeling, Extent:	Moderate. Area	Affected : 3	20%			
	Location : Basement		33				
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, Exte	nt : Severe, Area	Affected : .	25%		-	
	Location: Basement	Corridor					
	Worn/Erode, Extent : N						
	Location: Closets An	d Program Roon	ı, Basemen	t			

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

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

Asset #: 13321

Architecture		Current	Repair	Futur	e Replacement	M	aintenance			
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%		44.5.000	LIFE	* *	5	\$700			
Plaster	85%		\$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%									
		ı : Staff Baı	throom In Basemen			1echanic	al Room At			
Wood	5%			LIFE	* *	5	\$6,700			
Ceilings							4-,, 30			
Gypsum Board	80%			LIFE	* *	5	\$13,300			
Plaster	20%	Now	\$4,100	LIFE	* *	5	\$1,700			
			, Extent : Severe, A							
	Location	ı : Staff Ba	throom In Basemen	t And Me	echanical Room					
	Paint Pee	ling, Extent	t : Severe, Area Affe	ected : 10	0%					
	Location	ı : Staff Ba	throom In Basemen	t, Loung	e And Mechanical	Room				
Site Enclosure										
Fence/Gates										
Chain Link	40%		7	2055	**					
			Extent : Severe, Are	a Affecte	d: 80%					
		ı : Rear Of								
			tation Growth							
Iron Picket	15%		\$3,500	2070	**					
		_	Extent : Moderate, A		cted : 40%					
			Locations. Through							
Iron Picket	45%			2070	* *					
Retaining Walls										
Cast in Place Concrete	100%		\$2,300	2070	**					
			Extent : Light, Are							
	Location	ı : Side Ent	rance To Basement	From Si	dewalk					
Site Pavements										
Public Sidewalk Cast in Place Concrete	95%			2040	* *					
Cast in Place Concrete Cast in Place Concrete	95% 5%		¢1 500	2040	* *					
Casi III Place Concrete			\$1,500 Extent : Light, Are							
	_	_	ıd Right Side Of Pr		.u . 1570					
On-Site Walkways	20041101		1.3 Sinc 0,17	- 1						
Cast in Place Concrete	100%	2-4	\$1,800	2048	* *					
Cast III I lace Collected			Extent : Light, Are		ed : 5%					
			Locations. Front R		· · · · · · · · · · · · · · · · · · ·					
			ght, Area Affected :	-						
			Rear From Side Ya							

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

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

Asset #: 13321

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 A	lffected :	100%				
	Location : Electrical Room						
	Explanation: Main Service Disconnec	t Switch	Rated At 400 Amp	eres.			
Raceway	000/		4.0.000				
Conduit	80%	2035	\$29,900	1			
Conduit	20%	2045	* *	1			
Panelboards	100/	20.42	ate ate	_			
Fused Disc Sw	10%	2043	**	5	4.00		
Molded Case Bkrs	80%	2034	\$16,200	5	\$200		
Molded Case Bkrs	10%	2043	* *	5			
Wiring	-00/	• • • •					
Thermoplastic	50%	2045	**	1			
Thermoplastic	50%	2035	\$16,900	1			
Motor Controllers	4000/		44.400	_	4100		
Locally Mounted	100%	2033	\$24,200	5	\$100		
Ground							
Grounding Devices	1000/	TIPE	* *	_	#100		
Generic	100%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting	1000/	2025	¢100 400	10	¢0 100		
Fluorescent	100%	2035	\$100,400	10	\$8,100		
	Other Observation, Extent: N/A, Area A Location: Throughout The Building	ijjeciea :	100%				
	Explanation: T-8 Lamps						
Eanaga Lighting	Explanation : 1-8 Lamps						
Egress Lighting Emergency, Battery	50%	2035	\$7,500	10	\$1,100		
Exit, Battery	50%	2035	\$5,200	10	\$300		
Alarm	3070	2033	\$3,200	10	\$300		
Security System							
Generic	100%	2043	* *	1	\$3,300		
Generie	Other Observation, Extent: N/A, Area A		100%	1	ψ3,300		
	Location : Reading Areas, Outside Perimeter						
	Explanation: CCTV Surveillance Can						
Fire/Smoke Detection	Expression . Celi sui remance cun						
Generic, Analog	100%	2035	\$23,200	1-3	\$5,500		
Concret, Finance	Other Observation, Extent: N/A, Area A				Ψυ,υου		
	Location: Throughout The Building	.,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
	Explanation: Manual Pull Stations, A	larm Rel	ls				
	Explanation . Manual I all Stations, A	win bell	Co.				

