

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$114,500	
Total	\$114,500	
Importance Code A	\$114,500	
Total	\$114,500	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$9,900	\$7,200	\$900	
Interior Architecture	\$3,900		\$2,700	
Electrical	\$400	\$2,500	\$500	\$400
Mechanical	\$300	\$300	\$700	\$300
Total	\$14,600	\$10,000	\$4,900	\$700
Importance Code A	\$10,200	\$7,500	\$1,200	\$200
Importance Code B	\$4,100	\$2,500	\$3,700	\$400
Importance Code C	\$300			
Total	\$14,600	\$10,000	\$4,900	\$700



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

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

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	60%			2030	\$85,500	3	\$7,300	
Cast in Place Concrete	5%	4+	\$700	LIFE	* *	5	\$900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Storage At Roof Hatch</i>								
Ceramic Tile	10%			2040	* *	5	\$800	
Vinyl Tile	25%			2036	* *	3	\$800	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$700	
Glass: Single Pane	10%			LIFE	* *	5	\$1,000	
Gypsum Board	85%			LIFE	* *	5	\$6,900	
Ceilings								
AcousTileConcealSpLn	95%	4+	\$2,500	2044	* *	5	\$4,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Center Help Desk</i>								
Gypsum Board	5%			LIFE	* *	5	\$500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2066	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

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

Lighting

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

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

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

Lighting

Interior Lighting

Fluorescent

20%

2036

* *

10

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Bookcase Area**Explanation : T-8 Lamps*

Fluorescent

10%

2036

* *

10

\$500

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

LED

70%

2036

* *

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Offices**Explanation : LED Lights*

Egress Lighting

Emergency, Battery

50%

2036

* *

10

\$600

Exit, LED

50%

2059

* *

1

Exterior Lighting

Fluorescent

15%

2036

* *

10

\$100

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

HID

15%

2036

* *

10

No Component

70%

Alarm

Security System

No Component

30%

Generic

70%

2036

* *

1

\$1,300

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

Fire/Smoke Detection

Generic, Analog

100%

2036

* *

1-3

\$3,100

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

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

Heating

Energy Source

Natural Gas

100%

2057

* *

1

*Recent Installation, Extent : N/A, Area Affected : 100%**Location : 1st Floor*

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2039	* *	1	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 1 Rooftop Unit					
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2039	* *	2	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 1 Unit. R-407c					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	
				Recent Replace Evident, Extent : N/A, Area Affected : 100%					
				Location : Throughout					
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : One 40 Gallon Water Heater Recently Installed					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2051	* *	1-2	\$100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : ASTORIA BRANCH LIBRARY
Address : 14-01 ASTORIA BLVD.
Borough : QUEENS **Agency's Number** : A
Program / Asset # : QPL0A03.000 / 13274 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,107 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 540 **Lot** : 30 **BIN** : 4006113

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$215,000	
Mechanical	\$114,700	\$106,000
Total	\$329,800	\$106,000
Importance Code A	\$215,000	
Importance Code B	\$114,700	\$106,000
Total	\$329,800	\$106,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,100			
Interior Architecture	\$26,300		\$4,200	\$500
Electrical	\$17,300	\$700	\$800	\$700
Mechanical	\$5,100	\$1,900	\$1,400	\$1,700
Site Enclosure	\$53,100			
Site Pavements	\$9,200			
Total	\$136,100	\$2,600	\$6,400	\$2,900
Importance Code A	\$25,400	\$400	\$400	\$400
Importance Code B	\$87,100	\$2,200	\$6,100	\$2,400
Importance Code C	\$23,500			\$200
Total	\$136,100	\$2,600	\$6,400	\$2,900



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$215,000	LIFE	* *	5	\$13,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Various Spots Throughout							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Rear Elevation							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Above Children's Entrance At Left Side Elevation.							
	Masonry: Limestone	5%			LIFE	* *	5	\$1,300	
	Metal Panel	15%	Now	\$3,500	2044	* *	5	\$4,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : At Eaves							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : At Eaves							
	Stucco Cement	5%	Now	\$2,500	2039	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Foundation On East Facade							
Windows									
	Aluminum	100%			2050	* *	5	\$2,300	
Roof									
	Slate	100%			LIFE	* *	10	\$16,200	
		Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%							
		Location : Roof Leaders At Front Elevation							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof Leaders							
		Explanation : Dented							
Soffits									
	Metal Panel	100%	4+	\$1,200	2054	* *	5	\$4,200	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Eaves Of Roof Overhang							
Interior									
Floors									
	Carpet	65%			2033	\$121,200	3	\$10,400	
	Ceramic Tile	5%			2043	* *	5	\$500	
	Quarry Tile	5%			2047	* *	5	\$800	
	Vinyl Tile	25%			2039	* *	3	\$1,000	

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2043	* *	5	\$400	
	Gypsum Board	10%	Now	\$1,000	LIFE	* *	5	\$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room At Basement									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room At Basement									
	Plaster	10%	Now	\$6,600	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Basement Storage Room									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Utility Room									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Basement Storage Room									
	Plaster	77%			LIFE	* *	5-10	\$9,000	
Ceilings									
	Plaster	90%			LIFE	* *	5-10	\$16,500	
	Plaster	5%	Now	\$800	LIFE	* *	5	\$300	
Water Penetration, Extent : Severe, Area Affected : 80%									
Location : Basement Storage Room									
	Plaster	5%	Now	\$1,600	LIFE	* *	5	\$300	
Worn/Eroded, Extent : Severe, Area Affected : 60%									
Location : Steel Beams At Utility Room									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : At Steel Beams									
Explanation : Concrete Cover Deteriorating									
Site Enclosure									
Fence/Gates									
	Iron Picket	90%	2-4	\$7,200	2069	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 30%									
Location : Front And Left Side Of Property									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Gates									
Explanation : Misaligned And Deformed									
	Masonry: Brick	10%	Now	\$2,900	2054	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%									
Location : Fence Pillars									
Free Standing Walls									
	Concrete Masonry Unit	100%			2054	* *			

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

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

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

Site Enclosure

Retaining Walls

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

Cast in Place Concrete	100%				2039	**			
------------------------	------	--	--	--	------	----	--	--	--

Activity Yard

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Raceway

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

Panelboards

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$16,500	2059	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2034	\$9,900	1		
	Thermoplastic	20%			2054	**	1		
Motor Controllers									
	Locally Mounted	100%			2032	\$23,700	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	LED	100%			2039	**			
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$900	
	Exit, Service	50%			2039	**	1		
Exterior Lighting									
	HID	30%			2029	\$9,900	10		
	No Component	70%							
Alarm									
Security System									
	Generic	100%			2039	**	1	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2039	**	1-3	\$4,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Fire Alarm Panel And Horns									

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$500	
Terminal Devices									
	Air Handler	80%			2034	\$106,000	1	\$3,500	
	Convactor/Radiator	20%	2-4	\$200	2039	* *	1	\$400	
Not Energy Efficient, Extent : Moderate, Area Affected : 10%									
Location : 1st Floor Staff Work Room Is Too Cold.									
Controls									
	Electrical	100%			2032	\$39,200			
Air Conditioning									
Energy Source									
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	100%			2028	\$114,700	2	\$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Basement Fan Room									
Heat Rejection									
	Air Cooled Condenser Unit	100%			2034	\$20,400	2	\$5,000	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,300	
Exhaust Fans									
	Interior	100%			2029	\$31,200	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$16,900	2		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 30 Gallon Water Heater									
Sanitary Piping									
	Cast Iron	100%	2-4	\$1,800	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Rear Exits Of Basement									
Fixtures									
	Generic	100%							

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$135,200
Mechanical	\$323,600	\$93,300
Site Pavements	\$52,400	
Total	\$376,000	\$228,500
Importance Code B	\$376,000	\$228,500
Total	\$376,000	\$228,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$27,100		\$2,400	
Interior Architecture	\$45,800		\$2,200	\$900
Electrical	\$24,300	\$700	\$700	\$900
Mechanical	\$3,900	\$300	\$2,100	\$300
Site Enclosure	\$17,200			
Site Pavements	\$13,300			
Total	\$131,600	\$1,000	\$7,400	\$2,100
Importance Code A	\$27,500	\$300	\$2,800	\$300
Importance Code B	\$33,100	\$700	\$4,600	\$1,800
Importance Code C	\$71,100			
Total	\$131,600	\$1,000	\$7,400	\$2,100



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	50%	2-4	\$17,300	LIFE	**	5	\$29,100	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Alleyway And Rear Yard Facade							
	Masonry: Brick	30%			LIFE	**	5	\$7,000	
	Pre-Cast Concrete	2%			LIFE	**	5	\$1,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Front Facade							
	Window Wall	18%			2044	**	5	\$7,900	
Windows									
	Aluminum	100%			2042	**	5	\$4,800	
Parapets									
	Metal Panel	100%			2054	**	5	\$3,200	
Roof									
	Built-Up (BUR)	100%			2039	**	10	\$20,600	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$11,200	
Interior									
Floors									
	Carpet	40%			2033	\$76,900	3	\$6,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,800	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	45%			2034	\$135,200	3	\$2,500	
Interior Walls									
	Concrete Masonry Unit	95%	Now	\$40,300	LIFE	**	5	\$3,500	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Rear Wall At Meeting Room							
	Glass: Single Pane	5%			LIFE	**	5	\$700	
Ceilings									
	AcousTileConcealSpLn	90%			2039	**	5	\$12,300	
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	**	10	\$2,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$17,200	2054	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Gate To Alleyway And Rear Yard							
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									

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

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Raceway

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

Panelboards

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

Wiring

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

Thermoplastic	30%			2044	* *	1
---------------	-----	--	--	------	-----	---

Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$200
---------	------	--	--	------	-----	---	-------

Lighting

Interior Lighting

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

LED	98%			2039	* *
-----	-----	--	--	------	-----

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

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$900

Exit, Service

50%

2039

* *

1

Exterior Lighting

Fluorescent

25%

2029

\$7,200

10

\$200

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

No Component

75%

Alarm

Security System

Generic

100%

2039

* *

1

\$2,700

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

Fire/Smoke Detection

Generic, Digital

100%

2034

\$18,700

1-3

\$4,700

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

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

Heating

Energy Source

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

\$21,500

1

\$3,400

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

Radiant Heater

5%

2029

\$9,500

2

\$200

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

Controls

Digital

100%

2027

\$208,700

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$114,900	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room - Water Cooled Self-contained Packaged Unit					
	Heat Rejection								
	Dry Cooler	100%			2029	\$33,300	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,500	
	Exhaust Fans								
	Interior	100%			2029	\$32,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$93,300	1		
				On Extended Life, Extent : Light, Area Affected : 90%					
				Location : Throughout					
	Water Heater With Tanks								
	Gas Fired	100%			2033	\$16,900	2		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 1 Unit, 40 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$139,200	
Electrical	\$67,800	\$7,500
Mechanical		\$63,500
Total	\$207,000	\$71,000
Importance Code A	\$139,200	
Importance Code B	\$67,800	\$71,000
Total	\$207,000	\$71,000

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$37,600	\$100		
Interior Architecture	\$15,400	\$500	\$1,300	
Electrical	\$44,100	\$25,400	\$600	\$800
Mechanical	\$600	\$17,600	\$1,300	\$700
Site Enclosure	\$1,800			
Site Pavements	\$20,400			
Total	\$120,000	\$43,600	\$3,300	\$1,500
Importance Code A	\$38,000	\$500	\$300	\$300
Importance Code B	\$79,200	\$43,100	\$2,900	\$1,100
Importance Code C	\$2,800			
Total	\$120,000	\$43,600	\$3,300	\$1,500



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

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

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

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

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

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2030	\$8,900	3	\$800	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
	Mosaic Tile	5%	Now	\$2,400	2036	* *	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Public Bathroom At Water Closet									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Base Tile									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Bathroom Floors									
	Vinyl Tile	85%			2036	* *	3	\$3,200	
Recent Repair Evident, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	* *	5	\$3,400	
	Plaster	30%			LIFE	* *	5	\$1,100	
Ceilings									
	AcousTileSusp.Lay-In	10%			2036	* *	5	\$1,000	
	Plaster	90%	Now	\$13,000	LIFE	* *	5	\$5,400	
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Penthouse Ceilings									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,800	2066	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%									
Location : Gate And Hinges Rusted On Foch Boulevard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$19,400	2036	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 15%									
Location : Foch Boulevard At City Manhole Covers									
On-Site Walkways									
	Pavers/Stone	100%	4+	\$1,000	2040	* *			
Vegetation Growth, Extent : Light, Area Affected : 100%									
Location : Brick Pavers In Courtyard									

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

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

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

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

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

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

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

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

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$532,300	
Interior Architecture		\$274,500
Electrical	\$65,900	\$16,500
Mechanical	\$226,400	\$108,800
Total	\$824,600	\$399,800
Importance Code A	\$532,300	
Importance Code B	\$292,300	\$399,800
Total	\$824,600	\$399,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				
Interior Architecture	\$3,900		\$1,300	\$300
Electrical	\$20,400	\$300	\$200	\$23,900
Mechanical	\$45,000	\$2,700	\$2,200	\$2,600
Site Enclosure	\$600			
Total	\$69,900	\$2,900	\$3,600	\$26,800
Importance Code A	\$500	\$400	\$400	\$400
Importance Code B	\$68,800	\$2,600	\$3,300	\$26,400
Importance Code C	\$600			
Total	\$69,900	\$2,900	\$3,600	\$26,800



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

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

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

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

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

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

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

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

Site Enclosure

Free Standing Walls

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**				
------------------------	------	--	--	------	----	--	--	--	--

On-Site Walkways

Cast in Place Concrete	100%			2035	**				
------------------------	------	--	--	------	----	--	--	--	--

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Raceway

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

Panelboards

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

Wiring

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

Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$100	
---------	------	--	--	------	----	---	--	-------	--

Lighting

Interior Lighting

Fluorescent	80%			2025	\$65,900	10		\$5,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	20%			2030	\$16,500	10		\$1,400	
-------------	-----	--	--	------	----------	----	--	---------	--

Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Throughout The Building

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

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2030	\$6,200	10	\$900	
Exit, Service	50%		2030	\$1,300	1		

Exterior Lighting

HID	30%		2025	\$10,300	10		
No Component	70%						

Alarm

Security System

No Component	70%						
Generic	30%		2025	\$4,200	1	\$800	

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

Location : Throughout The Building

Explanation : Intrusion Alarm System, Motion Sensors

Fire/Smoke Detection

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

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

Heating

Energy Source

Natural Gas	100%		2040	* *	1		
-------------	------	--	------	-----	---	--	--

Conversion Equipment

Hot Water Boiler	100%		2043	* *	1	\$3,700	
------------------	------	--	------	-----	---	---------	--

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

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2029	\$16,100	4	\$500	
---------------------	------	--	------	----------	---	-------	--

Terminal Devices

Air Handler	60%		2025	\$83,300	1	\$2,800	
Convactor/Radiator	40%		2035	* *	1	\$1,000	

Air Conditioning

Energy Source

Electricity	100%		2038	* *	1		
-------------	------	--	------	-----	---	--	--

Conversion Equipment

Reciprocating Compr/Chiller	100%		2030	\$108,800	1	\$3,500	
-----------------------------	------	--	------	-----------	---	---------	--

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

Location : Roof

Terminal Devices

Air Handler/Cool/Ht	100%		2025	\$143,100	1	\$4,600	
---------------------	------	--	------	-----------	---	---------	--

Heat Rejection

Dry Cooler	100%		2030	\$33,900	2	\$5,200	
------------	------	--	------	----------	---	---------	--

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$162,400	
Mechanical		\$391,600
Total	\$162,400	\$391,600
Importance Code A	\$162,400	
Importance Code B		\$391,600
Total	\$162,400	\$391,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$16,300			
Interior Architecture	\$31,800	\$5,900	\$6,200	\$300
Electrical	\$17,600	\$900	\$1,100	\$1,000
Mechanical	\$12,300	\$1,700	\$3,900	\$1,600
Site Pavements	\$4,700			
Total	\$82,800	\$8,600	\$11,200	\$2,900
Importance Code A	\$16,800	\$500	\$500	\$500
Importance Code B	\$62,000	\$8,100	\$10,800	\$2,100
Importance Code C	\$4,100			\$300
Total	\$82,800	\$8,600	\$11,200	\$2,900



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,700	
	Masonry: Brick	85%			LIFE	**	5	\$12,600	
	Masonry: Brick	5%	Now	\$1,500	LIFE	**	5	\$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Chimney Cap, Front Facade									
	Window Wall	5%	Now	\$6,700	2054	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Window Wall									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Windows									
	Aluminum	100%	Now	\$162,400	2059	**	5	\$1,700	
Glazing Broken/Cracked, Extent : Severe, Area Affected : 1%									
Location : Stairwell									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Heads And Jambs Of Windows Throughout And Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Roof									
	Modified Bitumen	100%			2042	**	10	\$22,700	
Soffits									
	Stucco Cement	100%			2047	**	5		
Interior									
Floors									
	Carpet	65%			2033	\$169,300	3	\$14,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
	Mosaic Tile	5%			2047	**	5	\$1,900	
	Vinyl Tile	25%			2039	**	3	\$1,400	
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$700	
	Concrete Masonry Unit	25%			LIFE	**	5	\$2,800	
	Gypsum Board	70%	4+	\$2,700	LIFE	**	5	\$5,800	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Childrens Room									
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$23,700	2054	**	5	\$900	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 75%									
Location : Basement									
	AcousTileSusp.Lay-In	80%			2051	**	5	\$11,900	
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$900	
	Gypsum Board	5%			LIFE	**	5-10	\$2,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Fence/Gates

Chain Link

90%

2044

**

Iron Picket

10%

2069

**

Retaining Walls

Cast in Place Concrete

100%

2069

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

4+

\$4,700

2047

**

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

Location : Throughout

On-Site Walkways

Cast in Place Concrete

100%

2047

**

Parking/Driveway

Cast in Place Concrete

100%

2047

**

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2034

\$43,000

5

\$300

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

\$43,000

5

\$300

Raceway

Conduit

50%

2034

\$18,200

1

Conduit

50%

2054

**

1

Panelboards

Fused Disc Sw

2%

2033

\$400

5

Molded Case Bkrs

48%

2033

\$9,500

5

\$100

Molded Case Bkrs

50%

2050

**

5

\$100

Wiring

Braided Cloth

50%

2-4

\$16,500

2059

**

1

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

Location : Basement

Thermoplastic

50%

2054

**

1

Motor Controllers

Locally Mounted

100%

2047

**

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

**

5

\$300

Lighting

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2039	**	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Mechanical Room							
		Explanation : 1 Unit. R-410a							
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2034	\$188,700	1		
	Heat Rejection								
	Dry Cooler	100%			2029	\$45,200	2	\$6,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
	Exhaust Fans								
	Interior	80%			2034	\$34,900	2	\$200	
	Roof	20%			2039	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater With Tanks								
	Electric	100%			2032	\$23,400	4		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Mechanical Room							
		Explanation : 20 Gallons, Electric Water Heater							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$6,200	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Water Backs Up To 1st Floor Toilets.							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 1st Floor Bathroom. Leaking Children Bathroom							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$2,000	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2039	**	4	\$400	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 30%							
		Location : Toilets In No. 2 Restroom							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2054	**	1-2	\$100	

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$88,600	
Total	\$88,600	
Importance Code A	\$88,600	
Total	\$88,600	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$45,400	\$2,700		
Interior Architecture	\$1,900		\$3,600	\$5,300
Electrical	\$600	\$7,900	\$800	\$600
Mechanical	\$600	\$700	\$1,300	\$700
Site Pavements	\$18,600			
Total	\$67,000	\$11,400	\$5,700	\$6,600
Importance Code A	\$45,700	\$3,200	\$300	\$300
Importance Code B	\$20,900	\$8,200	\$5,300	\$6,200
Importance Code C	\$400			
Total	\$67,000	\$11,400	\$5,700	\$6,600



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

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

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

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

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

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

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

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

Interior

Floors

Carpet	70%			2030	\$126,800	3		\$10,900	
Cast in Place Concrete	5%			LIFE	**	5		\$1,100	
Ceramic Tile	5%			2040	**	5		\$500	
Vinyl Tile	20%	0-2	\$1,100	2036	**	3		\$800	

Blisters, Extent : Moderate, Area Affected : 2%

Location : Staff Office And Staff Lounge At Threshold

Interior Walls

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

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

Location : Front Foyer

Ceilings

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

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

Location : Front Foyer

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$18,600	2036	**				
------------------------	------	-----	----------	------	----	--	--	--	--

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

Location : Hillside Avenue And 250th Street

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

Location : Hillside Avenue And 250th Street

Electrical		Current Repair			Future Replacement		Maintenance		
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%			2051	**	5		\$200	
------------------	------	--	--	------	----	---	--	-------	--

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

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

Raceway

Conduit	100%			2051	**	1			
---------	------	--	--	------	----	---	--	--	--

Panelboards

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

Wiring

Thermoplastic	100%			2051	**	1			
---------------	------	--	--	------	----	---	--	--	--

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$252,000	
Total	\$252,000	
Importance Code A	\$252,000	
Total	\$252,000	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$8,900	\$1,200	\$800	
Interior Architecture	\$53,900		\$2,100	\$300
Electrical	\$300	\$24,600	\$300	\$200
Mechanical	\$1,100	\$2,200	\$2,000	\$2,200
Site Enclosure	\$7,500			
Site Pavements	\$500			
Total	\$72,300	\$28,000	\$5,200	\$2,700
Importance Code A	\$9,300	\$1,700	\$1,200	\$400
Importance Code B	\$44,500	\$26,300	\$4,000	\$2,300
Importance Code C	\$18,500			
Total	\$72,300	\$28,000	\$5,200	\$2,700



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

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

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

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

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

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%			2030	\$52,900	3	\$4,500	
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,600	
	Ceramic Tile	5%			2040	* *	5	\$600	
	Vinyl Tile	40%			2036	* *	3	\$1,800	
	Vinyl Tile	20%	4+	\$1,300	2036	* *	3	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Corridor Base Tile									
Interior Walls									
	Cast in Place Concrete	5%	0-2	\$1,100	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 1%									
Location : Scuttle To Roof									
	Ceramic Tile	5%			2040	* *	5	\$700	
	Concrete Masonry Unit	60%	0-2	\$16,500	LIFE	* *	5	\$3,500	
Vertical Cracks, Extent : Moderate, Area Affected : 1%									
Location : Staff Office									
	Glass: Single Pane	2%			LIFE	* *	5	\$200	
	Gypsum Board	28%			LIFE	* *	5	\$2,500	
Ceilings									
	AcousTileSusp.Lay-In	70%	2-4	\$3,600	2036	* *	5	\$5,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Main Reading Area, Book Return Room And Bathroom Foyer									
	AcousTileSusp.Lay-In	20%	Now	\$30,700	2051	* *	5	\$1,600	
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Storage Room									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Community Room, Storage Space, Public Restroom									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
	Exposed Struc: Concrete	5%			LIFE	* *	5	\$100	
	Gypsum Board	5%			LIFE	* *	5	\$1,000	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	70%			2044	* *	5-10	\$10,300	
	Chain Link	30%			2041	* *			
Free Standing Walls									
	Cast in Place Concrete	100%			2051	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Courtyard At West Facade And Columns At South Facade									
Explanation : Concrete Seats At Courtyard And Columns At Basement Level									

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

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete 25% 2066 * *

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

Location : Entrance Ramp

Explanation : Cheek Wall

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

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

Location : Coping Stones At Courtyard Retaining Wall

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

Location : Coping Stones At Courtyard Retaining Wall

Explanation : Missing Joints And Delaminated Surface

Masonry: Brick 70% Now \$7,300 2041 * *

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

Location : Courtyard Retaining Wall

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

Location : Courtyard Retaining Wall

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

Location : Courtyard Retaining Wall

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

Location : Courtyard Retaining Wall

Spalling, Extent : Moderate, Area Affected : 5%

Location : Courtyard Retaining Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2044 * *

On-Site Walkways

Cast in Place Concrete 25% 2044 * *

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

Location : Ramp And Landings At Entrance

Explanation : Walkways

Cast in Place Concrete 75% Now \$500 2036 * *

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

Location : Courtyard And Steps To Basement From Courtyard

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

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

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$4,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$400	
	Terminal Devices								
	Air Handler	40%			2036	**	1	\$2,000	
	Convactor/Radiator	55%			2036	**	1	\$1,400	
	Unit Heater - Hot Water	5%			2031	\$2,400			
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	80%			2036	**	1	\$3,000	
	Compr/Chiller		Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-410a						
	Exterior Pkg Unit - Cooling	20%			2031	\$17,500	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-407c						
	Terminal Devices								
	Air Handler/Dir	80%			2036	**	1		
	Expansion								
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2036	**	2	\$5,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$200	
	Roof	20%			2031	\$3,100	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$58,400	\$6,300		
Interior Architecture	\$900		\$1,000	
Electrical	\$100	\$4,600	\$100	\$100
Mechanical	\$100	\$200	\$100	\$200
Total	\$59,500	\$11,100	\$1,200	\$300
Importance Code A	\$58,400	\$6,500		\$100
Importance Code B	\$1,100	\$4,700	\$1,200	\$200
Importance Code C				
Total	\$59,500	\$11,100	\$1,200	\$300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	30%	Now	\$15,700	2061	* *	5	\$2,700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : At Base Of Building Along Perimeter							
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Building							
	Not Insulated, Extent : Severe, Area Affected : 100%							
	Location : Originally A Temporary Structure, Not Insulated For Various Weather Conditions							
	Paint Peeling, Extent : Severe, Area Affected : 5%							
	Location : Throughout Facade And Window Trims							
	Seams Open/Split, Extent : Severe, Area Affected : 1%							
	Location : At Rear Below Window Sill							
Window Wall	35%			2041	* *	5	\$6,300	
Window Wall	35%			2041	* *	5	\$6,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : All Facades							
	Explanation : Curved Glass							
Roof								
Metal Panel	100%	Now	\$29,500	2036	* *			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Gutters Misaligned, Leaking And Missing Leader Lines							
	Corrosion/Rusting, Extent : Severe, Area Affected : 10%							
	Location : Gutters							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Roof Leaks Evident In Staff And Public Bathrooms							
Soffits								
Alum/Vinyl Siding	90%	Now	\$12,000	2041	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Edges Of Soffit At Metal Structure							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Edges Of Soffit At Metal Structure							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout Soffit							
	Explanation : Composite Aluminum Panels							
Exposed Struc: Steel	10%	Now	\$1,200	LIFE	* *	5	\$600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : At Joint Between Soffit Structure And Panels							
	Worn/Eroded, Extent : Light, Area Affected : 10%							
	Location : At Bottom Of Soffit Structure							
Interior								
Floors								
Carpet	65%			2030	\$33,100	3	\$2,800	
Ceramic Tile	10%			2040	* *	5	\$300	
Vinyl Tile	25%			2036	* *	3	\$300	
	Patching Evident, Extent : Light, Area Affected : 15%							
	Location : Behind Service Desk							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Ground

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

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

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

Ground

Grounding Devices	
Not Accessible	100%

Lighting

Interior Lighting									
Fluorescent	98%			2036		* *	10	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-5 Lamps</i>									
Fluorescent	2%			2036		* *	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Compact Fluorescent Lights</i>									

Egress Lighting

Emergency, Service	50%			2036		* *	1		
Exit, Service	50%			2036		* *	1		

Exterior Lighting

HID	30%			2026		\$2,700	10		
No Component	70%								

Alarm

Security System									
No Component	20%								
Generic	80%			2031		\$2,900	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Reading Areas, Outside Perimeter</i>									
<i>Explanation : CCTV Surveillance Cameras</i>									

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

Heating

Energy Source									
Electricity	100%			2051		* *	1		
Conversion Equipment									
Heat Pump Air Sourced	100%			2032			2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Various Locations</i>									
<i>Explanation : 6 Units</i>									
Terminal Devices									
Fan Coil Unit/Heat	100%			2036		* *	1	\$600	

Air Conditioning

Energy Source									
Electricity	100%			2047		* *	1		

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : BROADWAY BRANCH LIBRARY
Address : 40-20 BROADWAY @STEINWAY ST.
Borough : QUEENS **Agency's Number** : BR
Program / Asset # : QPL0B12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007
Area Sq Ft : 17,814 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 676 **Lot** : 50 **BIN** : 4011018

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$73,000	
Electrical		\$59,100
Total	\$73,000	\$59,100
Importance Code B	\$73,000	\$59,100
Total	\$73,000	\$59,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,600		\$2,300	
Interior Architecture	\$8,000	\$700	\$7,000	\$7,500
Electrical	\$23,500	\$600	\$30,200	\$300
Mechanical	\$5,200	\$1,600	\$4,000	\$2,100
Site Enclosure	\$2,300			
Site Pavements	\$17,300			
Total	\$80,900	\$2,900	\$43,500	\$9,900
Importance Code A	\$25,500	\$900	\$3,400	\$900
Importance Code B	\$51,800	\$2,000	\$40,100	\$9,000
Importance Code C	\$3,500			
Total	\$80,900	\$2,900	\$43,500	\$9,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$22,300	
Granite Panels	3%			LIFE	**	5	\$500	
Window Wall	5%			2042	**	5	\$4,500	
Windows								
Aluminum	100%			2040	**	5	\$7,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$2,800	
Metal Panel	5%	Now	\$600	2042	**	5	\$300	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%								
Location : Coping At Upper Parapet								
Roof								
Modified Bitumen	100%	Now	\$20,400	2037	**			
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Over Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Second Floor								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2031	\$93,500	3	\$10,700	
Carpet	30%			2031	\$140,200	3	\$16,000	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2041	**	5	\$1,300	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	10%			2027	\$73,000	3	\$1,000	
Vinyl Tile	25%			2037	**	3	\$3,300	
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$900	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Glass: Single Pane	5%			LIFE	**	5	\$700	
Glazed Ceramic Panel	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$2,800	
Plaster	45%			LIFE	**	5	\$2,500	
Ceilings								
AcousTileSusp.Lay-In	50%			2037	**	5	\$13,300	
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,700	
Plaster	40%			LIFE	**	5	\$6,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Rear Of Building								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$2,300	2052		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Rear Of Building</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$4,300	2037		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Broadway</i>									

On-Site Walkways

Cast in Place Concrete	100%	4+	\$3,000	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Rear Of Building</i>									

Activity Yard

Cast in Place Concrete	100%	4+	\$9,900	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Rear Of Building</i>									

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%				2032	\$43,000	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 400 Amperes</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%				2032	\$43,000	5	\$500	
------------------	------	--	--	--	------	----------	---	-------	--

Raceway

Conduit	70%				2032	\$25,500	1		
Conduit	30%				2042	**	1		

Panelboards

Fused Disc Sw	5%				2031	\$1,000	5		
Molded Case Bkrs	65%				2031	\$12,900	5	\$300	
Molded Case Bkrs	30%				2040	**	5	\$100	

Wiring

Braided Cloth	70%	2-4	\$23,100	2057		**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%				2042	**	1		
---------------	-----	--	--	--	------	----	---	--	--

Motor Controllers

Locally Mounted	20%				2037	**	5		
No Component	80%								

Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2045	* *	1	\$8,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 2nd Floor

Explanation : Basement To 2nd Floor

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Mechanical		\$294,600
Total		\$294,600
Importance Code B		\$294,600
Total		\$294,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$31,700			\$13,300
Interior Architecture	\$21,100	\$2,200		\$7,700
Electrical	\$1,800	\$2,200	\$1,800	\$21,400
Mechanical	\$45,500	\$6,500	\$4,200	\$8,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$104,000	\$14,800	\$9,900	\$54,400
Importance Code A	\$71,300	\$900	\$900	\$14,300
Importance Code B	\$32,700	\$13,400	\$8,900	\$40,100
Importance Code C		\$500		
Total	\$104,000	\$14,800	\$9,900	\$54,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%			LIFE	* *	5	\$8,000	
	Metal Panel	5%			2059	* *	5-10	\$6,100	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$5,800	
	Window Wall	40%			2063	* *	5	\$26,700	
Windows									
	Aluminum	100%			2055	* *	5	\$6,700	
Parapets									
	Metal Panel	5%			2059	* *	5	\$100	
	Pre-Cast Concrete	45%			LIFE	* *	5	\$1,600	
	No Component	50%							
Roof									
	Modified Bitumen	50%	Now	\$28,400	2041	* *			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Upper Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Section Over Northeast Corner								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Northeast Corner In Childrens Area								
	Modified Bitumen	50%			2041	* *	10	\$13,100	
Interior									
Floors									
	Carpet	55%			2034	\$271,200	3	\$31,000	
	Cast in Place Concrete	10%			LIFE	* *	5	\$6,200	
	Ceramic Tile	5%			2046	* *	5	\$1,400	
	Vinyl Tile	30%			2041	* *	3	\$3,200	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	* *			
	Ceramic Tile	5%			2046	* *	5	\$900	
	Concrete Masonry Unit	25%			LIFE	* *	5	\$1,800	
	Gypsum Board	60%			LIFE	* *	5	\$6,600	
Ceilings									
	AcousTileSusp.Lay-In	95%			2050	* *	5	\$26,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridor								
	Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2068	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2046	* *			

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$11,600

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

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$39,600

2046

* *

1

\$8,400

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

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$1,400

Terminal Devices

Air Handler

90%

2038

* *

1

\$10,500

Convactor/Radiator

10%

2046

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2034

\$294,600

2

\$1,200

Heat Rejection

Dry Cooler

100%

2038

* *

2

\$13,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,500

Exhaust Fans

Interior

70%

2038

* *

2

\$400

Roof

30%

2038

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2059

* *

1

Water Heater With Tanks

Gas Fired

100%

2031

\$16,900

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2038	**	4	\$600	
	Sewage Ejector(s)								
	Electric	100%			2038	**	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2038	**	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 1st Floor								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2053	**	1-5	\$9,500	
	Sprinkler								
	No Component	70%							
	Generic	30%	0-2	\$3,900	2053	**	1-2	\$1,400	
	Not in Service, Extent : Moderate, Area Affected : 10%								
	Location : Lawn Sprinkler In Front Of The Building Is Not Working								

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : CORONA BRANCH LIBRARY
Address : 38-23 104TH ST.
Borough : QUEENS **Agency's Number** : C
Program / Asset # : QPL0C14.000 / 13284 **Yr Built/Renovated** : 1968 / 2005
Area Sq Ft : 7,080 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1775 **Lot** : 71 **BIN** : 4044596

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$67,200
Electrical		\$74,400
Mechanical		\$117,900
Total		\$259,500
Importance Code A		\$67,200
Importance Code B		\$192,300
Total		\$259,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$24,200			
Interior Architecture	\$9,100		\$3,600	\$100
Electrical	\$14,100	\$700	\$700	\$800
Mechanical	\$6,700	\$1,500	\$1,100	\$1,500
Total	\$54,100	\$2,200	\$5,400	\$2,400
Importance Code A	\$24,500	\$400	\$400	\$400
Importance Code B	\$24,200	\$1,800	\$5,100	\$2,100
Importance Code C	\$5,400			
Total	\$54,100	\$2,200	\$5,400	\$2,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$15,100	
Painted Surfaces, Extent : Light, Area Affected : 100%								
Location : Exterior Walls								
Metal Panel	10%			2054	* *	5-10	\$6,900	
Window Wall	15%	2-4	\$900	2054	* *	5	\$2,800	
Caulking Deteriorated, Extent : Light, Area Affected : 5%								
Location : Window Walls								
Windows								
Aluminum	100%			2050	* *	5	\$1,600	
Roof								
Metal Panel	45%	0-2	\$1,500	2047	* *			
Drains Clogged, Extent : Light, Area Affected : 5%								
Location : Upper Roof								
Modified Bitumen	55%	Now	\$13,400	2034	\$67,200			
Drains Inad/Misposn, Extent : Light, Area Affected : 5%								
Location : Lower Roof								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$1,500	
Ceramic Tile	3%			2043	* *	5	\$200	
Granite Panels	5%			LIFE	* *	5	\$500	
Vinyl Tile	87%			2039	* *	3	\$2,300	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$5,500	
Glass: Single Pane	3%			LIFE	* *	5	\$400	
Gypsum Board	20%			LIFE	* *	5-10	\$3,300	
Masonry: Brick	5%			LIFE	* *	10	\$100	
Metal Panel	2%			LIFE	* *	10	\$100	
Ceilings								
AcousTileSusp.Lay-In	80%			2047	* *	5	\$5,600	
Exposed Struc: Concrete	5%			LIFE	* *	5-10	\$400	
Gypsum Board	15%			LIFE	* *	5-10	\$3,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2034	\$43,000	5	\$200		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 400 Ampere Main Disconnect Switch									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2034

\$18,100

1-3

\$4,500

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

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

Heating

Energy Source
Natural Gas

100%

2044

* *

1

Conversion Equipment
Furnace

100%

2034

\$21,800

1

\$3,500

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

Air Conditioning

Energy Source
Electricity

100%

2042

* *

1

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

100%

2034

\$117,900

2

\$400

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

Heat Rejection

Air Cooled Condenser
Unit

100%

2034

\$20,300

2

\$4,900

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$6,200

LIFE

* *

2-5

\$3,900

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

Exhaust Fans

Roof

100%

2034

\$13,600

2

\$200

Plumbing

H/C Water Piping
Brass/Copper

100%

2044

* *

1

Water Heater With Tanks
Gas Fired

100%

2032

\$16,900

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Submersible	100%		2027	\$200	4	\$200	
	Sewage Ejector(s)							
	Electric	100%		2029	\$3,700	4	\$400	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	85%						
	Generic	15%		2044	* *	1-2	\$300	

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$80,400	
Mechanical		\$301,900
Total	\$80,400	\$301,900
Importance Code A	\$80,400	\$80,000
Importance Code B		\$221,900
Total	\$80,400	\$301,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,700			
Interior Architecture	\$66,900		\$3,100	\$1,400
Electrical	\$2,400	\$700	\$700	\$1,000
Mechanical	\$19,800	\$2,200	\$3,800	\$2,000
Total	\$101,700	\$3,000	\$7,700	\$4,300
Importance Code A	\$13,100	\$400	\$400	\$400
Importance Code B	\$75,700	\$2,600	\$7,300	\$3,500
Importance Code C	\$12,900			\$400
Total	\$101,700	\$3,000	\$7,700	\$4,300



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

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

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

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

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

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2043	**	5	\$900	
Concrete Masonry Unit	10%	4+	\$3,300	LIFE	**	5	\$700	

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

Location : Basement Storage Area

Gypsum Board	75%	Now	\$9,100	LIFE	**	5	\$7,900	
--------------	-----	-----	---------	------	----	---	---------	--

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

Location : Basement

Masonry: Brick	10%			LIFE	**	10	\$500	
----------------	-----	--	--	------	----	----	-------	--

Ceilings

AcousTileConcealSpLn	5%			2039	**	5	\$700	
AcousTileSusp.Lay-In	85%	2-4	\$7,900	2047	**	5	\$4,800	

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

Location : Lounge Area

Gypsum Board	10%			LIFE	**	5-10	\$3,900	
--------------	-----	--	--	------	----	------	---------	--

Site Enclosure

Fence/Gates

Chain Link	100%			2044	**			
------------	------	--	--	------	----	--	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2047	**			
------------------------	------	--	--	------	----	--	--	--

On-Site Walkways

Cast in Place Concrete	100%			2039	**			
------------------------	------	--	--	------	----	--	--	--

Parking/Driveway

Asphalt	100%			2037	**			
---------	------	--	--	------	----	--	--	--

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room Basement

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

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

Raceway

Conduit	100%			2034	\$36,500	1		
---------	------	--	--	------	----------	---	--	--

Panelboards

Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	95%			2033	\$18,800	5	\$200	

Wiring

Thermoplastic	100%			2034	\$33,000	1		
---------------	------	--	--	------	----------	---	--	--

Motor Controllers

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

20%

2029

\$16,800

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

\$10,500

10

No Component

70%

Alarm

Security System

Generic

100%

2042

* *

1

\$2,800

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

Fire/Smoke Detection

Generic, Digital

100%

2034

\$19,400

1-3

\$4,800

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$80,000

1

\$3,800

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

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$600

Terminal Devices

Air Handler

70%

2034

\$99,200

1

\$3,300

Convactor/Radiator

30%

2039

* *

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2032	\$122,700	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Ceiling					
Distribution									
	Ductwork/Diffusers	100%	0-2	\$16,500	LIFE	* *	2	\$9,900	
				Leak Evident, Extent : Moderate, Area Affected : 5%					
				Location : 1st Floor Kitchen Area. Condensate Leaking To Ceiling At The Kitchen					
Heat Rejection									
	Air Cooled Condenser Unit	100%			2034	\$21,800	2	\$5,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans									
	Interior	100%			2034	\$33,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
Water Heater With Tanks									
	Gas Fired	100%			2033	\$16,900	2		
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2034	\$1,500	4	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,900			\$19,400
Interior Architecture	\$11,100	\$300	\$3,500	\$100
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$500	\$400	\$4,200	\$400
Site Enclosure	\$800			
Total	\$26,100	\$1,400	\$8,600	\$20,700
Importance Code A	\$13,300	\$400	\$500	\$19,800
Importance Code B	\$8,600	\$1,000	\$8,100	\$900
Importance Code C	\$4,300			
Total	\$26,100	\$1,400	\$8,600	\$20,700



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

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

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

QUEENS PUBLIC LIBRARY - 039
EAST 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 Stone/Terra Cotta	10%			LIFE	**	5	\$12,700	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Garden								
Explanation : Terrazzo Block								
Masonry: Brick	45%	0-2	\$11,900	LIFE	**	5	\$7,300	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : 95th Street								
Metal Panel	10%			2058	**	5-10	\$11,100	
Window Wall	35%			2058	**	5	\$21,300	
Windows								
Aluminum	90%			2048	**	5	\$1,400	
Metal Louvers	10%			2045	**	10	\$1,000	
Roof								
Modified Bitumen	90%			2040	**	10	\$19,800	
Sloped Glazing	10%			LIFE	**	5	\$29,300	
Soffits								
Gypsum Board: Exterior Grade	100%			LIFE	**			
Interior								
Floors								
Carpet	60%			2033	\$123,300	3	\$10,600	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Cast in Place Concrete	15%	4+	\$3,600	LIFE	**	5	\$3,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : New Wing								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : New Wing								
Explanation : Polished Concrete								
Ceramic Tile	5%			2041	**	5	\$600	
Sheet Vinyl/Rubber	10%	Now	\$1,500	2040	**	5	\$900	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Rear Reading Room								
Vinyl Tile	5%			2040	**	3	\$300	

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

30%

Generic

70%

2040

* *

1

\$2,100

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

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$5,000

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

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

100%

2037

* *

1

\$3,900

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

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2037

* *

2

\$500

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

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,400

Exhaust Fans

Roof

80%

2037

* *

2

\$200

Roof

20%

2027

\$3,000

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2052

* *

1

Water Heater With Tanks

Electric

100%

2030

\$23,400

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$197,100	
Interior Architecture		\$179,300
Mechanical		\$198,300
Total	\$197,100	\$377,500
Importance Code A	\$197,100	
Importance Code B		\$377,500
Total	\$197,100	\$377,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,100		\$500	
Interior Architecture	\$18,300			\$1,800
Electrical	\$7,500	\$600	\$700	\$700
Mechanical	\$4,200	\$400	\$36,200	\$400
Site Enclosure	\$2,400			
Site Pavements	\$3,700			
Total	\$86,100	\$1,000	\$37,500	\$2,800
Importance Code A	\$50,400	\$300	\$900	\$300
Importance Code B	\$21,000	\$700	\$36,600	\$2,500
Importance Code C	\$14,800			
Total	\$86,100	\$1,000	\$37,500	\$2,800



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

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

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

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

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

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2030	\$24,600	3	\$2,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	70%			2029	\$179,300	3	\$3,300	
Interior Walls									
	Concrete Masonry Unit	40%			LIFE	**	5	\$4,700	
	Glass: Single Pane	5%			LIFE	**	5	\$1,100	
	Gypsum Board	55%			LIFE	**	5-10	\$13,800	
Ceilings									
	AcousTileSusp.Lay-In	85%			2039	**	5	\$8,000	
	Exposed Struc: Steel	10%			LIFE	**	10	\$1,900	
	Gypsum Board	5%			LIFE	**	5-10	\$1,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$2,400	2054	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Left Side And Rear Of Building									
Free Standing Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$3,100	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Northern Boulevard									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$600	2047	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Side Yard									

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2034	\$79,500	1		
			On Extended Life, Extent : Light, Area Affected : 90%						
			Location : Throughout						
	Water Heater With Tanks Gas Fired	100%			2029	\$16,900	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%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$70,600	\$254,600
Mechanical	\$894,700	\$735,300
Total	\$965,200	\$989,900
Importance Code A	\$70,600	\$312,800
Importance Code B	\$894,700	\$677,200
Total	\$965,200	\$989,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$4,300		\$48,900
Interior Architecture	\$54,900	\$13,500		
Electrical	\$2,900	\$3,600	\$2,900	\$33,200
Mechanical	\$4,500	\$2,300	\$15,700	\$19,200
Site Enclosure	\$300			
Site Pavements	\$5,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$75,700	\$31,600	\$26,500	\$109,200
Importance Code A	\$1,600	\$5,800	\$1,600	\$50,500
Importance Code B	\$64,100	\$25,100	\$25,000	\$58,700
Importance Code C	\$10,100	\$600		
Total	\$75,700	\$31,600	\$26,500	\$109,200



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$254,600		
Masonry: Brick	5%			LIFE	**	5	\$3,300		
Metal, Corrugated	5%			2053	**	1			
Metal Panel	10%			2053	**	5-10	\$44,800		
Window Wall	30%			2053	**	5	\$73,300		
Windows									
Aluminum	100%			2049	**	5	\$8,200		
Parapets									
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$6,000		
Concrete Masonry Unit	70%			LIFE	**	5	\$3,100		
Metal Rail	10%			2046	**	5-10	\$7,000		
Roof									
Green, Roof Inaccessible	20%			LIFE	**				
IRMA/Protected Membrane	80%			2038	**	10	\$70,600		
Soffits									
Metal Panel	100%			2053	**	5-10			
Interior									
Floors									
Cast in Place Concrete	30%			LIFE	**	5	\$30,900		
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : First Floor								
Sheet Vinyl/Rubber	55%	2-4	\$33,600	2038	**	5	\$19,400		
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 1% Location : Basement Corridor								
Wood	15%	0-2	\$8,300	2061	**	5	\$6,600		
	Loose Units, Extent : Light, Area Affected : 1% Location : 2nd Floor Front Reading Room								
Interior Walls									
Cast Stone/Terra Cotta	2%			LIFE	**				
Folding Partition	1%			2041	**	5	\$1,200		
Gypsum Board	75%	2-4	\$9,800	LIFE	**	5	\$21,100		
	Vertical Cracks, Extent : Light, Area Affected : 1% Location : 2nd Floor Across From Elevators								
Masonry: Brick	2%			LIFE	**				
Metal Panel	10%			LIFE	**				
Plywood/Hardboard	5%			LIFE	**				
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Composite Plastic Product At Entrances To Library Spaces								
Wood	5%			LIFE	**	5	\$9,400		

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

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2049	**	5	\$800	
Wiring									
	Thermoplastic	100%			2053	**	1		
Motor Controllers									
	Locally Mounted	80%			2046	**	5	\$200	
	Variable Frequency Drive	20%			2046	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	1%			2038	**	10	\$300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	50%			2038	**	10	\$14,400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	38%			2038	**	10	\$11,000	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Incandescent	1%			2038	**	2		
	LED	10%			2038	**			
Egress Lighting									
	Emergency, Battery	50%			2038	**	10	\$3,800	
	Exit, LED	50%			2061	**	1		
Exterior Lighting									
	Fluorescent	25%			2038	**	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Side Exit Only							
	No Component	75%							
Alarm									
Security System									
	Generic	50%			2038	**	1	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance System							
	Generic	50%			2038	**	1	\$5,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2038	**	1-3	\$19,400	

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$155,600	\$468,400
Interior Architecture		\$152,800
Electrical		\$942,800
Mechanical		\$4,063,300
Site Pavements	\$136,700	
Total	\$292,200	\$5,627,300
Importance Code A	\$155,600	\$468,400
Importance Code B		\$5,158,900
Importance Code C	\$136,700	
Total	\$292,200	\$5,627,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$34,900	\$23,500		\$9,700
Interior Architecture	\$38,000	\$6,300	\$4,600	\$13,100
Electrical	\$17,800	\$14,500	\$10,600	\$9,900
Mechanical	\$73,600	\$18,500	\$36,500	\$34,500
Site Pavements	\$11,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$183,400	\$70,600	\$59,600	\$75,100
Importance Code A	\$65,600	\$26,400	\$2,900	\$12,800
Importance Code B	\$117,800	\$44,200	\$54,300	\$62,300
Importance Code C			\$2,500	
Total	\$183,400	\$70,600	\$59,600	\$75,100



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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	Now	\$9,200	2032	\$459,200	3	\$39,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : 2nd Floor Media Room								
Other Observation, Extent : N/A, Area Affected : 25%								
Location : First Floor								
Explanation : Covid Vaccine Site, Temporary Vinyl Floor Installed Over Carpet								
Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
Ceramic Tile	5%			2042	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$19,700	
Vinyl Tile	20%			2038	**	3	\$6,500	
Wood	5%			2061	**	5	\$8,200	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$4,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$5,900	
Glass: Single Pane	10%			LIFE	**	5	\$7,400	
Gypsum Board	60%			LIFE	**	5	\$35,500	
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$19,700	
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$2,900	2046	**	5	\$4,400	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Various Locations								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement Conference Room								
Exposed Struc: Concrete	10%	Now	\$25,900	LIFE	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Electrical And Tele Room								
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Suspension Panels								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	**	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Front Planter								
Explanation : Polished Granite								
Site Pavements								

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

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

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

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

Under 600 Volts

Service Equipment

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

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

Transformers

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

Switchgear / Switchboard

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

Raceway

Conduit	100%			2043	**		1		
---------	------	--	--	------	----	--	---	--	--

Panelboards

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

Wiring

Thermoplastic	100%			2043	**		1		
---------------	------	--	--	------	----	--	---	--	--

Motor Controllers

Locally Mounted	10%			2046	**		5		
Motor Control Center	84%			2031		\$45,400	5	\$1,300	
Motor Control Center	6%	Now	\$3,200	2053	**		5		

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

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

Ground

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

Lighting

Exterior Lighting
Fluorescent

5%
2033 \$11,500 10 \$300
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Front Of The Building

HID
No Component

15%
80%
2033 \$40,500 10

Alarm

Security System
Generic

100%
2033 \$108,500 1 \$21,800
Other Observation, Extent : Light, Area Affected : 100%
Location : Inside And Outside The Building
Explanation : CCTV Surveillance Camera

Fire/Smoke Detection
Generic, Digital

100%
2033 \$149,200 1-3 \$36,000
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, Pull Boxes And Fire Alarm Panel

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

Heating

Energy Source
Interruptible Gas/Dual
Fuel

100%
2043 * * 1

Conversion Equipment
Hot Water Boiler

100% Now \$30,700 2038 * * 1 \$26,000
Not in Service, Extent : Severe, Area Affected : 100%
Location : Boiler Room
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units. Also Providing Chilled Water

Distribution

Hot Wtr Piping/Pump

100% 0-2 \$6,300 2041 * * 4 \$2,900
Controller Not Working, Extent : Moderate, Area Affected : 10%
Location : 1 Out Of 2 Compressors And 3 Variable Air Volume Boxes Do Not Work, Basement And Various Locations.