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 13321

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source	1000/	• • • • •	de de				
Natural Gas	100%	2055	* *	1			
Conversion Equipment	1000/	2040	* *		Φ0.000		
Steam Boiler	100% Other Observation, Extent: Ligh Location: Basement Boiler Roo Explanation: 1 Unit			I	\$8,800		
Distribution							
Steam Piping/Pump	100% 2-4 \$3 Insul. Deteriorating, Extent: Mod Location: Basement Boiler Rod		* * d : 70%				
Terminal Devices							
Air Handler	30%	2030	\$50,800	1	\$1,600		
Convector/Radiator	70%	2033	\$51,500	1	\$2,000		
Controls Electrical	100%	2030	\$50,000				
	Other Observation, Extent : Mod Location : 1st Floor Explanation : Thermostat	erate, Area Affected	: 100%				
Air Conditioning							
Energy Source							
Electricity	100%	2043	* *	1			
Conversion Equipment Int Pkg Unit - Heating/Cooling	90%	2033	\$131,900	2	\$500		
110aning Cooling	R-22 Refrigerant, Extent : Light, Location : Basement	Area Affected : 1009	%				
No Component	10%						
Heat Rejection Dry Cooler	100% 2-4 S Other Observation, Extent: Mode Location: Roof Explanation: No Pipe Insulation		\$37,100 : 100%	2	\$4,900		
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			

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

lechanical	Current Ro	epair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing							
Sanitary Piping							
Cast Iron	100% 2-4	\$2,300	LIFE	* *	1		
	Blockage /Clogged, Ex		Area Affe	cted : 5%			
	Location: Basement	Bathroom					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2028	\$300	4	\$300	
Fixtures			•	_	•		•
Generic	100%						

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

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

\$15,800

Print Date: 13-Aug-2025 QUEENS PUBLIC LIBRARY - FY 2026

Asset Name : WOODSIDE BRANCH LIBRARY

Address : 54-22 SKILLMAN AVE.

Total

Borough : QUEENS Agency's Number : WS

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

FY 2027	FY 2028	FY 2029	FY 2030
\$11,000		\$2,900	
\$192,400		\$500	\$5,800
\$2,200	\$1,100	\$1,200	\$1,400
\$5,000	\$1,200	\$2,300	\$1,300
\$2,000			
\$7,200	\$7,200	\$7,200	\$7,200
\$219,700	\$9,500	\$14,100	\$15,800
\$11,800	\$800	\$3,800	\$800
\$178,800	\$8,700	\$10,300	\$14,300
\$29,100			\$600
	\$11,000 \$192,400 \$2,200 \$5,000 \$2,000 \$7,200 \$219,700 \$11,800 \$178,800	\$11,000 \$192,400 \$2,200 \$1,100 \$5,000 \$1,200 \$2,000 \$7,200 \$7,200 \$219,700 \$11,800 \$11,800 \$178,800 \$800 \$178,800	\$11,000 \$2,900 \$192,400 \$500 \$2,200 \$1,100 \$1,200 \$5,000 \$1,200 \$2,300 \$2,000 \$7,200 \$7,200 \$7,200 \$219,700 \$9,500 \$14,100 \$11,800 \$800 \$3,800 \$178,800 \$8,700 \$10,300

\$9,500

\$14,100



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.

\$219,700

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

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

Asset #: 13322

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	050/ N	\$2.40.700	LIEE	* *	_	£20,000	
Masonry: Brick	85% Now Staining/Discoloring, Location: Brick Fac		LIFE , Area A <u>j</u>		5	\$29,900	
Masonry: Limestone	10% Now Staining/Discoloring, Location: Stone Base			* * Gected : 30%	5	\$2,600	
Pre-Cast Concrete	5%		LIFE	* *	5	\$11,400	
Windows							
Aluminum	100%		2052	* *	5	\$2,000	
Parapets D: 1	720/		LIEE	* *	5 10	Φ4.400	
Masonry: Brick	72% 5%		LIFE LIFE	**	5-10 5-10	\$4,400	
Masonry: Limestone	5% Other Observation, E	rtant : Modarata			3-10	\$500	
	Location : Coping	tieni . Moderdie, A	теи Ајје	ciea . 10070			
	Explanation : Copin	g Covered With M	etal				
Metal Panel	3%	8	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				di di	_	*	
Masonry: Limestone	100%		LIFE	* *	5	\$100	
nterior							
Floors Carpet	40% Now Punct/Tear/Impact Da	\$129,500	2038	* *	3	\$10,800	
	Location: Various L Staining/Discoloring,	ocations					
	Location : Various I		24 11,500				
	Uneven Substrate, Ext Location : Various I	tent : Severe, Area	Affected	: 30%			
Cast in Place Concrete	5%		LIFE	* *	5	\$3,900	
	Paint Peeling, Extent Location : Basement		ted : 5%			•	
Ceramic Tile	5%		2045	* *	5	\$900	
Vinyl Tile	50% 0-2	\$5,100	2044	* *	3	\$3,400	
	Worn/Erode, Extent : Location : Reception		ed: 2%				