Terminal Devices

Air Handler
Convactor/Radiator
Unit Heater - Hot Water

75%
20%
5%
2033 \$816,100 1 \$27,100
2038 * * 1 \$3,800
2028 \$17,100

Air Conditioning

Energy Source
Natural Gas

100%
2043 * * 1

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

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

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

Vertical Transport

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

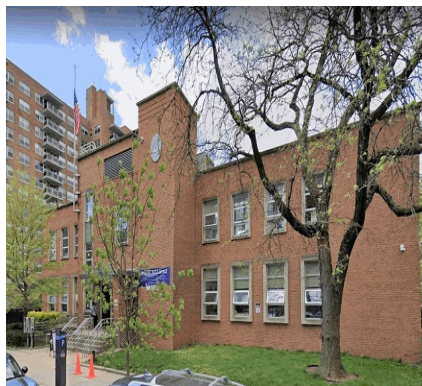
Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$561,400	
Mechanical	\$566,500	\$408,800
Total	\$1,127,900	\$408,800
Importance Code A	\$561,400	\$231,000
Importance Code B	\$566,500	\$177,800
Total	\$1,127,900	\$408,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,700			\$23,800
Interior Architecture	\$66,300	\$7,700	\$1,900	\$1,300
Electrical	\$2,000	\$2,800	\$2,300	\$6,800
Mechanical	\$5,600	\$5,100	\$11,000	\$83,000
Site Pavements	\$13,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$110,000	\$19,500	\$19,100	\$118,800
Importance Code A	\$19,800	\$1,100	\$1,100	\$24,900
Importance Code B	\$50,300	\$18,400	\$16,600	\$93,900
Importance Code C	\$39,900		\$1,500	
Total	\$110,000	\$19,500	\$19,100	\$118,800



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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

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

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
				Recent Installation, Extent : N/A, Area Affected : 100%					
				Location : Basement - Boiler Room					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement - Boiler Room					
				Explanation : 1 Unit, 50 Gallons, 40 Mbh Input. Quantity 1.					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$700	4	\$700	
	Sewage Ejector(s)								
	Electric	100%	Now	\$1,100	2033	\$11,400	4	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement - Boiler Room					
				Explanation : Defective Controls					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2043	* *	1-2	\$1,800	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : GLEN OAKS BRANCH LIBRARY
Address : 256-04 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : GK
Program / Asset # : QPL0G24.000 / 13291 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 18,000 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8693 **Lot** : 10 **BIN** : 4177530

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Site Pavements	\$52,700	
Total	\$52,700	
Importance Code C	\$52,700	
Total	\$52,700	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,700	\$40,300	\$900	
Interior Architecture	\$19,400	\$3,200	\$4,300	\$100
Electrical	\$1,500	\$1,500	\$2,000	\$1,800
Mechanical	\$17,400	\$2,700	\$3,000	\$3,000
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,000	\$51,700	\$14,100	\$8,900
Importance Code A	\$3,600	\$41,200	\$1,800	\$900
Importance Code B	\$36,900	\$10,500	\$12,300	\$8,000
Importance Code C	\$4,500			
Total	\$45,000	\$51,700	\$14,100	\$8,900



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

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : GLENDALE BRANCH LIBRARY
Address : 78-60 73RD PL.
Borough : QUEENS **Agency's Number** : GL
Program / Asset # : QPL0G25.000 / 13292 **Yr Built/Renovated** : 1935 / 2008
Area Sq Ft : 10,134 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3696 **Lot** : 47 **BIN** : 4090100

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$370,700	
Interior Architecture		\$124,600
Mechanical		\$149,400
Total	\$370,700	\$273,900
Importance Code A	\$370,700	
Importance Code B		\$273,900
Total	\$370,700	\$273,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$64,200		\$1,000	
Interior Architecture	\$40,900		\$1,100	\$4,700
Electrical	\$1,100	\$900	\$1,200	\$1,100
Mechanical	\$5,000	\$1,600	\$2,500	\$1,800
Site Enclosure	\$42,700			
Site Pavements	\$200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$158,100	\$6,500	\$9,800	\$11,500
Importance Code A	\$65,200	\$1,000	\$2,000	\$1,000
Importance Code B	\$33,000	\$5,500	\$7,700	\$10,500
Importance Code C	\$59,900			
Total	\$158,100	\$6,500	\$9,800	\$11,500



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$311,900	LIFE	**	5	\$19,100	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Northwest Corner, Chimney							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Various Locations Throughout							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
		Location : At Window Openings Throughout							
	Masonry: Limestone	5%			LIFE	**	5	\$1,600	
	Stucco Cement	5%	Now	\$6,000	2039	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : South Wall Above Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : South Wall Above Roof							
Windows									
	Aluminum	90%			2042	**	5	\$2,100	
	Aluminum	10%	0-2	\$500	2056	**	5	\$100	
		Unit Inoperable, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$30,800	
	Metal Panel	5%			2060	**	5	\$900	
Roof									
	Asphalt Shingle	5%			2043	**	10	\$100	
	Clay Tile	25%	Now	\$30,200	2054	**			1
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Back Corner							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Various Locations Throughout							
	Modified Bitumen	70%	0-2	\$58,800	2039	**			1
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Main Roof							
Interior									
Floors									
	Carpet	55%			2030	\$146,200	3	\$16,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$6,600	
	Ceramic Tile	5%			2037	**	5	\$800	
	Vinyl Tile	30%			2034	\$124,600	3	\$2,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Gypsum Board	10%			LIFE	**	5-10	\$1,800	
	Plaster	5%	Now	\$5,200	LIFE	**	5	\$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Roof Stair; Main Library At Windows, Fireplace									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Roof Stair; Main Library At Windows, Elevator Pit									
	Plaster	70%			LIFE	**	5-10	\$6,400	
	Wood	15%			LIFE	**	5	\$13,000	
Ceilings									
	AcousTileSusp.Lay-In	10%			2047	**	5	\$1,500	
	Exposed Struc: Wood	15%			LIFE	**	10	\$3,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Library Area									
Explanation : Wooden Beams And Mouldings									
	Plaster	75%			LIFE	**	5-10	\$19,600	
Site Enclosure									
Free Standing Walls									
	Masonry: Brick	100%	2-4	\$42,700	2060	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Various Locations									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : Various Locations									
Retaining Walls									
	Cast in Place Concrete	100%			2054	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	**			
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$200	2047	**			
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : Left Side Of Property									
	Masonry: Granite	10%			LIFE	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2039	**	1	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2044	**	4	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2039	**	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2034	\$88,100	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Roof							
	Split Unit	20%			2029	\$47,700			
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2029	\$61,300	1	\$700	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2029	\$9,200	2	\$1,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	
	Exhaust Fans								
	Roof	30%			2039	**	2	\$100	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$2,000	4	\$300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2034	\$400	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$58,800
Mechanical		\$56,000
Total		\$114,800
Importance Code A		\$56,000
Importance Code B		\$58,800
Total		\$114,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$11,800		\$700	
Interior Architecture	\$12,200		\$100	\$4,200
Electrical	\$5,600	\$700	\$900	\$800
Mechanical	\$2,800	\$500	\$900	\$300
Site Pavements	\$12,000			
Total	\$44,400	\$1,200	\$2,500	\$5,400
Importance Code A	\$12,100	\$300	\$900	\$300
Importance Code B	\$23,500	\$900	\$1,600	\$4,900
Importance Code C	\$8,800			\$200
Total	\$44,400	\$1,200	\$2,500	\$5,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$18,200	
	Masonry: Limestone	25%			LIFE	**	5	\$4,600	
Repairs in Progress, Extent : N/A, Area Affected : 100%									
Location : Upper Exterior Walls									
Windows									
	Aluminum	100%			2042	**	5	\$1,300	
Parapets									
	Under Construction	100%							
Roof									
	Under Construction	100%							
Soffits									
	Stucco Cement	100%	4+	\$400	2047	**	5	\$600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Front Entry									
Interior									
Floors									
	Carpet	85%			2030	\$133,100	3	\$15,200	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Throughout									
Explanation : N									
Other Observation, Extent : N/A, Area Affected : 75%									
Location : Throughout									
Explanation : Construction Floor Protection Installed									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2043	**	5	\$400	
	Vinyl Tile	5%			2039	**	3	\$200	
Interior Walls									
	Ceramic Tile	3%			2043	**	5	\$400	
	Concrete Masonry Unit	82%			LIFE	**	5	\$7,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Interior Walls									
Explanation : Construction Protection And Plastic Sheets Installed									
	Gypsum Board	10%			LIFE	**	5-10	\$2,000	
	Masonry: Brick	5%			LIFE	**	10	\$200	
Ceilings									
	AcousTileConcealSpLn	90%			2039	**	5	\$10,600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Ceiling									
Explanation : Ceiling Under Construction									
	Exposed Struc: Steel	5%			LIFE	**	10	\$900	
	Gypsum Board	5%			LIFE	**	5-10	\$1,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2054	**			
Free Standing Walls									
	Masonry: Brick	100%			2054	**			

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

Location : Front Entry

Explanation : No Available Nameplate Rating Capacity

Thermoplastic	90%	2034	\$29,700	1
---------------	-----	------	----------	---

Not Accessible	100%
----------------	------

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Conversion Equipment							
	Hot Water Boiler	70%		2032	\$56,000	1	\$2,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
	Under Construction	30%						
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Rooftop Unit Has Been Removed From Roof</i>						
	Distribution							
	Hot Wtr Piping/Pump	70%		2042	**	4	\$400	
	No Component	30%						
	Terminal Devices							
	Convactor/Radiator	20%		2032	\$12,300	1	\$500	
	No Component	30%						
	Under Construction	50%						
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Air Handler Unit Has Been Removed From Equipment Room</i>						
	Controls							
	Under Construction	100%						
Air Conditioning								
	Energy Source							
	Electricity	100%		2042	**	1		
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	30%		2034	\$37,900	2	\$100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit. Roof</i>						
	Under Construction	70%						
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Rooftop Unit Has Been Removed From Roof</i>						
	Terminal Devices							
	No Component	30%						
	Under Construction	70%						
	Heat Rejection							
	No Component	30%						
	Under Construction	70%						
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$6,700	
	Exhaust Fans							
	Interior	70%		2029	\$23,400	2	\$200	
	Roof	30%		2029	\$4,400	2	\$100	
	Energy Recovery Ventilator							
	Under Construction	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$76,200	
Interior Architecture		\$358,600
Mechanical	\$270,800	\$83,500
Total	\$347,000	\$442,100
Importance Code A	\$76,200	\$83,500
Importance Code B	\$270,800	\$298,900
Importance Code C		\$59,700
Total	\$347,000	\$442,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$33,400	\$2,000		
Interior Architecture	\$25,200			\$1,400
Electrical	\$20,600	\$11,900	\$700	\$800
Mechanical	\$1,400	\$34,100	\$2,000	\$2,500
Site Enclosure	\$8,400			
Site Pavements	\$3,500			
Total	\$92,500	\$48,000	\$2,700	\$4,700
Importance Code A	\$33,800	\$2,500	\$400	\$400
Importance Code B	\$29,500	\$45,500	\$2,300	\$4,300
Importance Code C	\$29,200			
Total	\$92,500	\$48,000	\$2,700	\$4,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	2-4	\$32,000	LIFE	* *	5	\$19,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 2%									
Location : Rear Facade At Steps									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Upper Rear Facade									
Painted Surfaces, Extent : Light, Area Affected : 60%									
Location : South And West Facades									
	Metal Panel	5%	4+	\$1,400	2041	* *	5	\$2,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Below Window Sills									
	Window Wall	5%			2041	* *	5	\$4,100	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Lintels									
Roof									
	Modified Bitumen	100%	2-4	\$76,200	2036	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%									
Location : Inadequate Pitch From Perimeter Corners									
Ponding, Extent : Light, Area Affected : 20%									
Location : Northwest, Northeast And Southeast Corners									
Interior									
Floors									
	Cast in Place Concrete	5%	4+	\$1,000	LIFE	* *	5	\$1,300	
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Mechanical Rooms									
	Ceramic Tile	3%			2034	\$19,900	5	\$400	
	Vinyl Tile	92%			2031	\$298,900	3	\$5,500	
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : Staff Office And Lunch Room									
Interior Walls									
	Ceramic Tile	5%	Now	\$3,000	2034	\$59,700	5	\$500	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%									
Location : Public Bathroom									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Public Bathroom									
Explanation : Unfilled Screw Holes Exposed									
	Concrete Masonry Unit	40%	Now	\$16,300	LIFE	* *	5	\$3,500	
Vertical Cracks, Extent : Moderate, Area Affected : 2%									
Location : Staff Office Area									
	Glass: Single Pane	5%			LIFE	* *	5	\$800	
	Masonry: Brick	50%			LIFE	* *			
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$3,500	2036	* *	5	\$5,300	
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : Community Room									
	Exposed Struc: Steel	10%			LIFE	* *			

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Under 600 Volts

Motor Controllers

Locally Mounted

100%

2029

\$23,700

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

LED

100%

2039

* *

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$1,000

Exit, Service

50%

2039

* *

1

Exterior Lighting

HID

30%

2026

\$11,000

10

No Component

70%

Alarm

Security System

No Component

20%

Generic

80%

2039

* *

1

\$2,400

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

Fire/Smoke Detection

Generic, Analog

100%

0-2

\$20,300

2041

* *

1-3

\$4,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Obsolete Fire Alarm System. Manual Pull Station, Alarm Bells Only*

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$83,500

1

\$3,900

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

Distribution

Hot Wtr Piping/Pump

100%

2030

\$17,200

4

\$600

Terminal Devices

Air Handler

80%

2026

\$118,300

1

\$3,900

Convactor/Radiator

20%

2029

\$12,900

1

\$500

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

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

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$124,300
Total		\$124,300
Importance Code B		\$124,300
Total		\$124,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$14,900	\$3,300		
Interior Architecture	\$35,500		\$194,900	\$100
Electrical	\$800	\$800	\$600	\$700
Mechanical	\$1,800	\$3,000	\$2,700	\$3,000
Site Pavements	\$3,000			
Total	\$56,100	\$7,100	\$198,200	\$3,800
Importance Code A	\$15,300	\$3,800	\$400	\$400
Importance Code B	\$13,300	\$3,300	\$197,800	\$3,400
Importance Code C	\$27,500			
Total	\$56,100	\$7,100	\$198,200	\$3,800



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	90%			LIFE	**	5	\$11,800	
	Metal Panel	5%			2051	**	5-10	\$4,500	
	Window Wall	5%			2051	**	5	\$2,500	
	Windows								
	Aluminum	98%			2039	**	5	\$900	
	Metal Louvers	2%			2034	\$1,100	10	\$100	
	Parapets								
	Masonry: Brick	35%			LIFE	**	5	\$300	
	Metal Panel	50%			2051	**	5	\$1,700	
	No Component	15%							
	Roof								
	Modified Bitumen	100%	Now	\$14,900	2036	**			
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : At Flashing And Corners								
	Seams Open/Split, Extent : Moderate, Area Affected : 2%								
	Location : Outside Corners								
Interior									
	Floors								
	Carpet	85%			2027	\$189,500	3	\$16,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	5%			2031	\$17,400	3	\$300	
	Interior Walls								
	Ceramic Tile	5%			2040	**	5	\$800	
	Concrete Masonry Unit	95%	0-2	\$27,100	LIFE	**	5	\$5,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Community Room								
	Ceilings								
	AcousTileConcealSpLn	75%	Now	\$7,600	2044	**	5	\$6,000	
	Patching Evident, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Exposed Struc: Steel	25%			LIFE	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$3,000	2044	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : 156th Avenue								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$534,000	\$236,400
Interior Architecture	\$202,300	
Mechanical	\$144,200	\$405,500
Total	\$880,500	\$641,900
Importance Code A	\$534,000	\$236,400
Importance Code B	\$346,500	\$405,500
Total	\$880,500	\$641,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$66,500		\$3,900	
Interior Architecture	\$81,700	\$400	\$600	\$6,200
Electrical	\$26,800	\$700	\$36,200	\$400
Mechanical	\$32,600	\$2,900	\$63,300	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$211,600	\$8,000	\$107,900	\$13,800
Importance Code A	\$67,300	\$800	\$4,900	\$800
Importance Code B	\$109,700	\$7,000	\$103,000	\$12,900
Importance Code C	\$34,500	\$200		
Total	\$211,600	\$8,000	\$107,900	\$13,800



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

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

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

Interior

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

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

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

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

Under 600 Volts

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

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

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

Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

80%

Generic

10%

2027

\$3,100

1

\$600

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

Generic

10%

2037

* *

1

\$600

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$12,600

1-3

\$3,000

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

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$8,100

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

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$800

Terminal Devices

Air Handler

50%

2032

\$153,300

1

\$5,100

Convactor/Radiator

50%

2037

* *

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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

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

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

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

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

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement, 1, 2

Explanation : One Unit

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,200	\$1,300	\$12,400	\$800
Interior Architecture		\$4,500	\$200	
Electrical	\$200	\$500	\$200	\$200
Mechanical	\$900	\$600	\$1,500	\$600
Site Enclosure	\$1,700			\$700
Total	\$25,900	\$6,900	\$14,300	\$2,300
Importance Code A	\$23,600	\$1,800	\$12,800	\$1,200
Importance Code B	\$600	\$5,100	\$1,500	\$400
Importance Code C	\$1,700			\$700
Total	\$25,900	\$6,900	\$14,300	\$2,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	40%			2044	**	5	\$22,900	
Masonry: Brick Cavity	20%	4+	\$7,700	LIFE	**	5	\$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Chimney								
Metal Panel	5%			2057	**	5-10	\$5,300	
Pre-Cast Concrete	1%			LIFE	**	5	\$500	
Stucco Cement	4%			2048	**	5	\$1,500	
Window Wall	30%			2057	**	5	\$17,200	
Windows								
Aluminum	100%	Now	\$15,600	2056	**	5	\$200	
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : Community Room								
Recent Repair Evident, Extent : N/A, Area Affected : 100%								
Location : Community Room								
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Community Room								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Community Room								
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5	\$100	
Metal Cornice	45%			2066	**	10	\$1,300	
Pre-Cast Concrete	30%			LIFE	**	5	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Vleigh Place And 72nd Road								
Explanation : Fiberglass Concrete Precast Panels								
No Component	15%							
Roof								
Green, Roof Inaccessible	20%			LIFE	**			
Modified Bitumen	80%			2039	**	10	\$15,300	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$900	
Interior								
Floors								
Carpet	75%			2032	\$159,200	3	\$13,600	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	15%			2039	**	3	\$700	
Worn/Eroded, Extent : Light, Area Affected : 50%								
Location : Community Room								
Interior Walls								
Cast in Place Concrete	17%			LIFE	**			
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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

Exposed Struc: Concrete	10%			LIFE		**	5	\$200	
Gypsum Board	10%			LIFE		**	5	\$1,400	
Metal Panel	80%			LIFE		**	5	\$11,200	

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

Location : First Floor

Explanation : Concealed Spline Metal Panels

Site Enclosure

Fence/Gates

Aluminum Rail	10%			2048		**	5-10	\$1,200	
Chain Link	90%	2-4	\$1,700	2041		**			

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

Location : Rear Facade

Retaining Walls

Not Accessible	100%								
----------------	------	--	--	--	--	--	--	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2048		**			
------------------------	------	--	--	------	--	----	--	--	--

On-Site Walkways

Cast in Place Concrete	80%			2048		**			
Pavers/Stone	20%			2040		**			

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

Under 600 Volts

Service Equipment

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

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

Location : Electrical Room Basement

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

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

Raceway

Conduit	100%			2061		**	1		
---------	------	--	--	------	--	----	---	--	--

Panelboards

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

Wiring

Thermoplastic	100%			2061		**	1		
---------------	------	--	--	------	--	----	---	--	--

Motor Controllers

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

Ground

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Roof	100%		2039	* *	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2057	* *	1		
	Water Heater With Tanks							
	Electric	100%		2030	\$23,400	4		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2036	* *	4	\$200	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2057	* *	1-2	\$2,300	

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER
Address : 100-01 NORTHERN BLVD. CORONA
Borough : QUEENS **Agency's Number** : LH
Program / Asset # : QPL0003.000 / 4519 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 24,679 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 18-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1695 **Lot** : 39 **BIN** : 4437193

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$129,000	
Mechanical		\$1,024,400
Total	\$129,000	\$1,024,400
Importance Code A	\$129,000	
Importance Code B		\$1,024,400
Total	\$129,000	\$1,024,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,500	\$9,000	\$1,700	
Interior Architecture	\$120,600		\$1,300	\$9,700
Electrical	\$500	\$26,100	\$900	\$500
Mechanical	\$11,800	\$5,100	\$12,100	\$5,100
Site Enclosure	\$5,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$168,800	\$44,100	\$19,900	\$19,200
Importance Code A	\$27,800	\$10,300	\$2,900	\$1,200
Importance Code B	\$106,500	\$33,800	\$15,700	\$17,900
Importance Code C	\$34,600		\$1,300	
Total	\$168,800	\$44,100	\$19,900	\$19,200



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

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

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

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

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

Interior

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

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

** 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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$344,200	\$236,600
Interior Architecture		\$77,300
Electrical	\$91,500	\$8,000
Mechanical	\$204,700	
Total	\$640,400	\$321,900
Importance Code A	\$344,200	\$236,600
Importance Code B	\$296,200	\$8,000
Importance Code C		\$77,300
Total	\$640,400	\$321,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$56,500			
Interior Architecture	\$56,300	\$300	\$123,300	\$300
Electrical	\$23,900	\$31,600	\$800	\$800
Mechanical	\$9,400	\$29,300	\$3,200	\$1,700
Site Enclosure	\$3,200	\$2,700		
Site Pavements	\$800			
Total	\$150,000	\$64,000	\$127,300	\$2,700
Importance Code A	\$61,300	\$500	\$400	\$400
Importance Code B	\$61,000	\$60,800	\$125,100	\$2,300
Importance Code C	\$27,700	\$2,700	\$1,800	
Total	\$150,000	\$64,000	\$127,300	\$2,700



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

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

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

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

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

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

Interior

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

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

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

Parking/Driveway

Cast in Place Concrete	100%			2036	* *				
------------------------	------	--	--	------	-----	--	--	--	--

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Raceway

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

Panelboards

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

Wiring

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

Thermoplastic	30%			2041	* *	1			
---------------	-----	--	--	------	-----	---	--	--	--

Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100	
---------	------	--	--	------	-----	---	--	-------	--

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$125,200	
Interior Architecture		\$56,900
Site Pavements		\$102,700
Total	\$125,200	\$159,600
Importance Code A	\$125,200	
Importance Code B		\$56,900
Importance Code C		\$102,700
Total	\$125,200	\$159,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,400	\$1,500		
Interior Architecture	\$13,000			\$3,900
Electrical	\$600	\$11,300	\$800	\$600
Mechanical	\$300	\$500	\$900	\$500
Site Enclosure	\$700			
Site Pavements	\$5,300			
Total	\$39,200	\$13,300	\$1,700	\$4,900
Importance Code A	\$19,700	\$1,900	\$300	\$300
Importance Code B	\$13,000	\$11,400	\$1,300	\$4,600
Importance Code C	\$6,500			
Total	\$39,200	\$13,300	\$1,700	\$4,900



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

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

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

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

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

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

QUEENS PUBLIC LIBRARY - 039

LEFFERTS BRANCH LIBRARY

Asset # : 13298

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$300	2044	* *	5	\$600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
	Location : Staff Lounge							
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Staff Bathrooms							
AcousTileSusp.Lay-In	78%	2-4	\$2,600	2044	* *	5	\$4,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Water Damage At Front							
Exposed Struc: Steel	10%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	\$300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$700	2051	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$200	2036	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Book Return Walk							
Parking/Driveway								
Asphalt	100%	0-2	\$5,100	2034	\$102,700			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : Rear Of Driveway							
	Explanation : Moss Growth							

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

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

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

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

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

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$273,600	
Electrical		\$209,500
Total	\$273,600	\$209,500
Importance Code A	\$273,600	
Importance Code B		\$209,500
Total	\$273,600	\$209,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,200		\$6,700	\$800
Interior Architecture	\$63,100	\$2,500		\$6,300
Electrical	\$700	\$600	\$800	\$500
Mechanical	\$7,100	\$4,300	\$8,600	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,000	\$11,300	\$20,100	\$16,300
Importance Code A	\$4,100	\$1,000	\$7,700	\$1,800
Importance Code B	\$30,200	\$10,000	\$12,400	\$14,600
Importance Code C	\$43,700	\$300		
Total	\$78,000	\$11,300	\$20,100	\$16,300



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$24,800	
	Metal Panel	5%			2052	**	5-10	\$12,200	
	Granite Panels	5%			LIFE	**	5	\$1,300	
	Pre-Cast Concrete	15%			LIFE	**	5	\$17,300	
	Stucco Cement	5%			2045	**	5	\$4,400	
Windows									
	Aluminum	100%			2048	**	5	\$1,600	
Parapets									
	Metal Panel	75%			2052	**	5	\$6,800	
	Pre-Cast Concrete	15%			LIFE	**	5	\$2,200	
	Pre-Cast Concrete	10%	Now	\$900	LIFE	**	5	\$1,500	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%	Now	\$273,600	2042	**			
Blisters, Extent : Severe, Area Affected : 60%									
Location : Main Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : West Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair B, Custodian Office									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Main Roof									
Explanation : Air Pockets, Trapped Water And Adhesion Failure									
Interior									
Floors									
	Carpet	30%			2031	\$152,100	3	\$17,400	
	Ceramic Tile	15%			2041	**	5	\$4,300	
	Vinyl Tile	55%			2037	**	3	\$8,000	
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$600	
	Folding Partition	5%	4+	\$43,700	2048	**	5	\$1,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Main Floor									
	Glass: Single Pane	2%			LIFE	**	5	\$300	
	Gypsum Board	90%			LIFE	**	5	\$11,500	
Ceilings									
	AcousTileSusp.Lay-In	90%			2045	**	5	\$26,000	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Custodian Office, Stair B And Library Area									
	Gypsum Board	10%			LIFE	**	5	\$3,600	
Site Enclosure									

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

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

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

Site Enclosure

Fence/Gates

Aluminum Rail

100%

2045

* *

5-10

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2045

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2042

* *

5

\$100

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2042

* *

5

\$500

Raceway

Conduit

100%

2042

* *

1

Panelboards

Fused Disc Sw

5%

2040

* *

5

Molded Case Bkrs

95%

2040

* *

5

\$500

Wiring

Thermoplastic

100%

2042

* *

1

Motor Controllers

Locally Mounted

100%

2037

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

Lighting

Interior Lighting

Fluorescent

60%

2032

\$128,300

10

\$10,600

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

20%

2032

\$42,800

10

\$3,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Compact Fluorescent Lamps*

Fluorescent

18%

2032

\$38,500

10

\$3,200

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Incandescent

2%

2032

\$5,000

2

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

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2032	\$16,100	10	\$2,300		
Exit, Service	50%		2032	\$3,200	1			

Exterior Lighting

HID	20%		2032	\$17,900	10			
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	10%		2032	\$3,600	1	\$700		

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

Generic	10%		2032	\$3,600	1	\$700		
---------	-----	--	------	---------	---	-------	--	--

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

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%		2032	\$14,800	1-3	\$3,600		

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

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

Heating

Energy Source

Natural Gas	100%		2052	**	1			
-------------	------	--	------	----	---	--	--	--

Conversion Equipment

Hot Water Boiler	100%		2045	**	1	\$9,600		
------------------	------	--	------	----	---	---------	--	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump	100%		2048	**	4	\$1,000		
---------------------	------	--	------	----	---	---------	--	--

Terminal Devices

Air Handler	90%		2037	**	1	\$10,800		
Convactor/Radiator	10%		2045	**	1	\$600		

Air Conditioning

Energy Source

Electricity	100%		2048	**	1			
-------------	------	--	------	----	---	--	--	--

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

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

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

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : MASPETH BRANCH LIBRARY
Address : 69-70 GRAND AVE.
Borough : QUEENS **Agency's Number** : MA
Program / Asset # : QPL0M35.000 / 13300 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 7,200 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2796 **Lot** : 8 **BIN** : 4062709

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$254,400	
Interior Architecture	\$457,600	
Mechanical		\$295,700
Total	\$711,900	\$295,700
Importance Code A	\$254,400	
Importance Code B	\$115,100	\$295,700
Importance Code C	\$342,400	
Total	\$711,900	\$295,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$26,000		\$500	
Interior Architecture	\$7,500		\$3,400	\$300
Electrical	\$2,800	\$700	\$700	\$900
Mechanical	\$3,700	\$2,400	\$1,900	\$2,200
Site Pavements	\$1,700			
Total	\$41,600	\$3,100	\$6,500	\$3,400
Importance Code A	\$26,300	\$400	\$800	\$400
Importance Code B	\$11,200	\$2,700	\$5,600	\$3,000
Importance Code C	\$4,100			
Total	\$41,600	\$3,100	\$6,500	\$3,400



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2054	**	10	\$1,300	
	Masonry: Brick Cavity	55%			LIFE	**	5	\$12,500	
	Masonry: Brick Cavity	37%	Now	\$144,900	LIFE	**	5	\$4,200	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Front, Left And Right Facades									
Painted Surfaces, Extent : Moderate, Area Affected : 40%									
Location : Front, Left And Right Facades									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Left Facade Corner									
	Masonry: Marble	3%			LIFE	**	5	\$500	
Windows									
	Aluminum	95%			2042	**	5	\$900	
	Aluminum	5%	Now	\$700	2050	**	5		
Glazing Broken/Cracked, Extent : Light, Area Affected : 30%									
Location : Front Window									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Front Window									
Explanation : Bullet Hole									
Parapets									
	Copper/Terne	20%			2054	**	5	\$1,100	
	Masonry: Brick Cavity	75%	Now	\$17,300	LIFE	**	5	\$900	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%									
Location : Exterior Face Of Parapet Wall									
	Masonry: Limestone	5%	Now	\$1,400	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Coping									
Roof									
	Modified Bitumen	100%	0-2	\$109,400	2039	**			1
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Main Roof									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Library Area, Manager Office, Children Restroom, Boiler Room, Custodian Room, Meeting Room.									
Soffits									
	Stucco Cement	100%			2047	**	5		
Interior									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2029

\$18,400

1-3

\$4,600

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2047

* *

1

\$3,600

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

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$500

Terminal Devices

Air Handler

75%

2029

\$100,700

1

\$3,300

Convector/Radiator

25%

2039

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Reciprocating

80%

2029

\$84,200

1

\$2,700

Compr/Chiller

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

Exterior Pkg Unit -

Cooling

20%

2034

\$15,600

2

\$100

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

Terminal Devices

Air Handler/Cool/Ht

80%

2029

\$110,800

1

\$3,600

No Component

20%

Heat Rejection

Air Cooled Condenser

80%

2034

\$16,500

2

\$4,000

Unit

No Component

20%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,400

Exhaust Fans

Interior

70%

2034

\$22,200

2

\$200

Roof

30%

2034

\$4,200

2

\$100

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : MCGOLDRICK BRANCH LIBRARY
Address : 155-06 ROOSEVELT AVE.
Borough : QUEENS **Agency's Number** : MG
Program / Asset # : QPL0M34.000 / 13299 **Yr Built/Renovated** : 1974 / 2010
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 21-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5275 **Lot** : 102 **BIN** : 4119345

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$81,700
Mechanical		\$221,100
Total		\$302,800
Importance Code B		\$302,800
Total		\$302,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$35,500			
Interior Architecture	\$16,200	\$1,600	\$900	\$400
Electrical	\$1,200	\$700	\$900	\$800
Mechanical	\$4,900	\$1,500	\$3,000	\$1,300
Site Enclosure	\$500			
Site Pavements	\$22,200			
Total	\$80,500	\$3,800	\$4,700	\$2,400
Importance Code A	\$35,900	\$400	\$400	\$400
Importance Code B	\$36,300	\$3,400	\$4,400	\$1,900
Importance Code C	\$8,400			\$200
Total	\$80,500	\$3,800	\$4,700	\$2,400



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Ceramic Tile	5%	4+	\$11,100	2054	**			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% Location : Front Wall At Book-drop Off								
	Concrete Masonry Unit	75%			LIFE	**	5	\$11,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : Throughout								
	Metal Panel	10%			2054	**	5-10	\$8,300	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Exterior Corner Explanation : Standing Seam Metal Fascia								
	Window Wall	10%	2-4	\$10,900	2054	**	5	\$2,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20% Location : Throughout Other Observation, Extent : Light, Area Affected : 10% Location : Throughout Explanation : Andozied Finish Is Worn								
Windows									
	Aluminum	100%	2-4	\$7,900	2050	**	5	\$800	
	Caulking Deteriorated, Extent : Light, Area Affected : 10% Location : Throughout Other Observation, Extent : Light, Area Affected : 10% Location : Throughout Explanation : Anodized Finish Is Worn								
Roof									
	Not Accessible	100%							
Soffits									
	Alum/Vinyl Siding	100%			2054	**	10		
Interior									
Floors									
	Carpet	27%			2035	**	3	\$4,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$5,100	
	Ceramic Tile	3%			2043	**	5	\$300	
	Vinyl Tile	60%			2039	**	3	\$2,600	
Interior Walls									
	Ceramic Tile	3%			2043	**	5	\$400	
	Concrete Masonry Unit	60%			LIFE	**	5	\$5,900	
	Glass: Single Pane	2%			LIFE	**	5	\$400	
	Gypsum Board	35%			LIFE	**	5-10	\$7,300	
Ceilings									
	AcousTileSusp.Lay-In	90%	2-4	\$3,400	2047	**	5	\$5,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Storage , Office								
	Exposed Struc: Steel	10%			LIFE	**	10	\$2,300	
Site Enclosure									

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

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

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

Site Enclosure

Fence/Gates

Chain Link

95%

2054

* *

Iron Picket

5%

4+

\$500

2069

* *

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

Retaining Walls

Cast in Place Concrete

95%

2069

* *

Concrete Masonry Unit

5%

2054

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

0-2

\$22,200

2047

* *

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

On-Site Walkways

Cast in Place Concrete

100%

2047

* *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2034

\$43,000

5

\$200

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

\$43,000

5

\$200

Raceway

Conduit

80%

2034

\$29,200

1

Conduit

20%

2054

* *

1

Panelboards

Molded Case Bkrs

70%

2033

\$13,800

5

\$100

Molded Case Bkrs

30%

2050

* *

5

\$100

Wiring

Thermoplastic

70%

2034

\$23,100

1

Thermoplastic

30%

2044

* *

1

Motor Controllers

Locally Mounted

100%

2039

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Lighting

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	* *	1	\$3,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2039	**	1	\$300	
	No Component	90%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Mechanical Room								
	Explanation : Air Handler Under Air Condition								
	Controls								
	Digital	100%			2029	\$221,100			
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Reciprocating	100%			2039	**	1	\$3,600	
	Compr/Chiller								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Unit, R-410a.								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2039	**	1	\$4,800	
	Heat Rejection								
	Air Cooled Condenser	100%			2039	**	2	\$5,400	
	Unit								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2039	**	2	\$200	
	Roof	20%			2039	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2044	**	1		
	Galvanized Steel	50%			2032	\$49,100	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit, 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2044	**	1-2	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$112,600
Total		\$112,600
Importance Code B		\$112,600
Total		\$112,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$44,700
Interior Architecture	\$3,800	\$4,900	\$1,300	
Electrical	\$700	\$900	\$700	\$9,000
Mechanical	\$900	\$1,500	\$1,500	\$1,500
Total	\$5,400	\$7,300	\$3,600	\$55,200
Importance Code A	\$200	\$500	\$200	\$45,200
Importance Code B	\$5,300	\$6,800	\$3,100	\$10,000
Importance Code C			\$400	
Total	\$5,400	\$7,300	\$3,600	\$55,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	25%			LIFE	**	5	\$25,600	
	Granite Panels	5%			LIFE	**	5	\$500	
	Window Wall	70%			2053	**	5	\$34,400	
	Parapets								
	Masonry: Brick	95%			LIFE	**	5	\$800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$300	
	Roof								
	Modified Bitumen	100%			2038	**	10	\$27,500	
Interior									
	Floors								
	Carpet	75%			2032	\$167,200	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+	\$3,800	2046	**	5	\$5,700	
		Staining/Discoloring, Extent : Light, Area Affected : 2% Location : Main Area Of Library							
	Gypsum Board	10%			LIFE	**	5	\$1,600	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2046	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2053	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Building Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2053	* *	5	\$200	
	Raceway								
	Conduit	100%			2053	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2049	* *	5		
	Molded Case Bkrs	95%			2049	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2053	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2038	* *	10	\$6,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	1%			2038	* *	10	\$100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Toilets							
	Fluorescent	5%			2038	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	40%			2038	* *	10	\$800	
	Exit, LED	60%			2061	* *	1		
Alarm									
	Security System								
	Generic	100%			2038	* *	1	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : Cameras Security System And Interior Intrusion System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2038	* *	1-3	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	60%			2059	* *	1		
	Natural Gas	40%			2053	* *	1		
Conversion Equipment									
	Furnace	40%			2033	\$9,900	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Package Unit.							
	Heat Pump Air Sourced	60%			2034		2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2038	**	1	\$3,000	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2034	\$59,300	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units, R-410a Refrigerant							
	Ext Pkg Unit - Heating/Cooling	40%			2033	\$53,300	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit On Roof							
	Split Unit	10%			2033	\$18,800			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
Heat Rejection									
	Air Cooled Condenser Unit	50%			2038	**	2	\$2,800	
	Air Cooled Condenser Unit	10%			2033	\$2,300	2	\$600	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
	Exhaust Fans								
	Interior	50%			2038	**	2	\$100	
	Roof	30%			2033	\$4,600	2	\$100	
	Roof	20%			2038	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2053	**	1-2	\$2,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : NORTH FOREST PARK BRANCH LIBRARY
Address : 98-27 METROPOLITAN AVE. @ 70TH AVE
Borough : QUEENS **Agency's Number** : NF
Program / Asset # : QPL0N38.000 / 13301 **Yr Built/Renovated** : 1982 / 2012
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3207 **Lot** : 26 **BIN** : 4076687

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$53,000	
Mechanical		\$377,100
Total	\$53,000	\$377,100
Importance Code A	\$53,000	
Importance Code B		\$377,100
Total	\$53,000	\$377,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$3,200		\$400	
Interior Architecture	\$10,500		\$1,200	\$100
Electrical	\$800	\$700	\$900	\$800
Mechanical	\$4,900	\$1,400	\$45,700	\$1,200
Total	\$19,500	\$2,100	\$48,300	\$2,100
Importance Code A	\$3,600	\$400	\$800	\$400
Importance Code B	\$9,800	\$1,700	\$47,500	\$1,700
Importance Code C	\$6,100			
Total	\$19,500	\$2,100	\$48,300	\$2,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	82%	2-4	\$53,000	LIFE	* *	5	\$12,300	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 5%							
		Location : West Facade							
	Metal Panel	10%			2054	* *	5-10	\$10,300	
	Pre-Cast Concrete	3%	Now	\$3,200	LIFE	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
	Window Wall	5%			2054	* *	5	\$2,800	
Windows									
	Aluminum	95%			2042	* *	5	\$900	
	Metal Louvers	5%			2043	* *	10	\$300	
Parapets									
	Metal Panel	15%			2054	* *	5		
	No Component	85%							
Roof									
	Modified Bitumen	100%			2039	* *	10	\$21,900	
Soffits									
	Stucco Cement	100%			2047	* *	5		
Interior									
Floors									
	Cast in Place Concrete	13%			LIFE	* *	5	\$6,600	
	Ceramic Tile	2%			2043	* *	5	\$200	
	Vinyl Tile	85%			2039	* *	3	\$3,700	
Interior Walls									
	Concrete Masonry Unit	97%			LIFE	* *	5	\$11,500	
	Glass: Single Pane	3%			LIFE	* *	5	\$700	
Ceilings									
	AcousTileSusp.Lay-In	95%			2039	* *	5	\$11,000	
	Exposed Struc: Steel	5%			LIFE	* *	10	\$1,200	
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2044	* *			
	Iron Picket	20%			2069	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2047	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2047	* *			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
	Raceway								
	Conduit	100%			2034	\$36,500	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	95%			2033	\$18,800	5	\$200	
	Wiring								
	Thermoplastic	100%			2034	\$33,000	1		
	Motor Controllers								
	Locally Mounted	100%			2032	\$23,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	1%			2034	\$900	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Compact Fluorescent Lights							
	LED	99%			2042	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$6,500	10	\$900	
	Exit, Service	50%			2034	\$1,300	1		
	Exterior Lighting								
	LED	30%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2042	* *	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	* *	1-3	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2051	* *	1	\$3,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	5%	0-2		2042	* *	4		
	Insul. Deteriorating, Extent : Light, Area Affected : 10%								
	Location : Boiler Room								
	Hot Wtr Piping/Pump	95%			2042	* *	4	\$500	
	Terminal Devices								
	Air Handler	80%			2029	\$115,900	1	\$3,800	
	Convactor/Radiator	20%			2039	* *	1	\$500	
	Controls								
	Electrical	100%			2027	\$42,800			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2029	\$113,600	1	\$3,600	
	Compr/Chiller								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Terminal Devices								
	Air Handler/Dir	100%			2029	\$147,600	1		
	Expansion								
	Heat Rejection								
	Dry Cooler	100%			2039	* *	2	\$5,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2029	\$27,300	2	\$200	
	Roof	20%			2029	\$3,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One 50 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
Fixtures								
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$57,500	\$66,800
Mechanical		\$313,100
Total	\$57,500	\$379,900
Importance Code A	\$57,500	\$122,400
Importance Code B		\$257,500
Total	\$57,500	\$379,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$14,500		\$37,900	
Interior Architecture	\$8,000		\$3,400	\$500
Electrical	\$700	\$500	\$600	\$600
Mechanical	\$3,000	\$1,900	\$1,600	\$1,900
Site Pavements	\$4,000			
Total	\$30,200	\$2,400	\$43,500	\$2,900
Importance Code A	\$14,700	\$300	\$38,200	\$300
Importance Code B	\$7,200	\$2,100	\$5,300	\$2,400
Importance Code C	\$8,300			\$300
Total	\$30,200	\$2,400	\$43,500	\$2,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	2%	Now	\$300	LIFE	**	5	\$200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Rear Of Building At Top Of Wall							
	Glazed Ceramic Panel	95%	Now	\$57,500	LIFE	**	5	\$66,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	3%			2054	**	5-10	\$3,100	
Windows									
	Aluminum	100%	Now	\$14,100	2050	**	5	\$700	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Lunch Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
Roof									
	Metal Panel	75%			2047	**	10	\$37,900	
		Drains Clogged, Extent : Light, Area Affected : 2%							
		Location : Gutter Area							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Dorm Roof							
		Explanation : Covered With A Liquid Applied Membrane							
	Modified Bitumen	25%			2039	**	10	\$6,900	
Interior									
Floors									
	Carpet	85%			2033	\$117,700	3	\$10,100	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,700	
	Ceramic Tile	5%			2043	**	5	\$400	
	Vinyl Tile	5%			2039	**	3	\$100	
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$600	
	Concrete Masonry Unit	95%			LIFE	**	5	\$8,400	
Ceilings									
	AcousTileSusp.Lay-In	5%			2039	**	5	\$700	
	AcousTileSusp.Lay-In	25%			2039	**	5	\$3,500	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,400	
	Gypsum Board	5%			LIFE	**	5-10	\$2,400	
	No Component	60%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Space Under The Dome							
		Explanation : This Area Is Covered With Canvas Fabric							
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2054	**			
Retaining Walls									
	Cast in Place Concrete	100%			2069	**			
Site Pavements									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2047		**			
------------------------	------	--	--	------	--	----	--	--	--

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$4,000	2047		**			
------------------------	------	-----	---------	------	--	----	--	--	--

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Front Walkway And Rear Of Building

Parking/Driveway

Asphalt	100%			2043		**			
---------	------	--	--	------	--	----	--	--	--

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2034		\$3,700	5		
---------------	------	--	--	------	--	---------	---	--	--

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes Each.