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

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

Asset #: 13322

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
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%		\$24,600	LIFE	* *	5	\$6,000	
			xtent : Moderate, A Floor Reading Area		cted : 10%			
Plaster	5%	Now	\$1,500	LIFE	* *	5	\$400	
	_	Crumbling, : Boiler R	Extent : Moderate		ffected : 10%			
		etration, E. : Boiler R	xtent : Moderate, A oom	rea Affe	cted : 10%			
Ceilings								
AcousTileSusp.Lay-In	5%			2049	* *	5	\$900	
Exposed Struc: Wood	35%			LIFE	* *	10	\$9,900	
Plaster		Now	\$15,900	LIFE	* *	5	\$6,500	
			xtent : Moderate, A Floor Reading Area		cted : 10%			
Plaster	Cracking/	Now Crumbling, : Boiler R	\$2,900 Extent : Moderate oom	LIFE , Area Aj	* * ffected : 10%	5	\$600	
			xtent : Moderate, A oom And Staff Rest		cted : 10%			
Site Enclosure								
Fence/Gates								
Chain Link			\$2,000 extent : Light, Area : d	2056 Affected	* *			
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	**			
	Location	: Rear Yar		ffected :	100%			
	Explana	tion : Stock	File Area					

Electrical	Current Repair		Future Replacement		M			
System Component Type	% of Fail D Total (Year		timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13322

Electrical	Current Repair Futur		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100% Other Observation, Extent . Location : Electrical Roo. Explanation : Main Servio	m		5 eres.	\$300	
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% Insulation Aged, Extent : M Location : Upper Floors	2035 Ioderate, Area Affected	\$10,100 d: 100%	1		
Thermoplastic	60%	2056	* *	1		
Thermoplastic	10%	2036	\$3,400	1		
Motor Controllers						
Locally Mounted	50%	2034	\$24,200	5		
Locally Mounted	50%	2049	* *	5		
round Grounding Devices Generic	100%	LIFE	* *	5	\$400	
ighting	10070	LIIL			Ψτου	
Interior Lighting						
Fluorescent	95% Other Observation, Extent . Location : Throughout Th Explanation : T-8 Lamps	**	**	10	\$10,500	
Fluorescent	5% Other Observation, Extent . Location : Basement Explanation : T-12 Lamps		\$6,800	10	\$600	
Egress Lighting	•					
Emergency, Battery	50%	2041	* *	10	\$1,500	
Exit, Service	50%	2041	* *	1		
Exterior Lighting						
LED	10%	2041	* *			
No Component	90%					

Alarm

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

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

Asset #: 13322

Electrical	Current Repair	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	timated 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, Ha	llway, Reading Area	And Exit Door	S		
	Explanation : CCTV Surveillar	ice Cameras And Int	rusion Alarm			
Fire/Smoke Detection						
Generic, Digital	100%	2036	\$31,500	1-3	\$7,700	
, 2	Other Observation, Extent: N/A	, Area Affected : 100	%			
	Location : Throughout The But	ilding				
	Explanation : Strobe Lights, A	-	oke Detectors,	Manual	Pull Stations	

Mechanical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 I	Room				
	Explanation: 1 Unit					
Distribution						
Central Plant Steam	40%	2046	* *	4	\$200	
Piping/Pmp						
No Component	60%					
Terminal Devices						
Convector/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			. ,		·	
8 8	R-22 Refrigerant, Extent : Ligh	ht, Area Affected :	100%			
	Location : 2 Package Units C	***				
Ventilation	-	<u> </u>				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,600	
Exhaust Fans						
Roof	100%	2036	\$23,700	2	\$400	
Plumbing			+ - ,, + +			

Plumbing

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

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

Asset #: 13322

Mechanical	Current l	Current Repair Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (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, E	Extent : N/A, Area A	ffected :	100%			
	Location : Basemer	ıt Boiler Room					
	Explanation: 1 Bro	and 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, E	Extent : N/A, Area A	ffected :	100%			
	Location: 1st To 2r	าd Floor					
	Explanation: 1 Un	it					

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