Switchgear / Switchboard

Fused Disc Sw	100%			2034		\$43,000	5		
---------------	------	--	--	------	--	----------	---	--	--

Raceway

Conduit	80%			2034		\$29,200	1		
---------	-----	--	--	------	--	----------	---	--	--

Conduit	20%			2060		**	1		
---------	-----	--	--	------	--	----	---	--	--

Panelboards

Fused Disc Sw	10%			2042		**	5		
---------------	-----	--	--	------	--	----	---	--	--

Molded Case Bkrs	70%			2042		**	5	\$100	
------------------	-----	--	--	------	--	----	---	-------	--

Molded Case Bkrs	20%			2056		**	5		
------------------	-----	--	--	------	--	----	---	--	--

Wiring

Thermoplastic	80%			2034		\$26,400	1		
---------------	-----	--	--	------	--	----------	---	--	--

Thermoplastic	20%			2060		**	1		
---------------	-----	--	--	------	--	----	---	--	--

Motor Controllers

Locally Mounted	100%			2032		\$23,700	5		
-----------------	------	--	--	------	--	----------	---	--	--

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
---------	------	--	--	------	--	----	---	-------	--

Lighting

Interior Lighting

Fluorescent	5%			2034		\$2,900	10	\$200	
-------------	----	--	--	------	--	---------	----	-------	--

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Computer Desk Area

LED	95%			2042		**			
-----	-----	--	--	------	--	----	--	--	--

Egress Lighting

Emergency, Battery	50%			2042		**	10	\$600	
--------------------	-----	--	--	------	--	----	----	-------	--

Exit, Service	50%			2042		**	1		
---------------	-----	--	--	------	--	----	---	--	--

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting

HID

30%

2034

\$7,300

10

No Component

70%

Alarm

Security System

Generic

100%

2029

\$9,800

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Analog

100%

2029

\$13,500

1-3

\$3,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells And Manual Pull Stations*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$55,600

1

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2033

\$11,400

4

\$400

Terminal Devices

Air Handler

80%

2029

\$78,800

1

\$2,600

Convactor/Radiator

20%

2032

\$8,600

1

\$300

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Reciprocating

100%

2029

\$77,200

1

\$2,500

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Court Yard*

Terminal Devices

Air Handler/Cool/Ht

100%

2029

\$101,500

1

\$3,300

Heat Rejection

Air Cooled Condenser

100%

2034

\$15,100

2

\$3,700

Unit

Ventilation

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
Exhaust Fans									
	Interior	50%			2029	\$11,600	2	\$100	
	Roof	50%			2029	\$5,100	2	\$100	
Energy Recovery Ventilator									
	Not Accessible	100%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2044	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$16,900	2		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 29 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$281,600	\$53,800
Interior Architecture	\$363,700	
Electrical		\$72,000
Mechanical	\$70,600	\$528,200
Total	\$716,000	\$653,900
Importance Code A	\$281,600	\$53,800
Importance Code B	\$434,300	\$600,200
Total	\$716,000	\$653,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$23,300	\$1,000		
Interior Architecture	\$30,800	\$2,000		\$1,800
Electrical	\$8,400	\$1,400	\$1,400	\$1,300
Mechanical	\$23,600	\$24,300	\$2,300	\$900
Site Enclosure	\$43,300			
Total	\$129,400	\$28,700	\$3,700	\$4,000
Importance Code A	\$23,300	\$1,000		
Importance Code B	\$32,000	\$27,700	\$3,700	\$4,000
Importance Code C	\$74,100			
Total	\$129,400	\$28,700	\$3,700	\$4,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	33%			LIFE	* *	5	\$53,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : West Facade							
Concrete Masonry Unit	45%	0-2	\$15,600	LIFE	* *	5	\$9,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : West Facade At Upper Roof And Rear Facade At Parking Area							
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,000	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Main Facade							
	Explanation : Textured Concrete Masonry Units							
Masonry: Brick	10%			LIFE	* *	5	\$3,300	
Metal Coiling Doors	2%			2046	* *	5	\$2,000	
Windows								
Aluminum	100%	Now	\$7,800	2032	\$25,900	5	\$300	
	Air Infiltration, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Roof								
Modified Bitumen	100%	Now	\$281,600	2043	* *			
	Patching Evident, Extent : Moderate, Area Affected : 30%							
	Location : All Roofs							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : All Roofs							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Office And Warehouse							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : All Roofs							
Interior								
Floors								
Carpet	15%			2032	\$50,400	3	\$4,300	
Cast in Place Concrete	75%	2-4	\$363,700	LIFE	* *	5	\$31,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Warehouse							
Ceramic Tile	5%			2046	* *	5	\$1,000	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : All Bathrooms And Kitchen							
Vinyl Tile	5%			2038	* *	3	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Interior Walls								
	Concrete Masonry Unit	20%			LIFE	* *	5	\$2,200	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Stairways							
	Gypsum Board	80%	4+	\$30,800	LIFE	* *	5	\$13,300	
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Warehouse							
Ceilings									
	AcousTileSusp.Lay-In	20%			2053	* *	5	\$3,700	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout 2nd Floor							
	Exposed Struc: Steel	75%			LIFE	* *			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Warehouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Warehouse							
		Explanation : Exposed Steel Joists And Decking							
	Gypsum Board	5%			LIFE	* *	5	\$1,100	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	0-2	\$43,300	2043	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Main Roof Barrier							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2038	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : 156th Street							
	Parking/Driveway								
	Asphalt	100%			2042	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Rear Parking Area							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2043	* *	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : 200 Ampere Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2043	* *	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2043	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2041	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2043	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2038	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	80%	Now	\$7,200	2033	\$72,000			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 50%							
		Location : Garage							
	LED	20%			2033	\$16,200			
	Egress Lighting								
	Emergency, Battery	50%			2033	\$10,700	10	\$1,500	
	Exit, Battery	50%			2033	\$7,300	10	\$400	
	Exterior Lighting								
	Fluorescent	10%			2033	\$5,100	10	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Controlled Via Photocell							
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2033	\$23,800	1	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Cameras Observed							
	Fire/Smoke Detection								
	Generic, Analog	100%			2033	\$32,800	1-3	\$7,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2043	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Fan Coil Unit/Heat	100%	Now	\$15,700	2033	\$314,800	1	\$3,700	
		Malfunctioning, Extent : Moderate, Area Affected : 25%							
		Location : 1st Floor Warehouse - 1 Of 4 Units Is Defective							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Warehouse							
		Explanation : 4 Units							
	Controls								
	Electrical	100%			2028	\$70,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2033	\$213,400	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit. Gas Fired Heating And Direct Expansion Cooling.							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2043	* *	1		
	Water Heater With Tanks								
	Electric	100%	0-2	\$7,000	2026	\$23,400	4		
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : 1st Floor Warehouse							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Warehouse							
		Explanation : 1 Unit- 40 Gallons. Quantity 1							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$3,600	
	Fire Pump								
	Generic	100%			2036	* *	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Warehouse							
		Explanation : Inline Fire Pump With Single Check Valve.							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : OZONE PARK BRANCH LIBRARY
Address : 92-24 ROCKAWAY BLVD.
Borough : QUEENS **Agency's Number** : OZ
Program / Asset # : QPL0040.000 / 13303 **Yr Built/Renovated** : 1977 / 1999
Area Sq Ft : 7,507 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 9113 **Lot** : 30 **BIN** : 4189526

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$225,400
Interior Architecture		\$61,500
Mechanical		\$125,000
Total		\$411,900
Importance Code A		\$225,400
Importance Code B		\$186,500
Total		\$411,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture				\$142,500
Interior Architecture	\$4,200	\$5,200		\$142,500
Electrical	\$800	\$600	\$8,300	\$14,700
Mechanical	\$17,300	\$500	\$1,000	\$500
Total	\$22,300	\$6,300	\$9,300	\$157,700
Importance Code A	\$400	\$400	\$400	\$400
Importance Code B	\$21,900	\$5,900	\$8,900	\$157,100
Importance Code C				\$200
Total	\$22,300	\$6,300	\$9,300	\$157,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	90%			LIFE	**	5	\$16,000	
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$3,300	
	Roof								
	Metal Panel	5%			2042	**	10	\$2,000	
	Modified Bitumen	95%			2034	\$225,400	10	\$20,800	
Interior									
	Floors								
	Carpet	70%			2028	\$137,800	3	\$15,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2038	**	5	\$600	
	Vinyl Tile	20%			2034	\$61,500	3	\$1,100	
	Interior Walls								
	Ceramic Tile	5%			2038	**	5	\$300	
	Concrete Masonry Unit	85%			LIFE	**	5	\$2,100	
	Gypsum Board	10%			LIFE	**	5	\$400	
	Ceilings								
	AcousTileSusp.Lay-In	90%			2046	**	5	\$10,300	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2029	\$43,000	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard									
	Molded Case Bkrs	50%			2029	\$21,500	5	\$100	
	Molded Case Bkrs	50%			2055	* *	5	\$100	
Raceway									
	Conduit	70%			2029	\$25,500	1		
	Conduit	30%			2055	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2028	\$13,800	5	\$100	
	Molded Case Bkrs	30%			2051	* *	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	50%			2029	\$16,500	1		
	Thermoplastic	50%			2055	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	94%			2037	* *	10	\$6,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Reading Areas, Meeting Rooms									
	Fluorescent	4%			2037	* *	10	\$300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	Fluorescent	1%			2037	* *	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
	LED	1%			2037	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways									
Explanation : LED Lights									
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$900	
	Exit, LED	50%			2064	* *	1		
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2037	* *	1	\$2,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas, Hallways, And Outside-front And Rear Of Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2037	* *	1-3	\$4,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2034	\$23,100	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2034	\$125,000	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Package Unit. R-410a Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2034	\$14,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : PRC
Program / Asset # : QPL0P41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16135 **Lot** : 1 **BIN** : 4303629

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,800	\$41,000		
Interior Architecture	\$6,500		\$8,600	
Electrical	\$1,100	\$1,100	\$1,600	\$1,300
Mechanical	\$2,700	\$700	\$3,700	\$700
Site Enclosure	\$2,900			
Total	\$33,100	\$42,800	\$14,000	\$2,000
Importance Code A	\$20,500	\$41,600	\$700	\$600
Importance Code B	\$9,500	\$1,200	\$12,200	\$1,300
Importance Code C	\$3,100		\$1,100	
Total	\$33,100	\$42,800	\$14,000	\$2,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	60%			LIFE	**	5	\$7,100	
	Metal Panel	10%	Now	\$3,900	2041	**	5	\$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 3%									
Location : Beach 94th Street And Rear Alley									
Deformed/Dented, Extent : Moderate, Area Affected : 3%									
Location : Rear Alley									
	Metal Panel	20%			2041	**	5-10	\$16,200	
	Stucco Cement	2%			2044	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Entry									
Explanation : Art Wall									
	Window Wall	8%	4+	\$1,400	2041	**	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Window Wall Front Entry									
Explanation : Interior Top Trim Missing									
Windows									
	Aluminum	100%	4+	\$3,200	2039	**	5	\$1,700	
Hardware Missing, Extent : Light, Area Affected : 5%									
Location : Throughout									
Parapets									
	Masonry: Brick	13%			LIFE	**	5	\$1,000	
	Pre-Cast Concrete	2%	4+	\$1,200	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rear Parapet									
	No Component	85%							
Roof									
	Modified Bitumen	100%			2036	**	10	\$36,600	
Soffits									
	Stucco Cement	100%	4+	\$10,200	2044	**	5	\$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Front Of Building									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
	Carpet	75%			2030	\$256,300	3	\$21,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
	Ceramic Tile	5%			2040	**	5	\$1,000	
	Mosaic Tile	5%			2044	**	5	\$2,400	
	Vinyl Tile	10%			2036	**	3	\$700	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$200	
Glass: Single Pane	5%			LIFE	* *	5	\$300	
Gypsum Board	80%			LIFE	* *	5	\$4,200	
Metal Coiling Doors	5%			2047	* *	5	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$5,800	2044	* *	5	\$8,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Reading Room							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Staff Lounge							
Fiber Board	5%			2036	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : Cement Board							
Gypsum Board	5%			LIFE	* *	5	\$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	\$2,800	2041	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Rear							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Rear							
Iron Picket	10%	Now	\$100	2051	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Gate							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Gate							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2036	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2057	* *	5	\$100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2057	* *	5	\$300		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2057	**	1		
	Panelboards								
	Fused Disc Sw	5%			2053	**	5		
	Molded Case Bkrs	95%			2053	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2057	**	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	96%			2039	**	10	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	4%			2039	**	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$1,600	
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	HID	30%			2039	**	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2039	**	1	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	**	1-3	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2039	* *	1	\$6,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 3 Rooftop Units						
	Terminal Devices								
	Fan Coil Unit/Heat	10%			2036	* *	1	\$400	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit -	100%			2039	* *	2	\$800	
	Heating/Cooling								
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : On The Roof						
			Explanation : 3 Units. Refrigerant 410a						
	Heat Rejection								
	Air Cooled Condenser	100%			2039	* *	2	\$9,100	
	Unit								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	* *	1		
	Water Heater With Tanks								
	Electric	100%			2030	\$23,400	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : POPPENHUSEN BRANCH LIBRARY
Address : 121-23 14TH AVENUE
Borough : QUEENS **Agency's Number** : P
Program / Asset # : QPL0P43.000 / 13305 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,800 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 19-Oct-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Att
Block : 4042 **Lot** : 113 **BIN** : 4097863

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Electrical		\$94,600
Mechanical		\$338,300
Total		\$432,900
Importance Code B		\$432,900
Total		\$432,900

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$50,200			
Interior Architecture	\$44,100		\$1,100	\$5,800
Electrical	\$1,000	\$700	\$800	\$900
Mechanical	\$20,400	\$1,200	\$1,600	\$1,000
Site Enclosure	\$51,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$171,300	\$5,900	\$7,500	\$11,600
Importance Code A	\$50,900	\$700	\$800	\$700
Importance Code B	\$86,400	\$5,200	\$6,700	\$10,300
Importance Code C	\$34,000			\$600
Total	\$171,300	\$5,900	\$7,500	\$11,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
POPPEHUSEN BRANCH LIBRARY
Asset # : 13305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	2-4	\$23,100	LIFE	* *	5	\$12,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Front And Rear Elevations								
Water Penetration, Extent : Light, Area Affected : 1%								
Location : Front Window Sills								
Masonry: Limestone	15%	4+	\$5,800	LIFE	* *	5	\$1,700	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Window								
Windows								
Aluminum	90%			2050	* *	5	\$1,500	
Aluminum	10%			2050	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement Windows								
Explanation : Window Guards								
Parapets								
Copper/Terne	15%			2069	* *	5	\$2,400	
Masonry: Brick	85%			LIFE	* *	5-10	\$19,100	
Roof								
Copper/Terne	75%			2049	* *	10	\$37,400	
Roll Roofing	25%			2030	\$35,100	5	\$8,300	
Interior								
Floors								
Carpet	70%			2030	\$157,000	3	\$16,300	
Cast in Place Concrete	5%	4+	\$1,100	LIFE	* *	5	\$1,300	
Worn/Eroded, Extent : Moderate, Area Affected : 2%								
Location : Rear Emergency Stair								
Ceramic Tile	18%			2043	* *	5	\$2,100	
Terrazzo	2%			LIFE	* *	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Stairs								
Explanation : Terrazzo Stair Treads								
Vinyl Tile	5%			2029	\$17,500	3	\$300	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$1,200	
Gypsum Board	45%			LIFE	* *	5-10	\$17,800	
Masonry: Brick	5%			LIFE	* *	10	\$300	
Plaster	45%	Now	\$13,900	LIFE	* *	5	\$3,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Rear Stair								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Rear Basement Stair								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
POPPEHUSEN BRANCH LIBRARY
Asset # : 13305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2047	* *	5	\$2,200	
			Staining/Discoloring, Extent : Moderate, Area Affected : 2%					
			Location : Office And 1st Bathroom					
Gypsum Board	15%			LIFE	* *	5-10	\$6,100	
Plaster	70%			LIFE	* *	5-10	\$14,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$8,300	2054	* *			
			Corrosion/Rusting, Extent : Moderate, Area Affected : 50%					
			Location : Throughout					
			Impact Damage, Extent : Moderate, Area Affected : 2%					
			Location : Gate Off Hinge And Bent Sections					
Free Standing Walls								
Masonry: Brick	100%			2054	* *			
Retaining Walls								
Cast in Place Concrete	80%			2069	* *			
Masonry: Fieldstone	10%	0-2	\$31,400	2054	* *			
			Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
			Location : Throughout					
Masonry: Granite	10%			LIFE	* *	5	\$24,100	
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : Exterior Ramp					
			Explanation : Location Noted					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	* *			
			Cracking/Crumbling, Extent : Light, Area Affected : 5%					
			Location : Throughout - College Point Boulevard					
On-Site Walkways								
Cast in Place Concrete	85%			2039	* *			
			Misaligned/Bulging, Extent : Light, Area Affected : 2%					
			Location : Throughout					
Masonry: Granite	10%			LIFE	* *			
Pavers/Stone	5%			2037	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2039	* *			
			Misaligned/Bulging, Extent : Light, Area Affected : 2%					
			Location : Throughout					

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2044	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2044	**	5	\$200	
	Raceway								
	Conduit	100%			2044	**	1		
	Panelboards								
	Fused Disc Sw	5%			2042	**	5		
	Molded Case Bkrs	95%			2042	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2044	**	1		
	Motor Controllers								
	Locally Mounted	100%			2039	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	\$47,300	10	\$3,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	50%			2034	\$47,300	10	\$3,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
	Egress Lighting								
	Emergency, Battery	10%			2034	\$1,400	10	\$200	
	Exit, LED	90%			2049	**	1		
	Exterior Lighting								
	Fluorescent	25%			2034	\$8,400	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	75%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$2,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : Surveillance Cameras And Intrusion Alarm							
	Fire/Smoke Detection								
	Generic, Digital	100%			2034	\$21,900	1-3	\$5,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2054	**	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And 1st Floor							
		Explanation : Electric Heating							
	Natural Gas	90%			2044	**	1		
Conversion Equipment									
	Radiant Heater	10%			2039	**	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement And 1st Floor							
		Explanation : Electric Unit Heaters							
	Steam Boiler	90%			2051	**	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement - Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	100%	Now	\$6,800	2034	\$67,800			
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Conference Room Above Ceiling, Other Locations							
		On Extended Life, Extent : Light, Area Affected : 80%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	100%			2032	\$69,300	1	\$2,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
Conversion Equipment									
	Split Unit	100%	Now	\$10,100	2029	\$201,200			
		Leak Evident, Extent : Moderate, Area Affected : 50%							
		Location : Attic - Condensate Pumps Undersized Causing Leaks On Ceiling Below							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Condensing Units: Roof, Indoor Ducted Units: Attic And Basement Mechanical Room, Ductless Indoor Unit: Telecom Room							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
Exhaust Fans									
	Interior	100%			2034	\$37,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Gas Fired	100%			2033	\$18,600	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : One Unit, 40 Gallons						
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2034	\$1,700	4	\$200	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Sewage Ejector(s) Electric	100%			2034	\$4,400	4	\$500	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement Mechanical Room						
			Explanation : 1 Duplex Set						
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 1st Floor						
			Explanation : 1 Unit						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Address : 89-11 MERRICK BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 2017
Area Sq Ft : 275,500 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,Ph
Block : 9798 **Lot** : 6 **BIN** : 4209635

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$3,152,400	\$266,000
Interior Architecture	\$597,400	\$1,464,000
Electrical	\$639,400	\$1,160,400
Mechanical	\$5,532,900	\$9,535,100
Total	\$9,922,100	\$12,425,500
Importance Code A	\$3,207,500	\$266,000
Importance Code B	\$6,652,200	\$12,107,900
Importance Code C	\$62,400	\$51,500
Total	\$9,922,100	\$12,425,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$68,500	\$32,800		
Interior Architecture	\$1,251,800	\$50,900	\$41,200	\$36,100
Electrical	\$36,900	\$43,000	\$35,500	\$30,700
Mechanical	\$81,900	\$119,300	\$163,000	\$85,700
Site Enclosure	\$3,600			
Site Pavements	\$27,000			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$1,489,500	\$265,700	\$259,400	\$172,200
Importance Code A	\$69,400	\$46,400	\$14,200	\$13,600
Importance Code B	\$1,354,200	\$219,300	\$245,200	\$158,600
Importance Code C	\$65,900			
Total	\$1,489,500	\$265,700	\$259,400	\$172,200



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	10%			2036	**	10	\$30,600	
Glass: Special Gauge	20%			LIFE	**	1		
Masonry: Brick	15%	Now	\$239,500	LIFE	**	5	\$14,700	
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Penthouse, 1966 Building At Rear 2nd Floor, Above Loading Dock								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : East Wall At 1st And 2nd Floor								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Second Floor Administration Area Under Windows								
Granite Panels	5%	0-2	\$29,800	LIFE	**	5	\$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Along 90th Street								
Panel: Limestone	45%	2-4	\$196,500	LIFE	**	5	\$33,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Main Entrance								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Front Entrance, All Facades								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 90th Street Facade								
Other Observation, Extent : Light, Area Affected : 15%								
Location : West Side Main Entrance								
Explanation : Sidewalk Shed In Use								
Window Wall	5%	Now	\$14,700	2051	**	5	\$9,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Windows								
Aluminum	95%	Now	\$288,800	2047	**	5	\$13,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout 2nd And 3rd Floor Offices								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Metal Louvers	5%			2040	**	10	\$8,700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$85,200	LIFE	**	5	\$6,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Mechanical Penthouse								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Cafeteria Roof, Upper Roof								
Masonry: Limestone	50%			LIFE	**	5	\$14,200	
Metal Panel	5%			2051	**	5	\$4,400	
Metal Rail	5%			2044	**	5-10	\$20,500	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Main Roof								
Explanation : Aluminum Railing With Glass Panels								
Metal Rail	5%			2044	**	5-10	\$20,500	
Panel: Limestone	5%	Now	\$12,500	LIFE	**	5	\$1,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Side Over Main Entrance								
Roof								
Built-Up (BUR)	45%	Now	\$1,278,200	2041	**			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over I T S Area, 1980 Addition								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout I T S Area, 1980 Addition								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition								
Modified Bitumen	10%			2031	\$266,000	10	\$24,600	
Modified Bitumen	40%	Now	\$1,064,100	2041	**			1
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout Roof Over 2nd Floor								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout Roof Over 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Corridors And 2nd Floor Offices								
Skylight, Metal/Glass	5%			2051	**	10	\$40,900	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Soffits									
Cast in Place Concrete	50%	4+	\$11,500	LIFE	**	5	\$9,800		
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Cafeteria Bulkhead Overhang									
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : 2nd Floor Cafeteria Bulkhead Overhang									
Stucco Cement	50%			2044	**	5	\$4,900		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Loading Dock									
Explanation : Other Additional Location									
Interior									
Floors									
Carpet	20%			2030	\$1,445,400	3	\$123,700		
Carpet	15%	Now	\$1,084,000	2033	\$1,084,000	3	\$92,800		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium									
Cast in Place Concrete	10%			LIFE	**	5	\$90,200		
Ceramic Tile	5%	0-2	\$230,400	2040	**	5	\$10,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement, Basement Mens And Womens Toilets									
Raised Access Floor	2%			2040	**	5	\$30,900		
Sheet Vinyl/Rubber	13%			2036	**	5	\$80,400		
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : Childrens Discovery Library Center									
Terrazzo	25%			LIFE	**	5	\$80,500		
Vinyl Tile	10%	Now	\$22,600	2031	\$1,128,800	3	\$15,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%	Now	\$62,400	2046	* *	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Basement, 1st Floor Toilet Area, And Hallway Toilet Aea								
Ceramic Tile	4%			2040	* *	5	\$7,600	
Concrete Masonry Unit	10%			LIFE	* *	5	\$7,600	
Glass: Single Pane	5%			LIFE	* *	5	\$7,200	
Gypsum Board	45%	Now	\$23,800	LIFE	* *	5	\$51,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Library Area At Base In Corridors, Basement At Soffit								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Offices								
Plaster	25%	Now	\$23,000	LIFE	* *	5	\$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwell 5 At Bulkhead								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor								
Explanation : Wallpaper Peeling								
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$38,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2036	* *	5	\$21,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Auditorium								
AcousTileSusp.Lay-In	15%	0-2	\$42,100	2044	* *	5	\$25,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Payroll Room, Security Office, 2nd Floor Corridor And Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Payroll Room, I T S And Corridors Of 1980 Addition, Cafeteria								
AcousTileSusp.Lay-In	35%			2048	* *	5	\$119,400	
Exposed Struc: Concrete	5%			LIFE	* *	5	\$2,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%	Now	\$36,900	LIFE	* *	5	\$21,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Reading Area								
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Childrens Discovery Library Center								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : 2nd Floor Reading Area								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Childrens Discovery Library Center								
Explanation : Acoustical Plaster Hung Ceiling System								
Metal Panel	5%	Now	\$167,900	LIFE	* *	5	\$21,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Deformed/Dented, Extent : Severe, Area Affected : 40%								
Location : Basement 1st Floor Receiving And Shipping Preparation Room								
Plaster	15%	4+	\$77,100	LIFE	* *	5	\$32,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Administrative Offices At Windows								
Plaster	10%			LIFE	* *	5	\$21,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2044	* *	5-10		
Other Observation, Extent : Light, Area Affected : 25%								
Location : Main Roof								
Explanation : Attached To Roof								
Chain Link	75%			2051	* *			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$3,600	2066	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock Area								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$11,800	2044		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$1,000	2036		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Loading Dock</i>									

Parking/Driveway

Cast in Place Concrete	100%	Now	\$14,300	2036		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Loading Dock Area</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2057		**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Sub-basement</i>									
<i>Explanation : Two 4,000 Ampere Main Disconnect For Switch Board Distribution 1 And 2</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2057		**	5	\$7,300	
------------------	------	--	--	------	--	----	---	---------	--

Raceway

Conduit	40%			2031	\$104,900		1		
Conduit	60%			2051		**	1		

Panelboards

Fused Disc Sw	5%			2053		**	5	\$300	
Fused Disc Sw	5%			2030	\$8,900		5	\$300	
Molded Case Bkrs	10%			2030	\$17,800		5	\$700	
Molded Case Bkrs	50%			2047		**	5	\$3,600	
Molded Case Bkrs	30%			2053		**	5	\$2,200	

Wiring

Braided Cloth	20%	2-4	\$53,100	2056		**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement, Sub-basement And First Old Area Of The Building</i>									

Thermoplastic	20%			2031	\$53,100		1		
Thermoplastic	40%			2057		**	1		
Thermoplastic	20%			2061		**	1		

Motor Controllers

Locally Mounted	10%			2029	\$94,700		5	\$200	
Locally Mounted	5%			2048		**	5	\$100	
Motor Control Center	75%			2029	\$649,000		5	\$5,600	
Variable Frequency Drive	10%			2048		**			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$4,000	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$84,800	
Generators									
	Diesel	90%			2044	* *	1	\$96,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Basement Explanation : One 1,250 Kilowatts							
	Diesel	5%	Now	\$4,000	2046	* *	1	\$4,800	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Loading Dock Storage Rooftop Other Observation, Extent : Light, Area Affected : 100% Location : Roof And Loading Dock Explanation : Abandoned In Place, 2 Generators							
	Natural Gas	5%	Now	\$4,000	2046	* *	1	\$4,800	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Roof							
Batteries									
	Lead/Acid	100%			2026	\$2,400	5	\$10,200	
Fuel Storage									
	Day Tank	50%			2053	* *	5		
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Basement Explanation : One 275 Gallons. The Tank Is In Satisfactory Condition But It Is Not Able To Auto Fill. A Person Must Manually Push The Fill In Button.							
	Main Tank	50%			2034	\$38,100	5		
		Other Observation, Extent : Light, Area Affected : 100% Location : Underground Explanation : One 6,000 Gallons. The Tank Is In Satisfactory Condition, But It Is Not Filling The Day Tank							
Lighting									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting									
	Fluorescent	5%			2039	* *	10	\$12,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Meeting Room, C D L C Area And Some Office 3rd Floor									
	Fluorescent	5%			2031	\$152,400	10	\$12,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	50%			2036	* *	10	\$126,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement, Sub-basement, 1st, 2nd, 3rd Floor Bathroom, Some Offices									
	Fluorescent	20%			2039	* *	10	\$50,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Cafeteria, Some Offices 2nd, 3rd Floors And New Bathroom									
Explanation : T-8 Lamps									
	Fluorescent	10%			2039	* *	10	\$25,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading And Book Area 1st Floor; Some Mechanical Room									
Explanation : T-5 Lamps									
	Fluorescent	5%			2036	* *	10	\$12,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby 1st Floor, Auditorium And Some Offices									
	LED	5%			2036	* *			
Egress Lighting									
	Emergency, Service	40%			2036	* *	1		
	Emergency, Service	10%			2041	* *	1		
	Emergency, Battery	5%			2036	* *	10	\$3,300	
	Exit, LED	30%			2066	* *	1		
	Exit, LED	5%			2071	* *	1		
	Exit, Service	10%			2036	* *	1		
Exterior Lighting									
	Fluorescent	2%			2036	* *	10	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Exterior									
Explanation : Fluorescent Fixtures Installed In The Statue Area.									
	HID	10%			2036	* *	10	\$100	
	HID	13%			2026	\$165,600	10	\$100	
	No Component	75%							
Alarm									
Security System									
	No Component	60%							
	Generic	40%			2036	* *	1	\$41,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2026

\$281,700

1-3

\$67,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Installing New System*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Furnace

5% Now

\$800

2036

* *

1

\$6,100

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manual Operation Only.**Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : 1 Roof Mounted Unit*

Hot Water Boiler

95% Now

\$55,100

2044

* *

1

\$116,500

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manually Operated. Penthouse.**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Custodian Office; Malfunctioning: Building Management System Malfunctioning**Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

95% 4+

\$11,300

2039

* *

4

\$12,900

*Corroded, Extent : Severe, Area Affected : 100%**Location : Piping To Basement Level At Basement Level.*

No Component

5%

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%	0-2	\$205,500	2036	* *	1	\$30,700	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : Air Handler Servicing Childrens Discovery Library Center; Broken Return Fan Oil Bearing							
	Air Handler	50%			2031	\$2,568,700	1	\$85,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement And Roof							
		Explanation : 5 Units In Total. 2 Old Units In Basement.							
	Convactor/Radiator	15%			2044	* *	1	\$13,400	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Children Discovery Library Center On 1st Floor							
		Explanation : Radiant Heating System							
	Unit Heater - Hot Water	5%			2026	\$80,900			
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2039	* *	1		
	Natural Gas	80%			2041	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	80%			2034	\$4,453,000	1	\$238,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 20 Tons Gas Driven Chillers							
	Exterior Pkg Unit - Cooling	10%			2036	* *	2	\$1,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : With Electric Reheat							
	Split Unit	10%			2031	\$648,300			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Administration Office And Server Rooms							
		Explanation : Computer Room Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	2%	Now	\$200	2031	\$8,800	4	\$300	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Piping To Air Handlers At Basement Level							
	No Component	98%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	90%			2026	\$4,767,500	1	\$153,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various									
Explanation : See Heating Air Terminal Devices									
	No Component	10%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2031	\$79,000	2	\$19,200	
	Water Cooling Tower	90%	0-2	\$248,200	2029	\$1,241,100	2	\$199,600	
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Roof									
Explanation : Cooling Tower Fills With Water Creating Inefficient Operation									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$153,600	
Exhaust Fans									
	Interior	10%			2026	\$121,100	2	\$800	
	Roof	90%			2031	\$476,700	2	\$7,600	
Plumbing									
H/C Water Piping									
	Brass/Copper	60%			2041	* *	1		
	Galvanized Steel	40%			2036	* *	1		
HW Heat Exchanger									
	HTHW/HW	100%			2041	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Plate Heat Exchanger With Summer Option From Gas Driven Chiller Engine Heat.									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2026	\$54,700	4	\$8,700	
Sewage Ejector(s)									
	Electric	100%			2036	* *	4	\$11,000	
Backflow Preventer									
	Generic	100%			2036	* *	1	\$16,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : 3 Components									
Fixtures									
	Generic	100%							
Other Observation, Extent : Light, Area Affected : 10%									
Location : Basement									
Explanation : Two Outdated Bathrooms									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	40%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C1, C, C2, 1, 2							
		Explanation : Two Units							
	Hydraulic	60%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C1, 2 And C2,1							
		Explanation : 3 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2051		* *	1-5	\$138,900
Sprinkler									
	No Component	70%							
	Generic	30%			2051		* *	1-2	\$23,100
Fire Pump									
	Generic	100%			2040		* *	1	\$51,500
Chemical System									
	No Component	98%							
	Generic	2%			2029	\$300		1-3	\$1,500
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen And Server Room							
		Explanation : Location Noted							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : QUEENS VILLAGE BRANCH LIBRARY
Address : 94-11 217TH ST.
Borough : QUEENS **Agency's Number** : Q
Program / Asset # : QPL0Q44.000 / 13306 **Yr Built/Renovated** : 1954 / 2004
Area Sq Ft : 12,980 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 17-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10621 **Lot** : 12 **BIN** : 4226761

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$290,100	
Interior Architecture		\$187,100
Electrical	\$60,000	
Mechanical	\$141,000	
Total	\$491,100	\$187,100
Importance Code A	\$290,100	
Importance Code B	\$201,000	\$107,500
Importance Code C		\$79,700
Total	\$491,100	\$187,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$41,100			
Interior Architecture	\$120,200		\$1,500	\$5,100
Electrical	\$16,700	\$13,800		
Mechanical	\$3,900	\$4,700	\$2,900	\$1,900
Site Enclosure	\$26,900			
Site Pavements	\$5,200			
Total	\$214,000	\$18,400	\$4,300	\$7,000
Importance Code A	\$42,400	\$1,400	\$1,300	\$1,300
Importance Code B	\$135,400	\$17,100	\$3,000	\$5,800
Importance Code C	\$36,200			
Total	\$214,000	\$18,400	\$4,300	\$7,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	Now	\$300	LIFE	* *	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Basement Door At Rear								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Foundation								
	Masonry: Brick	85%	Now	\$84,300	LIFE	* *	5	\$10,300	
	Efflorescence, Extent : Moderate, Area Affected : 20%								
	Location : Rear Facade								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Rear And Side Facade At Window Lintel Level								
	Rusting Masonry Supt, Extent : Severe, Area Affected : 5%								
	Location : Front Facade Window Lintels, Including Blocked Up Openings								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : All Facades								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Rear Facade Below Windows And Along Pipes, Front Facade								
	Masonry: Limestone	5%	Now	\$4,700	LIFE	* *	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Entry Top Of Molding								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Window Sills At Front Facade								
	Granite Panels	5%			LIFE	* *	5	\$500	
	Window Wall	3%	Now	\$4,400	2041	* *	5	\$700	
	Not Insulated, Extent : Severe, Area Affected : 100%								
	Location : Front Facade								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Front Facade								
	Explanation : Condensation Present								
Windows									
	Aluminum	98%	Now	\$19,600	2039	* *	5	\$2,100	
	Condensation Present, Extent : Severe, Area Affected : 10%								
	Location : Front Facade								
	Cttrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	2%			2034	\$4,600	10	\$500	
Parapets									
	Concrete Masonry Unit	40%	2-4	\$1,600	LIFE	* *	5	\$1,500	
	Vegetation Growth, Extent : Light, Area Affected : 10%								
	Location : Throughout Interior Facades								
	Masonry: Brick	50%	0-2	\$10,500	LIFE	* *	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Exterior Rear And Side Facades								
	Masonry: Limestone	10%			LIFE	* *	5	\$400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Modified Bitumen	100%	Now	\$205,800	2041	* *			
				Blisters, Extent : Severe, Area Affected : 15%					
				Location : Roof					
				Drains Inad/Misposn, Extent : Severe, Area Affected : 30%					
				Location : Roof					
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%					
				Location : At South Parapet					
				Ponding, Extent : Severe, Area Affected : 15%					
				Location : Roof					
				Vegetation Growth, Extent : Severe, Area Affected : 5%					
				Location : At Drains					
				Water Penetration, Extent : Severe, Area Affected : 10%					
				Location : Checkout Area, Childrens Reading Room					
				Worn/Eroded, Extent : Severe, Area Affected : 100%					
				Location : Roof					
Interior									
	Floors								
	Carpet	50%	2-4	\$68,100	2030	\$170,200	3	\$14,600	
				Staining/Discoloring, Extent : Moderate, Area Affected : 25%					
				Location : First Floor In Childrens Area And Community Room					
				Worn/Eroded, Extent : Moderate, Area Affected : 100%					
				Location : First Floor In Childrens Area And Community Room					
				Wrinkling, Extent : Moderate, Area Affected : 10%					
				Location : First Floor In Childrens Area And Community Room					
	Carpet	10%			2030	\$34,000	3	\$2,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Lobby					
				Explanation : Carpet Tiles					
	Ceramic Tile	5%			2034	\$54,300	5	\$1,000	
	Quarry Tile	2%			2044	* *	5	\$600	
	Terrazzo	3%			LIFE	* *	5	\$500	
	Vinyl Tile	20%			2036	* *	3	\$1,500	
	Vinyl Tile	10%			2031	\$53,200	3	\$1,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$22,000	LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 10%							
	Location : Basement Boiler Room							
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : Mechanical Room							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Basement Boiler Room Through Window And Vent Openings							
Ceramic Tile	5%			2034	\$79,700	5	\$1,500	
Concrete Masonry Unit	8%			LIFE	**	5	\$900	
Folding Partition	10%			2039	**	5	\$7,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	45%	Now	\$3,600	LIFE	**	5	\$7,900	
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : Window Openings In Basement Community Room							
Marble Panels	2%			LIFE	**			
Plaster	10%	Now	\$1,400	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : Staff Stair To Basement							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Staff Stair To Basement							
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	55%	Now	\$8,800	2036	**	5	\$5,300	
	Staining/Discoloring, Extent : Severe, Area Affected : 5%							
	Location : Various Locations On First Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Childrens Reading Room, Check Out Area							
AcousTileSusp.Lay-In	25%	Now	\$16,000	2044	**	5	\$2,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Staff Bathroom And Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Plaster	15%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$3,900	2041	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Rear Fence Towards 94th Avenue							
Iron Picket	70%			2051	**			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	15%			2051		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Rear</i>									
<i>Explanation : Retaining Wall To Basement</i>									
	Cast in Place Concrete	10%	Now	\$800	2051		* *		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Wall Coping At 222nd Street At Fence Post Connections</i>									
	Masonry: Brick	70%	Now	\$21,300	2041		* *		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Corners And At Iron Fence Connections</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 222nd Street</i>									
	Masonry: Fieldstone	5%	0-2	\$800	2041		* *		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Entrance Cheek Walls</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Entrance Steps</i>									
<i>Explanation : Stone Panels At Cheek Walls</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044		* *		
On-Site Walkways									
	Cast in Place Concrete	60%			2036		* *		
	Masonry: Granite	40%	Now	\$500	LIFE		* *		
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Front Entrance Steps</i>									
Parking/Driveway									
	Asphalt	20%	Now	\$1,500	2034	\$29,700			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Van Parking Area</i>									
<i>Potholes, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Van Parking Area</i>									
	Cast in Place Concrete	80%	0-2	\$3,200	2044		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Driveway</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2031	\$1,900	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Ampere Main Disconnect Switch									
	Molded Case Bkrs	50%			2031	\$21,500	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 500 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
Raceway									
	Conduit	100%			2031	\$36,500	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	95%			2030	\$18,800	5	\$300	
Wiring									
	Braided Cloth	50%	2-4	\$16,500	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	50%			2031	\$16,500	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$47,300	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2036	* *	10	\$11,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$1,600	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	100%			2026	\$60,000	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2036	**	1	\$12,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	10%	Now	\$2,100	2041	**			
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Vacuum Pump Tank, Basement Boiler Room							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Vacuum Pump Tank, Basement Boiler Room							
	Steam Piping/Pump	90%			2041	**			
Terminal Devices									
	Convactor/Radiator	100%			2044	**	1	\$4,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2026	\$141,000	2	\$800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units. Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,200	
	Exhaust Fans								
	Roof	100%			2031	\$25,000	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,600	4	\$400	
	Backflow Preventer								
	Generic	100%			2039	**	1	\$800	
	Fixtures								
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : QUEENSBORO HILL BRANCH LIBRARY
Address : 60-05 MAIN ST.
Borough : QUEENS **Agency's Number** : QH
Program / Asset # : QPL0Q45.000 / 13307 **Yr Built/Renovated** : 1982 / 2001
Area Sq Ft : 7,956 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Ph
Block : 6405 **Lot** : 50 **BIN** : 4140176

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$88,200	
Mechanical		\$232,300
Total	\$88,200	\$232,300
Importance Code A	\$88,200	
Importance Code B		\$232,300
Total	\$88,200	\$232,300

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$28,900			
Interior Architecture	\$17,600		\$4,200	\$100
Electrical	\$800	\$1,700	\$800	\$700
Mechanical	\$2,100	\$800	\$2,900	\$800
Total	\$49,400	\$2,600	\$7,800	\$1,600
Importance Code A	\$29,300	\$400	\$400	\$400
Importance Code B	\$9,300	\$2,200	\$7,400	\$1,200
Importance Code C	\$10,700			
Total	\$49,400	\$2,600	\$7,800	\$1,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%	Now	\$88,200	LIFE	* *	5	\$20,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : South Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : North Facade, West Facade								
	Window Wall	10%	Now	\$13,700	2051	* *	5	\$4,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Windows									
	Aluminum	90%	Now	\$15,200	2047	* *	5	\$800	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Tiled Glass Reading Room								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Glass Block	5%			LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Entrance Area								
	Explanation : Channel Glass At Entrance								
	Metal Louvers	5%			2040	* *	10	\$600	
Parapets									
	Masonry: Brick	60%			LIFE	* *	5	\$1,300	
	Pre-Cast Concrete	40%			LIFE	* *	5	\$5,600	
	Recent Replace Evident, Extent : N/A, Area Affected : 50%								
	Location : Coping								
Roof									
	Modified Bitumen	95%			2039	* *	10	\$20,800	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Skylight, Metal/Glass	5%			2051	* *	10	\$3,600	
Interior									
Floors									
	Carpet	70%			2030	\$146,100	3	\$12,500	
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,600	
	Ceramic Tile	10%			2040	* *	5	\$1,200	
	Vinyl Tile	10%			2031	\$32,600	3	\$600	
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	* *	5	\$8,200	
	Glass: Single Pane	5%			LIFE	* *	5	\$900	
	Masonry: Brick	5%	0-2	\$10,700	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Lightwell In Adult Reading Room								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

AcousTileConcealSpLn 65% 4+ \$6,200 2044 * * 5 \$4,800

Broken/Missing Elements, Extent : Light, Area Affected : 5%

Location : Reading Room

Misaligned/Bulging, Extent : Light, Area Affected : 5%

Location : Reading Room

AcousTileSusp.Lay-In 10% 2044 * * 5 \$1,200

Exposed Struc: Steel 15% LIFE * * 5

Gypsum Board 5% LIFE * * 5 \$700

Plaster 5% LIFE * * 5 \$400

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2044 * *

Other Observation, Extent : Light, Area Affected : 10%

Location : Main Street

Explanation : Barricades On Side Walk Surrounding Tree Pits

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2031 \$3,700 5

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$43,000 5 \$200

Raceway

Conduit 100% 2031 \$36,500 1

Panelboards

Molded Case Bkrs 100% 2030 \$19,800 5 \$200

Wiring

Thermoplastic 100% 2031 \$33,000 1

Motor Controllers

Locally Mounted 100% 2029 \$23,700 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 5% 2031 \$4,400 10 \$400

Other Observation, Extent : Light, Area Affected : 100%

Location : Lobby

Explanation : T-5 Lamps

LED 95% 2039 * *

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Egress Lighting

Emergency, Battery	50%		2036	**	10	\$1,000		
Exit, Service	50%		2036	**	1			

Exterior Lighting

HID	30%		2031	\$11,000	10			
No Component	70%							

Alarm

Security System

No Component	30%							
Generic	70%		2039	**	1	\$2,100		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog	100%		2036	**	1-3	\$4,900		
-----------------	------	--	------	----	-----	---------	--	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas	100%		2051	**	1			
-------------	------	--	------	----	---	--	--	--

Conversion Equipment

Hot Water Boiler	100%		2044	**	1	\$3,900		
------------------	------	--	------	----	---	---------	--	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%		2039	**	4	\$400		
---------------------	------	--	------	----	---	-------	--	--

Terminal Devices

Air Handler	70%		2031	\$103,900	1	\$3,400		
-------------	-----	--	------	-----------	---	---------	--	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Level Machine Room**Explanation : Combination Heat And Air Conditioner Fan*

Convactor/Radiator	30%		2044	**	1	\$800		
--------------------	-----	--	------	----	---	-------	--	--

*Other Observation, Extent : Light, Area Affected : 100%**Location : About 7 Feet Off Floor Level**Explanation : Radiators***Air Conditioning**

Energy Source

Electricity	100%		2039	**	1			
-------------	------	--	------	----	---	--	--	--

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Conversion Equipment							
	Int Pkg Unit - Heating/Cooling	100%		2029	\$128,500	2	\$500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Level Machine Room</i>					
	Heat Rejection							
	Dry Cooler	100%		2031	\$36,200	2	\$5,500	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,400	
	Exhaust Fans							
	Interior	80%		2031	\$28,000	2	\$200	
	Roof	20%		2036	* *	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2041	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2029	\$16,900	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit, 30 Gallons</i>					
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : REGO PARK BRANCH LIBRARY
Address : 91-41 63RD DR. @ AUSTIN ST.
Borough : QUEENS **Agency's Number** : RG
Program / Asset # : QPL0R48.000 / 13308 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 7,257 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Ph
Block : 3104 **Lot** : 16 **BIN** : 4072812

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$67,400	
Electrical		\$80,300
Mechanical		\$293,400
Total	\$67,400	\$373,700
Importance Code A	\$67,400	\$76,400
Importance Code B		\$297,300
Total	\$67,400	\$373,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$12,100			
Interior Architecture	\$39,400			\$4,700
Electrical	\$7,600	\$700	\$700	\$900
Mechanical	\$9,600	\$900	\$41,400	\$900
Total	\$68,700	\$1,600	\$42,100	\$6,500
Importance Code A	\$12,500	\$400	\$400	\$400
Importance Code B	\$50,300	\$1,200	\$41,800	\$5,800
Importance Code C	\$5,900			\$400
Total	\$68,700	\$1,600	\$42,100	\$6,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%	Now	\$67,400	LIFE	**	5	\$8,300	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 5%								
	Location : North Facade								
	Metal Panel	30%			2054	**	5-10	\$28,400	
	Window Wall	10%			2054	**	5	\$5,200	
Windows									
	Aluminum	98%			2050	**	5	\$800	
	Metal Louvers	2%	Now	\$200	2049	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Penthouse								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Penthouse								
Roof									
	Modified Bitumen	100%	Now	\$11,600	2039	**			
	Blisters, Extent : Moderate, Area Affected : 2%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Main Reading Area, Roof Pitch Pockets								
Soffits									
	Stucco Cement	100%			2047	**	5		
Interior									
Floors									
	Carpet	70%	2-4	\$26,700	2033	\$133,300	3	\$11,400	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Main Reading Area								
	Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	20%	0-2	\$1,200	2039	**	3	\$800	
	Blisters, Extent : Light, Area Affected : 5%								
	Location : Conference Room								
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$800	
	Concrete Masonry Unit	85%			LIFE	**	5	\$10,800	
	Gypsum Board	10%	0-2	\$400	LIFE	**	5	\$1,000	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Conference Room								
Ceilings									
	AcousTileSusp.Lay-In	95%	Now	\$3,400	2047	**	5	\$5,200	
	Staining/Discoloring, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Mian Reading Area								
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2047	* *
------------------------	------	--	------	-----

On-Site Walkways

Cast in Place Concrete	100%		2047	* *
------------------------	------	--	------	-----

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2034	\$43,000	5	\$200
------------------	------	--	------	----------	---	-------

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%		2034	\$43,000	5	\$200
------------------	------	--	------	----------	---	-------

Raceway

Conduit	90%		2034	\$32,800	1	
Conduit	10%		2054	* *	1	

Panelboards

Fused Disc Sw	5%		2033	\$1,000	5	
Molded Case Bkrs	80%		2033	\$15,800	5	\$200
Molded Case Bkrs	15%		2050	* *	5	

Wiring

Thermoplastic	85%		2034	\$28,000	1	
Thermoplastic	15%		2054	* *	1	

Motor Controllers

Locally Mounted	100%		2032	\$23,700	5	
-----------------	------	--	------	----------	---	--

Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$200
---------	------	--	------	-----	---	-------

Lighting

Interior Lighting

Fluorescent	100%		2029	\$80,300	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	\$10,100	10	
No Component	70%					

Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System
Generic

100% 2042 * * 1 \$2,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Outside Perimeter
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2034 \$18,500 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, Horns

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Natural Gas

100% 2044 * * 1

Conversion Equipment
Hot Water Boiler

100% 2032 \$76,400 1 \$3,600
Other Observation, Extent : N/A, Area Affected : 100%
Location : Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

5% 2-4 \$800 2059 * * 4
Corroded, Extent : Moderate, Area Affected : 50%
Location : Feed Back Tank And Pump, Boiler Room
On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Feed Back Tank And Pump, Boiler Room

Hot Wtr Piping/Pump

95% 2033 \$14,900 4 \$500

Terminal Devices

Air Handler

80% 2029 \$108,300 1 \$3,600

Convactor/Radiator

20% 2032 \$11,800 1 \$500

Controls

Electrical

100% 2027 \$40,000

Air Conditioning

Energy Source
Electricity

100% 2042 * * 1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%	0-2	\$5,400	2034	\$108,700	2	\$300	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 90%							
		Location : 1 Unit On Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : The Unit Goes Down Frequently							
	Split Unit	10%			2034	\$17,100			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit. R-410a							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2034	\$21,900	1	\$200	
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2034	\$3,300	2	\$500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,400	
	Exhaust Fans								
	Interior	50%			2029	\$15,900	2	\$100	
	Roof	50%			2034	\$7,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 50 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : RICHMOND HILL BRANCH LIBRARY
Address : 118-14 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : RI
Program / Asset # : QPL0R49.000 / 13309 **Yr Built/Renovated** : 1905 / 2001
Area Sq Ft : 13,193 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 9264 **Lot** : 56 **BIN** : 4193458

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$509,800	
Interior Architecture	\$113,500	
Mechanical	\$57,300	\$325,500
Site Enclosure	\$345,800	
Total	\$1,026,400	\$325,500
Importance Code A	\$509,800	\$113,900
Importance Code B	\$170,900	\$211,600
Importance Code C	\$345,800	
Total	\$1,026,400	\$325,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$18,200	\$17,100		
Interior Architecture	\$99,900		\$1,500	\$1,900
Electrical	\$17,800	\$1,200	\$900	\$1,100
Mechanical	\$1,900	\$34,200	\$2,900	\$1,800
Site Enclosure	\$41,300			
Site Pavements	\$6,400			
Total	\$185,400	\$52,500	\$5,300	\$4,800
Importance Code A	\$19,500	\$18,600	\$1,300	\$1,300
Importance Code B	\$83,800	\$34,000	\$4,000	\$3,500
Importance Code C	\$82,100			
Total	\$185,400	\$52,500	\$5,300	\$4,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$13,300	LIFE	* *	5	\$6,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Chimney Crown And Band								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : At Window Openings And Chimney Crown								
	Masonry: Brick	80%	Now	\$221,000	LIFE	* *	5	\$13,500	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Above And Below Crown Molding At Dunnage								
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : Southeast Corner								
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : South Facade Of Main Building								
	Masonry: Limestone	10%	Now	\$59,400	LIFE	* *	5	\$1,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : South Facade At Main Building Base And Crown								
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout Base								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
	Location : All Facades At Base, Door Lintel In Rear And Throughout Crown								
	Staining/Discoloring, Extent : Severe, Area Affected : 45%								
	Location : Crown Molding								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : Above And Below Basement Window At South Facade								
	Water Penetration, Extent : Light, Area Affected : 20%								
	Location : South Facade At Of Main Building At Base And Crown								
	Stucco Cement	5%			2036	* *	5	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : South Facade At Base								
	Explanation : Stucco								
Windows									
	Aluminum	100%	Now	\$229,300	2056	* *	5	\$2,400	
	Air Infiltration, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Weather Strip Missing, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : All Windows								
Parapets									
	Metal Rail	10%			2036	* *	5-10	\$6,000	
	No Component	90%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	30%	Now	\$2,800	2059	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Leaf Guards At Gutters								
	Recent Repair Evident, Extent : N/A, Area Affected : 100%								
	Location : All Copper								
	Modified Bitumen	70%			2036	* *	10	\$12,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof Replaced In 2011								
	Explanation : All Roofs								
Soffits									
	Cast in Place Concrete	100%	Now	\$2,100	LIFE	* *	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Below Steps From First Floor At Lefferts Boulevard								
	Paint Peeling, Extent : Severe, Area Affected : 10%								
	Location : Below Steps From First Floor At Lefferts Boulevard								
Interior									
Floors									
	Carpet	15%			2030	\$51,900	3	\$4,400	
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,200	
	Ceramic Tile	5%	Now	\$22,100	2046	* *	5	\$500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Public And Staff Bathrooms								
	Poor Subfloor Evident, Extent : Severe, Area Affected : 100%								
	Location : Public And Staff Bathrooms								
	Vinyl Tile	70%	Now	\$113,500	2041	* *	3	\$5,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Basement First Floor And Mezzanine								
	Uneven Substrate, Extent : Severe, Area Affected : 10%								
	Location : East Entrance Foyer								
	Vinyl Tile 9" X 9"	5%	0-2	\$3,900	2041	* *	3	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Basement								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%	2-4	\$900	2040	* *	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Public And Staff Bathrooms On First Floor							
	Ceramic Tile	2%	Now	\$1,200	2034	\$11,500	5	\$100	
		Adhesion Failure, Extent : Severe, Area Affected : 20% Location : Basement Bathroom Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Basement Bathroom							
	Gypsum Board	5%	Now	\$100	LIFE	* *	5	\$300	
		Water Penetration, Extent : Severe, Area Affected : 10% Location : Base Of Basement Foyer							
	Gypsum Board	25%			LIFE	* *	5	\$1,600	
	Plaster	65%	Now	\$33,100	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10% Location : Basement Base And At Window Openings Water Penetration, Extent : Severe, Area Affected : 10% Location : Basement							
Ceilings									
	AcousTileSusp.Lay-In	35%			2044	* *	5	\$6,900	
		Recent Installation, Extent : N/A, Area Affected : 100% Location : First Floor							
	Plaster	65%	Now	\$38,700	LIFE	* *	5	\$8,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Basement Paint Peeling, Extent : Severe, Area Affected : 15% Location : Basement Water Penetration, Extent : Severe, Area Affected : 15% Location : Basement							
Site Enclosure									
Fence/Gates									
	Aluminum Rail	15%	Now	\$1,400	2036	* *	5	\$3,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1% Location : Front Stair Railing							
	Iron Picket	85%	Now	\$39,100	2051	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 30% Location : Throughout Deteriorated Finish, Extent : Severe, Area Affected : 5% Location : Base Connection Throughout Impact Damage, Extent : Severe, Area Affected : 5% Location : North East Corner At Hillside And Lefferts							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Enclosure

Free Standing Walls

Masonry: Brick

100% Now \$345,800 2061 * *

*Broken/Missing Elements, Extent : Severe, Area Affected : 5%**Location : Perimeter Property Wall**Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Perimeter Property Wall**Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%**Location : Perimeter Property Wall**Other Observation, Extent : Severe, Area Affected : 15%**Location : Perimeter Property Wall**Explanation : Southwest Walls Are Tilting*

Retaining Walls

Cast in Place Concrete

100% Now \$800 2066 * *

*Broken/Missing Elements, Extent : Severe, Area Affected : 5%**Location : Driveway Ramp**Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : Steps To Basement, Retaining Wall At Driveway**Loose/Delam Surface, Extent : Severe, Area Affected : 20%**Location : Front Entry Ramp At Cheek Walls**Spalling, Extent : Severe, Area Affected : 50%**Location : Front Entry Ramp At Cheek Walls*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2044 * *

On-Site Walkways

Cast in Place Concrete

100% 0-2 \$5,300 2036 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Throughout*

Parking/Driveway

Cast in Place Concrete

100% 2-4 \$1,100 2036 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Towards Building*

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2031 \$43,000 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100% 2031 \$43,000 5 \$300

Raceway

Conduit

100% 2031 \$36,500 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$1,000	5		
	Molded Case Bkrs	95%			2030	\$18,800	5	\$300	
Wiring									
	Braided Cloth	50%	2-4	\$16,500	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2031	\$16,500	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	LED	100%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2039	* *	10	\$1,600	
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	HID	20%			2039	* *	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2039	* *	1	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2031	\$33,700	1-3	\$8,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Smoke Detectors And Alarm Bells Only									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2029	\$113,900	1	\$13,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Steam Piping/Pump	100%			2031	\$104,700			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$106,900	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	40%			2026	\$57,300	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Exterior Pkg Unit - Cooling	60%			2039	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,400	
	Exhaust Fans								
	Roof	50%			2026	\$12,700	2	\$200	
	Roof	50%			2039	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,600	4	\$400	
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE
Borough : QUEENS **Agency's Number** : RW
Program / Asset # : QPL0R50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$143,400	
Electrical		\$151,900
Mechanical		\$205,800
Total	\$143,400	\$357,700
Importance Code A	\$143,400	
Importance Code B		\$357,700
Total	\$143,400	\$357,700

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,900			
Interior Architecture	\$15,800		\$3,100	\$5,900
Electrical	\$600	\$500	\$700	\$400
Mechanical	\$2,300	\$2,300	\$3,800	\$2,400
Site Pavements	\$37,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$62,500	\$6,800	\$11,600	\$12,700
Importance Code A	\$3,900	\$1,000	\$1,000	\$1,000
Importance Code B	\$58,500	\$5,700	\$10,500	\$11,700
Importance Code C	\$100			
Total	\$62,500	\$6,800	\$11,600	\$12,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%	Now	\$70,500	LIFE	**	5	\$34,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Various Locations Throughout							
Masonry: Brick	80%	Now	\$72,900	LIFE	**	5	\$17,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Various Locations Throughout							
Windows								
Aluminum	100%			2040	**	5	\$5,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
Masonry: Brick	90%			LIFE	**	5	\$7,000	
Roof								
Modified Bitumen	100%			2040	**	10	\$17,900	
Interior								
Floors								
Carpet	55%			2031	\$198,100	3	\$22,600	
Ceramic Tile	35%			2045	**	5	\$7,200	
Vinyl Tile	10%			2037	**	3	\$1,000	
Interior Walls								
Ceramic Tile	2%			2035	**	5	\$200	
Glass: Single Pane	3%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$900	
Plaster	80%			LIFE	**	5	\$2,300	
Ceilings								
AcousTile,Adhered	30%			2037	**	5	\$6,200	
AcousTileSusp.Lay-In	60%			2045	**	5	\$12,400	
Plaster	10%			LIFE	**	5	\$1,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%							
	Location : Various Locations Throughout							
Retaining Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$37,000	2049	**			
	Tripping Hazard, Extent : Severe, Area Affected : 30%							
	Location : At Tree Roots Area							
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Activity Yard								
Pavers/Stone	100%			2035	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	90%			2042	**	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Amperes									
	Fused Disc Sw	10%			2042	**	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2042	**	5	\$400	
Raceway									
	Conduit	100%			2042	**	1		
Panelboards									
	Fused Disc Sw	5%			2040	**	5		
	Molded Case Bkrs	95%			2040	**	5	\$300	
Wiring									
	Thermoplastic	100%			2042	**	1		
Motor Controllers									
	Locally Mounted	100%			2037	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	70%			2032	\$106,300	10	\$8,800	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2032	\$15,200	10	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent Lighting									
	Fluorescent	20%			2032	\$30,400	10	\$2,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	50%			2032	\$11,400	10	\$1,700	
	Exit, LED	45%			2060	**	1		
	Exit, Service	5%			2032	\$200	1		
Exterior Lighting									
	HID	30%			2032	\$19,000	10		
	No Component	70%							

Alarm

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System

No Component

60%

Generic

40%

2032

\$10,200

1

\$2,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$10,500

1-3

\$2,500

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

50%

2037

* *

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 3 Rooftop Package Units*

Steam Boiler

50%

2045

* *

1

\$6,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Ductwork/Diffusers

60%

LIFE

* *

2-5

\$4,600

Central Plant Steam

40%

2052

* *

4

\$300

Piping/Pmp

Terminal Devices

Air Handler

60%

2032

\$153,600

1

\$5,100

*Other Observation, Extent : N/A, Area Affected : 30%**Location : One Unit At First Floor**Explanation : Air Handler Unit*

Convactor/Radiator

40%

2045

* *

1

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2032	\$40,200	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 20% Location : Roof Explanation : Refrigerant: R-22							
	Ext Pkg Unit - Heating/Cooling	80%			2037	**	2	\$700	
		Other Observation, Extent : Light, Area Affected : 80% Location : Roof Explanation : 3 Package Units. R-410a Refrigerant							
Terminal Devices									
	Air Handler/Dir Expansion	20%			2032	\$52,200	1		
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2032	\$12,500	2	\$1,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700	
	Exhaust Fans								
	Roof	100%			2037	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$400	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Located Outside Explanation : Reduced Pressure Zone (RPZ) Device							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : ROCHDALE VILLAGE BRANCH LIBRARY
Address : 169-09 137TH AVE.
Borough : QUEENS **Agency's Number** : RO
Program / Asset # : QPL0R51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008
Area Sq Ft : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12495 **Lot** : 175 **BIN** : 4270057

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$82,200	
Interior Architecture	\$52,200	
Mechanical	\$88,600	\$303,400
Total	\$222,900	\$303,400
Importance Code A	\$82,200	
Importance Code B	\$88,600	\$303,400
Importance Code C	\$52,200	
Total	\$222,900	\$303,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$97,500	\$1,300	\$100	
Interior Architecture	\$27,600		\$4,900	\$400
Electrical	\$17,500	\$13,300	\$1,200	\$900
Mechanical	\$4,000	\$29,900	\$5,600	\$2,400
Site Enclosure	\$10,200			
Site Pavements	\$5,000			
Total	\$161,800	\$44,500	\$11,700	\$3,700
Importance Code A	\$98,000	\$1,800	\$600	\$500
Importance Code B	\$46,500	\$42,700	\$11,200	\$3,200
Importance Code C	\$17,300			
Total	\$161,800	\$44,500	\$11,700	\$3,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$82,200	LIFE	**	5	\$13,900	
	Spalling, Extent : Severe, Area Affected : 5%							
	Location : Northwest Corner							
	Vertical Cracks, Extent : Severe, Area Affected : 10%							
	Location : Northwest Corner, Northeast Facade And Southeast Facade							
Weathering Steel	10%			LIFE	**	1		
Window Wall	6%	Now	\$31,300	2061	**	5	\$2,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : East Facade Window Wall Interior							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Interior And Exterior							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Thermally Inefficient							
Window Wall	4%			2051	**	5	\$2,600	
Windows								
Aluminum	88%			2039	**	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Thermally Inefficient							
Aluminum	10%			2047	**	5	\$100	
Metal Louvers	2%			2034	\$1,500	10	\$200	
Parapets								
Cast in Place Concrete	12%			LIFE	**	5	\$900	
Weathering Steel	3%			LIFE	**	1		
No Component	85%							
Roof								
IRMA/Protected Membrane	15%	Now	\$22,300	2036	**			
	Vegetation Growth, Extent : Severe, Area Affected : 30%							
	Location : At Perimeter Of Parapet, Skylight And Hatch							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : At Roof Joint And Hatch							
Modified Bitumen	75%	0-2	\$25,800	2036	**			
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Main Roof At Flat Areas Along Perimeter							
Skylight, Metal/Glass	10%			2051	**	10	\$10,600	
Soffits								
Aluminum Sunshades	10%			2040	**	10	\$2,100	
Cast in Place Concrete	90%	0-2	\$18,100	LIFE	**	5	\$15,500	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : East Facades							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	65%			2030	\$172,200	3	\$14,700	
Cast in Place Concrete	10%	4+	\$2,500	LIFE	* *	5	\$3,300	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Rooms								
Ceramic Tile	5%	0-2	\$800	2040	* *	5	\$400	
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Public Bathroom								
Vinyl Tile	20%	Now	\$1,700	2036	* *	3	\$1,100	
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Lobby								
Uneven Surface, Extent : Severe, Area Affected : 20%								
Location : Lobby								
Interior Walls								
Ceramic Tile	3%			2040	* *	5	\$500	
Concrete Masonry Unit	65%	Now	\$52,200	LIFE	* *	5	\$4,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Meeting Room At Northwest Corner At Pipe Penetration								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Staff Lounge, Meeting Room, Office At North Facade								
Horizontal Cracks, Extent : Severe, Area Affected : 3%								
Location : Staff Lounge								
Glass: Single Pane	5%			LIFE	* *	5	\$600	
Gypsum Board	25%			LIFE	* *	5	\$2,600	
Masonry: Brick	2%	4+	\$1,900	LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : East Facade Brick At Window Wall Locations								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	65%	Now	\$15,700	2044	* *	5	\$6,100		
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Main Library Space									
Patching Evident, Extent : Moderate, Area Affected : 15%									
Location : Main Library Space									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Main Library Space									
Exposed Struc: Concrete	10%	4+	\$4,500	LIFE	* *	5	\$200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : New Wing									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : New Wing									
Exposed Struc: Concrete	3%			LIFE	* *	5	\$100		
Exposed Struc: Wood	20%			LIFE	* *				
Gypsum Board	2%	Now	\$300	LIFE	* *	5	\$400		
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : New Wing									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : New Wing									
Site Enclosure									
Fence/Gates									
Chain Link	75%	Now	\$10,200	2041	* *				
Corrosion/Rusting, Extent : Severe, Area Affected : 75%									
Location : 137th Avenue									
Iron Picket	25%			2051	* *				
Free Standing Walls									
Cast in Place Concrete	100%			2066	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2036	* *				
On-Site Walkways									
Asphalt	85%	Now	\$5,000	2040	* *				
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : Next To Trees On 137th Avenue									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 137th Avenue									
Explanation : Asphalt Pavers									
Cast in Place Concrete	15%			2044	* *				
Parking/Driveway									
Asphalt	100%			2040	* *				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	* *	5	\$300	
	Raceway								
	Conduit	70%			2031	\$25,500	1		
	Conduit	30%			2051	* *	1		
	Panelboards								
	Molded Case Bkrs	50%			2030	\$9,900	5	\$100	
	Molded Case Bkrs	50%			2047	* *	5	\$100	
	Wiring								
	Braided Cloth	50%	2-4	\$16,500	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
	Thermoplastic	50%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$47,300	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	28%			2036	* *	10	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Adult Learning Center							
		Explanation : T-5 Lamps							
	Fluorescent	2%			2036	* *	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	70%			2036	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : LED Lights							
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$1,200	
	Exit, LED	25%			2059	* *	1		
	Exit, Service	25%			2036	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2026	\$8,000	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	Incandescent	10%			2031	\$5,400	2		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2036	* *	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only. Motion Sensors							
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	* *	1-3	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$1,100	2039	* *	4	\$500	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor Boiler Room							
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Control Valve Behind The Boiler							
	Terminal Devices								
	Air Handler	100%			2031	\$188,300	1	\$6,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2026	\$88,600	1	\$2,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1st Floor Equipment Room							
	Split Unit	40%			2039	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Back Yard Explanation : 3 Units. R-410a							
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2	\$10,500	
	No Component	20%							
Terminal Devices									
	Air Handler/Dir Expansion	60%			2031	\$115,100	1		
	Fan Coil - 2 Pipe	40%			2039	**	1	\$1,300	
Heat Rejection									
	Air Cooled Condenser Unit	40%			2039	**	2	\$2,800	
	Dry Cooler	60%			2026	\$27,500	2	\$4,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
Exhaust Fans									
	Interior	80%			2031	\$35,500	2	\$200	
	Roof	20%	0-2	\$800	2031	\$3,900	2		
		Not in Service, Extent : Moderate, Area Affected : 50% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2029	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 50 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$285,100	
Interior Architecture	\$122,900	
Total	\$408,000	
Importance Code A	\$285,100	
Importance Code B	\$122,900	
Total	\$408,000	

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,000			
Interior Architecture	\$100	\$2,800	\$400	\$38,100
Electrical	\$600	\$600	\$500	\$7,000
Mechanical	\$700	\$1,500	\$1,200	\$1,500
Site Enclosure	\$47,500			
Total	\$67,800	\$4,900	\$2,000	\$46,500
Importance Code A	\$19,500	\$500	\$500	\$500
Importance Code B	\$900	\$4,400	\$1,400	\$46,000
Importance Code C	\$47,500		\$100	
Total	\$67,800	\$4,900	\$2,000	\$46,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Alum/Vinyl Siding	5%			2053	* *	10	\$200	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : Roof							
		Explanation : Roof Mechanical Enclosure							
	Concrete Masonry Unit	20%			LIFE	* *	5	\$1,300	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Rear Yard							
	Masonry: Brick	75%	4+	\$64,100	LIFE	* *	5	\$7,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Upper Section Of Facade On 145th Avenue							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
		Location : Windows On 145th Avenue Facade							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Foundation Wall Into Basement							
Windows									
	Aluminum	90%	Now	\$108,200	2058	* *	5	\$1,100	
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Side Facade On 145th Avenue							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Side Facade On 145th Avenue							
		Explanation : Thermally Inefficient							
	Steel	10%	Now	\$19,000	2058	* *	5	\$1,600	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$500	
	Masonry: Brick	95%			LIFE	* *	5	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Parapet Wall							
		Explanation : Roof Side Covered With Roofing Membrane							
Roof									
	Roll Roofing	100%	Now	\$112,800	2035	* *	5	\$14,600	
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : Roof							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Into Library Area And Offices							
		Worn/Eroded, Extent : Severe, Area Affected : 80%							
		Location : Roof							
Soffits									
	Alum/Vinyl Siding	100%			2043	* *	10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Floors

Cast in Place Concrete	10%			LIFE	**	5		\$2,000	
Ceramic Tile	5%			2042	**	5		\$500	
Vinyl Tile	80%	Now	\$122,900	2038	**	3		\$2,800	

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Basement, 1st Floor Library Area

Loose Units, Extent : Severe, Area Affected : 50%

Location : Basement

Vinyl Tile 9" X 9"	5%			2028		\$37,100	3	\$200	
--------------------	----	--	--	------	--	----------	---	-------	--

Interior Walls

Ceramic Tile	2%			2042	**	5		\$300	
Concrete Masonry Unit	38%			LIFE	**	5		\$2,200	
Gypsum Board	60%			LIFE	**	5		\$5,300	

Ceilings

AcousTileSusp.Lay-In	60%			2046	**	5		\$5,600	
Gypsum Board	40%			LIFE	**	5		\$4,700	

Site Enclosure

Fence/Gates

Chain Link	100%	Now	\$47,500	2063	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Rear Yard Entrance On 145th Avenue</i>									
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>									
<i>Location : 145th Avenue</i>									

Retaining Walls

Cast in Place Concrete	100%			2068	**				
------------------------	------	--	--	------	----	--	--	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2046	**				
------------------------	------	--	--	------	----	--	--	--	--

On-Site Walkways

Cast in Place Concrete	100%			2038	**				
------------------------	------	--	--	------	----	--	--	--	--

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2059	**	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Office Area. First Floor</i>									
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>									

Raceway

Conduit	80%			2059	**	1			
Conduit	20%			2033		\$7,300	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	4%			2055	* *	5		
	Fused Disc Sw	1%			2032	\$200	5		
	Molded Case Bkrs	95%			2055	* *	5	\$100	
Wiring									
	Thermoplastic	90%			2053	* *	1		
	Thermoplastic	10%			2033	\$3,300	1		
Motor Controllers									
	Locally Mounted	100%			2050	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2028	\$6,000	10	\$500	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	90%			2041	* *			
Exterior Lighting									
	LED	20%			2041	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	50%			2041	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Camera							
	Generic	50%			2041	* *	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area, Recreation Room, And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	Generic, Digital	100%			2041	* *	1-3	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horns, Smoke Detectors, Alarm Bell, Manual Pull Box, And Fire Alarm Panel							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2046	**	1	\$5,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Distribution							
	Steam Piping/Pump	80%		2053	* *			
	No Component	20%						
Air Conditioning								
	Energy Source							
	Electricity	100%		2049	* *	1		
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	95%		2038	* *	2	\$300	
	Window/Wall Unit	5%		2031	\$1,000	1		
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2038	* *	2	\$3,800	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,000	
	Exhaust Fans							
	Interior	60%		2038	* *	2	\$100	
	Roof	40%		2038	* *	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%		2053	* *	1		
	Galvanized Steel	20%		2046	* *	1		
	Water Heater With Tanks							
	Gas Fired	100%		2031	\$16,900	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2053	* *	1-2	\$1,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : SAINT ALBANS BRANCH LIBRARY
Address : 191-05 LINDEN BLVD.
Borough : QUEENS **Agency's Number** : 53
Program / Asset # : QPL0S53.000 / 13312 **Yr Built/Renovated** : 1969 / 2004
Area Sq Ft : 7,062 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11062 **Lot** : 24 **BIN** : 4238275

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$46,600			
Interior Architecture	\$18,100	\$3,700	\$900	\$600
Electrical	\$23,900	\$700	\$800	\$700
Mechanical	\$4,700	\$900	\$3,000	\$800
Total	\$93,200	\$5,300	\$4,700	\$2,100
Importance Code A	\$47,200		\$700	
Importance Code B	\$34,400	\$5,300	\$4,000	\$1,500
Importance Code C	\$11,600			\$600
Total	\$93,200	\$5,300	\$4,700	\$2,100



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	4+	\$43,500	LIFE	* *	5	\$10,700	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : All Facades And Below Window Sills							
	Metal Panel	5%			2054	* *	5-10	\$4,600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$4,300	
	Window Wall	10%			2054	* *	5	\$5,000	
	Windows								
	Aluminum	100%			2050	* *	5	\$1,700	
	Roof								
	Modified Bitumen	100%			2042	* *	10	\$20,900	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Main Roof							
	Soffits								
	Pre-Cast Concrete	100%			LIFE	* *	5		
Interior									
	Floors								
	Carpet	70%			2035	* *	3	\$11,100	
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
	Mosaic Tile	5%			2047	* *	5	\$1,300	
	Vinyl Tile	20%			2042	* *	3	\$800	
	Interior Walls								
	Ceramic Tile	5%			2043	* *	5	\$1,100	
	Concrete Masonry Unit	75%			LIFE	* *	5	\$13,400	
	Gypsum Board	20%			LIFE	* *	5-10	\$7,600	
	Ceilings								
	AcousTileConcealSpLn	90%	Now	\$3,000	2047	* *	5	\$5,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Meeting Room, Library Area, Offices							
	Gypsum Board	10%			LIFE	* *	5-10	\$3,600	
	Site Pavements								
	Public Sidewalk								
	Cast in Place Concrete	100%			2047	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2047	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2054	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : Two 400 Ampere Main Disconnect Switches							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
	Raceway								
	Conduit	90%			2034	\$32,800	1		
	Conduit	10%			2054	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	85%			2033	\$16,800	5	\$200	
	Molded Case Bkrs	10%			2050	* *	5		
	Wiring								
	Braided Cloth	70%	2-4	\$23,100	2059	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2054	* *	1		
	Thermoplastic	20%			2034	\$6,600	1		
	Motor Controllers								
	Variable Frequency Drive	100%			2047	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2039	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby							
	LED	95%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2034	\$5,900	10	\$900	
	Exit, Service	50%			2034	\$1,200	1		
	Exterior Lighting								
	HID	30%			2029	\$9,800	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside Of The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2039	* *	1-3	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Fire Alarm Panel And Horns							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2054	**	1		
	Conversion Equipment								
	Radiant Heater	100%			2039	**	2	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 4 Gasoline Fired Hot Water Heaters Mounted On Side Of Air Handler								
	Terminal Devices								
	Air Handler	100%			2039	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2039	**	1	\$3,300	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$500	
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2039	**	1		
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2039	**	2	\$4,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
	Exhaust Fans								
	Interior	50%			2039	**	2	\$100	
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : SEASIDE BRANCH LIBRARY
Address : 116-15 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : SE
Program / Asset # : QPL0S54.000 / 13313 **Yr Built/Renovated** : 1980 / 2001
Area Sq Ft : 7,260 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16226 **Lot** : 1 **BIN** : 4304786

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Interior Architecture		\$59,500
Electrical		\$78,700
Total		\$138,200
Importance Code B		\$138,200
Total		\$138,200

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$22,200	\$25,800		
Interior Architecture	\$5,300		\$3,800	\$5,200
Electrical	\$800	\$900	\$800	\$700
Mechanical	\$1,600	\$26,100	\$2,300	\$2,600
Site Enclosure	\$1,700			
Site Pavements	\$2,100			
Total	\$33,700	\$52,700	\$7,000	\$8,500
Importance Code A	\$22,600	\$26,200	\$400	\$400
Importance Code B	\$7,800	\$26,500	\$6,600	\$8,100
Importance Code C	\$3,300			
Total	\$33,700	\$52,700	\$7,000	\$8,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$2,100	LIFE	* *	5	\$8,900	
Paint Peeling, Extent : Moderate, Area Affected : 1%									
Location : Panel Over Window At Front Facade									
Painted Surfaces, Extent : Light, Area Affected : 100%									
Location : Panels Over And Below Windows And Base Perimeter									
	Concrete Masonry Unit	85%	4+	\$20,100	LIFE	* *	5	\$9,500	
Vegetation Growth, Extent : Moderate, Area Affected : 2%									
Location : Below Front Facade Window Sill									
Other Observation, Extent : Light, Area Affected : 100%									
Location : All Exterior Facades									
Explanation : Split Face Exposed Aggregate Concrete Masonry Block									
	Window Wall	5%			2041	* *	5	\$3,300	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Facing Parapet									
Explanation : Split Face Exposed Aggregate Concrete Masonry Block									
	Metal Panel	50%			2041	* *	5	\$4,700	
	No Component	10%							
Roof									
	Modified Bitumen	100%			2036	* *	10	\$21,700	
Interior									
Floors									
	Carpet	70%			2030	\$133,300	3	\$11,400	
	Cast in Place Concrete	5%	Now	\$2,300	LIFE	* *	5	\$1,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : Mechanical Room									
Other Observation, Extent : Severe, Area Affected : 1%									
Location : Mechanical Room									
Explanation : Rebars Are Exposed On Floor									
	Ceramic Tile	5%			2034	\$30,400	5	\$500	
	Vinyl Tile	20%	2-4	\$3,000	2031	\$59,500	3	\$800	
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Staff Office And Break Room									
Interior Walls									
	Ceramic Tile	5%			2034	\$15,400	5	\$300	
	Concrete Masonry Unit	75%			LIFE	* *	5	\$1,700	
	Gypsum Board	20%			LIFE	* *	5	\$700	
Ceilings									
	AcousTileSusp.Lay-In	90%			2048	* *	5	\$9,800	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$700	
Site Enclosure									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Chain Link	85%			2051		* *		
	Iron Picket	15%	Now	\$1,200	2051		* *		
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Gate At Beach 117th Street									
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : Gate At Beach 117th Street									
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$500	2051		* *		
Loose/Delam Surface, Extent : Light, Area Affected : 10%									
Location : Rear Of Building									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044		* *		
On-Site Walkways									
	Cast in Place Concrete	25%	2-4	\$2,100	2036		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rear Of Building									
Misaligned/Bulging, Extent : Light, Area Affected : 5%									
Location : Rear Of Building									
	Cast in Place Concrete	75%			2036		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway									
	Conduit	80%			2031	\$29,200	1		
	Conduit	20%			2057	* *	1		
Panelboards									
	Molded Case Bkrs	80%			2030	\$15,800	5	\$200	
	Molded Case Bkrs	20%			2053	* *	5		
Wiring									
	Thermoplastic	80%			2031	\$26,400	1		
	Thermoplastic	20%			2057	* *	1		
Motor Controllers									
	Locally Mounted	80%			2036	* *	5		
	Locally Mounted	20%			2029	\$4,700	5		

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2031	\$78,700	10	\$6,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	2%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$900	
	Exit, Service	50%			2039	* *	1		
	Exterior Lighting								
	HID	30%			2031	\$10,100	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2031	\$13,500	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only. Motion Sensors							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	* *	1-3	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	* *	1	\$3,600	
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$400	
	Terminal Devices								
	Air Handler	100%			2036	* *	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2036	* *	1	\$3,400	
</									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : SOUTH HOLLIS BRANCH LIBRARY
Address : 204-01 HOLLIS AVE.
Borough : QUEENS **Agency's Number** : SH
Program / Asset # : QPL0S55.000 / 13314 **Yr Built/Renovated** : 1974 / 2008
Area Sq Ft : 6,330 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10907 **Lot** : 30 **BIN** : 4442263

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$93,300	
Interior Architecture		\$90,800
Mechanical		\$332,300
Total	\$93,300	\$423,100
Importance Code A	\$93,300	
Importance Code B		\$423,100
Total	\$93,300	\$423,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$72,100			
Interior Architecture	\$11,700	\$2,400		\$400
Electrical	\$600	\$6,800	\$700	\$500
Mechanical	\$2,600	\$1,400	\$2,900	\$1,400
Total	\$87,100	\$10,600	\$3,600	\$2,400
Importance Code A	\$72,400	\$400	\$300	\$300
Importance Code B	\$12,100	\$10,200	\$3,300	\$2,100
Importance Code C	\$2,600			
Total	\$87,100	\$10,600	\$3,600	\$2,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	85%	Now	\$93,300	LIFE	* *	5	\$10,800	
	Corrosion/Rusting, Extent : Severe, Area Affected : 75%								
	Location : Steel Window Lintels Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
	Location : North, West And South Facades Mortar Has Eroded Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : Steel Lintels At West Facade								
	Metal Sect. OHD	5%			2044	* *	5	\$2,000	
	Window Wall	10%	Now	\$15,300	2041	* *	5	\$2,400	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Windows									
	Aluminum	100%	Now	\$33,900	2056	* *	5	\$400	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Weather Strip Missing, Extent : Severe, Area Affected : 20%								
	Location : Exterior Of East Facade								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Roof									
	Modified Bitumen	100%	Now	\$20,500	2039	* *			1
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%								
	Location : Partywall At East Facade At Building Joint								
	Other Observation, Extent : Severe, Area Affected : 5%								
	Location : Roof Above Kitchen Area								
	Explanation : Soft Spot On Roof. Missing Or Damaged Subsurface.								
Soffits									
	Cast in Place Concrete	100%	Now	\$2,400	LIFE	* *	5	\$2,000	
	Paint Peeling, Extent : Moderate, Area Affected : 20%								
	Location : Entrance								
Interior									
Floors									
	Carpet	50%			2032	\$83,000	3	\$7,100	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Reading Areas								
	Cast in Place Concrete	10%	4+	\$1,600	LIFE	* *	5	\$2,100	
	Paint Peeling, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Ceramic Tile	5%			2040	* *	5	\$500	
	Vinyl Tile	35%	2-4	\$4,500	2031	\$90,800	3	\$1,200	
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Entry								
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Behind Librarian Desk								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5		\$700	
Concrete Masonry Unit	30%			LIFE	**	5		\$1,600	
Glass: Single Pane	5%			LIFE	**	5		\$500	
Gypsum Board	60%	Now		\$2,200	LIFE	**	5	\$4,800	

Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Missing Baseboards At South And West Walls

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Cracks At Interior Glass Wall And East Wall In Childrens Area

Ceilings

AcousTileSusp.Lay-In	90%	4+		\$2,800	2044	**	5	\$4,300	
----------------------	-----	----	--	---------	------	----	---	---------	--

Recent Replace Evident, Extent : N/A, Area Affected : 100%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 5%

Location : Kitchen

Exposed Struc: Concrete	10%				LIFE	**	5	\$100	
-------------------------	-----	--	--	--	------	----	---	-------	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%				2044	**			
------------------------	------	--	--	--	------	----	--	--	--

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031		\$43,000	5	\$200	
------------------	------	--	--	------	--	----------	---	-------	--

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2031		\$43,000	5	\$200	
------------------	------	--	--	------	--	----------	---	-------	--

Raceway

Conduit	80%			2031		\$29,200	1		
Conduit	20%			2051		**	1		

Panelboards

Molded Case Bkrs	80%			2047		**	5	\$100	
Molded Case Bkrs	20%			2030		\$4,000	5		

Wiring

Thermoplastic	20%			2031		\$6,600	1		
Thermoplastic	80%			2051		**	1		

Motor Controllers

Locally Mounted	50%			2036		**	5		
Variable Frequency Drive	50%			2048		**			

Ground

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2036	* *	10	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	90%			2036	* *	10	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
Egress Lighting									
	Emergency, Battery	20%			2036	* *	10	\$300	
	Exit, LED	80%			2059	* *	1		
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2036	* *	1	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	* *	1-3	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$3,100	
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$300	2039	* *	4	\$300	
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Terminal Devices								
	Air Handler	100%			2031	\$118,000	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2031	\$92,500	1	\$2,900	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Roof						
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$121,700	1	\$3,900	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$18,200	2	\$4,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
	Exhaust Fans								
	Interior	80%			2031	\$22,300	2	\$200	
	Roof	20%			2031	\$2,400	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,900	2		
			Recent Replace Evident, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 30 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$1,300	4	\$100	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$400	
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : SOUTH JAMAICA BRANCH LIBRARY
Address : 108-41 GUY R. BREWER BLVD. JAMAICA
Borough : QUEENS **Agency's Number** : SJ
Program / Asset # : QPL0S65.000 / 13394 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 14,518 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 26-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10171 **Lot** : 8 **BIN** : 4000000

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Mechanical		\$279,100
Total		\$279,100
Importance Code B		\$279,100
Total		\$279,100

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture		\$19,900	\$2,300	
Interior Architecture	\$4,400		\$2,800	
Electrical	\$300	\$10,100	\$500	\$300
Mechanical	\$7,200	\$4,200	\$3,900	\$2,800
Site Enclosure	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$17,100	\$38,200	\$13,400	\$7,000
Importance Code A	\$700	\$20,700	\$3,000	\$700
Importance Code B	\$14,900	\$17,500	\$10,400	\$6,300
Importance Code C	\$1,500			
Total	\$17,100	\$38,200	\$13,400	\$7,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$9,400	
Metal Coiling Doors	2%			2044	**	5	\$1,000	
Pre-Cast Concrete	30%			LIFE	**	5	\$15,200	
Window Wall	8%			2051	**	5	\$4,700	
Windows								
Aluminum	95%			2047	**	5	\$4,500	
Metal Louvers	5%			2040	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	75%			LIFE	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Parapet Walls								
Explanation : Covered With Roof Membrane								
Metal Panel	25%			2051	**	5	\$800	
Roof								
Modified Bitumen	85%			2036	**	10	\$17,200	
Skylight, Metal/Glass	5%			2051	**	10	\$3,400	
Sloped Glazing	10%			LIFE	**	5	\$27,000	
Soffits								
Alum/Vinyl Siding	100%			2051	**	10		
Interior								
Floors								
Carpet	25%			2030	\$95,200	3	\$8,100	
Cast in Place Concrete	35%			LIFE	**	5	\$16,600	
Ceramic Tile	38%			2040	**	5	\$8,300	
Vinyl Tile	2%			2036	**	3	\$200	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$600	
Concrete Masonry Unit	80%			LIFE	**	5	\$3,800	
Gypsum Board	10%			LIFE	**	5	\$700	
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%			2044	**	5	\$17,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$4,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$1,200	2066	**			
Impact Damage, Extent : Moderate, Area Affected : 2%								
Location : Side Yard								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Electrical Room Basement							
	Explanation : One 1,200 Ampere Main Disconnect Switch							
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	* *	5	\$100	
Raceway								
Conduit	100%			2051	* *	1		
Panelboards								
Fused Disc Sw	5%			2047	* *	5		
Molded Case Bkrs	95%			2047	* *	5	\$400	
Wiring								
Thermoplastic	100%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2044	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	55%			2036	* *	10	\$7,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	5%			2036	* *	10	\$700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : Basement And First Floor							
LED	40%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2036	* *	10	\$1,800	
Exit, LED	50%			2059	* *	1		
Exterior Lighting								
HID	30%			2036	* *	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	* *	1	\$1,100	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	* *	1-3	\$1,800	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Furnace	100%			2036	**	1	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Three Units								
	Distribution								
	Hot Wtr Piping/Pump	90%			2047	**	4	\$600	
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2036	**	2	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : One Unit								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$279,100	1	\$9,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$5,100	LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Occasional Flooding								
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2036	**	4	\$600	
	Backflow Preventer								
	No Component	40%							
	Generic	60%			2036	**	1	\$500	
	Fixtures								
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2051		* *	1-5	\$7,300
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Of Building									
Explanation : One Component									
Sprinkler									
	No Component	60%							
	Generic	40%			2041		* *	1-2	\$1,600
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various									
Explanation : Partial Sprinklers									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : SOUTH OZONE PARK BRANCH LIBRARY
Address : 128-16 ROCKAWAY BLVD.
Borough : QUEENS **Agency's Number** : SZ
Program / Asset # : QPL0S57.000 / 13315 **Yr Built/Renovated** : 1974 / 2001
Area Sq Ft : 7,420 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16948 **Lot** : 8 **BIN** : 4254814

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$85,100	
Electrical	\$82,100	
Mechanical	\$32,500	\$210,600
Total	\$199,800	\$210,600
Importance Code A	\$85,100	
Importance Code B	\$114,600	\$210,600
Total	\$199,800	\$210,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$25,800	\$4,200		
Interior Architecture	\$10,200		\$3,900	\$300
Electrical	\$9,700	\$7,400	\$400	\$500
Mechanical	\$1,800	\$25,000	\$2,600	\$1,700
Site Enclosure	\$600			
Site Pavements	\$3,500			
Total	\$51,600	\$36,600	\$6,900	\$2,500
Importance Code A	\$26,100	\$4,700	\$400	\$400
Importance Code B	\$24,200	\$31,900	\$6,500	\$2,100
Importance Code C	\$1,200			
Total	\$51,600	\$36,600	\$6,900	\$2,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$85,100	LIFE	* *	5	\$10,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Northwest And Northeast Corners Near Entrance								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : Northwest And Northeast Corners Near Entrance								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Northwest And Northeast Corners Near Entrance								
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Northwest And Northeast Corners Near Entrance								
	Explanation : Safety Netting Applied To Areas Where Masonry Is Delaminating								
	Metal Coiling Doors	10%			2036	* *	5	\$3,800	
	Window Wall	5%			2041	* *	5	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Windows									
	Aluminum	75%			2039	* *	5	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
	Glass Block	25%	Now	\$2,600	LIFE	* *	5	\$200	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : At Clerestory								
Parapets									
	Under Construction	100%							
Roof									
	Modified Bitumen	100%	Now	\$23,100	2036	* *			
	Drains Inad/Misposn, Extent : Severe, Area Affected : 30%								
	Location : Roof Not Sufficiently Pitched To Drains								
	Ponding, Extent : Moderate, Area Affected : 10%								
	Location : Roof Located On North Side Of Clerestory And Main Roof								
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : All Roofs Replacement 2019								
Soffits									
	Stucco Cement	100%			2036	* *	5	\$2,200	
Interior									
Floors									
	Carpet	70%			2030	\$136,200	3	\$11,700	
	Ceramic Tile	5%			2034	\$31,000	5	\$600	
	Vinyl Tile	25%	2-4	\$1,500	2036	* *	3	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Staff Lounge								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2040	* *	5	\$400	
	Concrete Masonry Unit	85%			LIFE	* *	5	\$2,800	
	Plaster	10%	Now	\$400	LIFE	* *	5	\$200	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Clerestory								
Ceilings									
	AcousTileSusp.Lay-In	85%	4+	\$8,000	2036	* *	5	\$4,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : In Front Of Clerestory Wall								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Staff Office Area								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Staff Areas And Bathroom								
	Exposed Struc: Steel	5%			LIFE	* *			
	Plaster	10%			LIFE	* *	5	\$700	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	2-4	\$600	2051	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Front Facade Gate								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$3,500	2036	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Front Entry Area								
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : Front Entry								
On-Site Walkways									
	Under Construction	100%							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Rating Capacity									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway									
	Conduit	100%			2041	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	20%			2039	* *	5		
	Molded Case Bkrs	60%			2030	\$11,900	5	\$100	
	Molded Case Bkrs	20%			2039	* *	5		
Wiring									
	Thermoplastic	100%			2041	* *	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	98%			2026	\$80,400	10	\$6,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	2%			2026	\$1,600	10	\$100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Compact Fluorescent Lights								
Egress Lighting									
	Emergency, Battery	50%			2031	\$6,200	10	\$900	
	Exit, Battery	50%			2031	\$4,200	10	\$300	
Exterior Lighting									
	LED	20%			2036	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2036	* *	1	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Front Of The Building								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%	2-4	\$9,500	2041	* *	1-3	\$2,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Reading Areas								
	Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	* *	1	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$400	
	Terminal Devices								
	Air Handler	80%			2031	\$110,700	1	\$3,700	
	Convactor/Radiator	20%			2029	\$12,000	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2026	\$32,500	1	\$1,000	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Reciprocating Compr/Chiller	40%			2039	* *	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : R-438a								
	Exterior Pkg Unit - Cooling	30%			2031	\$24,200	2	\$100	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2031	\$99,900	1	\$3,200	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2026	\$6,400	2	\$1,600	
	Air Cooled Condenser Unit	40%			2039	* *	2	\$2,100	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
	Exhaust Fans								
	Roof	100%			2031	\$14,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 30 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : STEINWAY BRANCH LIBRARY
Address : 21-45 31ST ST.
Borough : QUEENS **Agency's Number** : S
Program / Asset # : QPL0S58.000 / 13316 **Yr Built/Renovated** : 1956 / 2002
Area Sq Ft : 10,752 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 17-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 831 **Lot** : 15 **BIN** : 4016923

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture		\$131,900
Interior Architecture	\$84,000	\$88,100
Mechanical		\$356,600
Total	\$84,000	\$576,600
Importance Code A		\$131,900
Importance Code B		\$444,700
Importance Code C	\$84,000	
Total	\$84,000	\$576,600

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$52,600			
Interior Architecture	\$30,600		\$900	\$5,300
Electrical	\$23,900	\$1,000	\$1,200	\$1,100
Mechanical	\$4,400	\$1,800	\$1,700	\$1,300
Site Pavements	\$3,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$119,200	\$6,800	\$7,800	\$11,700
Importance Code A	\$53,100	\$500	\$500	\$500
Importance Code B	\$60,600	\$6,200	\$6,600	\$11,100
Importance Code C	\$5,500		\$600	
Total	\$119,200	\$6,800	\$7,800	\$11,700



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%			LIFE	* *	5	\$35,900	
	Masonry: Limestone	15%			LIFE	* *	5	\$5,100	
	Stucco Cement	5%	Now	\$6,300	2039	* *	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear Of Building In Areaway									
Windows									
	Aluminum	100%	0-2	\$12,100	2042	* *	5	\$2,600	
Unit Inoperable, Extent : Light, Area Affected : 5%									
Location : Throughout									
Parapets									
	Masonry: Brick	95%			LIFE	* *	5-10	\$12,400	
	Masonry: Limestone	5%	Now	\$2,300	LIFE	* *	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%			2034	\$131,900	10	\$12,200	
Soffits									
	Cast in Place Concrete	100%	0-2	\$800	LIFE	* *	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Front Entry									
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Front Facade									
Interior									
Floors									
	Carpet	60%			2030	\$169,200	3	\$19,300	
	Cast in Place Concrete	5%	4+	\$3,400	LIFE	* *	5	\$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Basement									
	Ceramic Tile	3%			2037	* *	5	\$500	
	Terrazzo	10%			LIFE	* *	5	\$2,500	
	Vinyl Tile	20%	Now	\$1,800	2034	\$88,100	3	\$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Program Room									
	Vinyl Tile 9" X 9"	2%			2029	\$25,500	3	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair			Future Replacement		Maintenance		
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		\$1,600	
Masonry: Brick	7%			LIFE	**	10		\$900	
Plaster	85%	Now		\$84,000	LIFE	**	5	\$10,500	

Loose/Delam Surface, Extent : Moderate, Area Affected : 5%

Location : 2nd Floor Reading Room Windows, Child Room And Meeting Room

Paint Peeling, Extent : Light, Area Affected : 2%

Location : Stair Behind Front Desk

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Basement At Elevator

Ceilings

Exposed Struc: Concrete	10%			LIFE	**	5-10		\$2,000	
Plaster	90%			LIFE	**	5-10		\$24,900	

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+		\$3,800	2039	**			
------------------------	------	----	--	---------	------	----	--	--	--

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Rear Areaways

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	10%			2034		\$400	5		
---------------	-----	--	--	------	--	-------	---	--	--

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Molded Case Bkrs	90%			2034		\$38,700	5	\$300	
------------------	-----	--	--	------	--	----------	---	-------	--

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2034		\$43,000	5	\$300	
------------------	------	--	--	------	--	----------	---	-------	--

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2034	\$32,800	1		
	Conduit	10%			2044	* *	1		
Panelboards									
	Fused Disc Sw	5%			2033	\$1,000	5		
	Molded Case Bkrs	85%			2033	\$16,800	5	\$200	
	Molded Case Bkrs	10%			2050	* *	5		
Wiring									
	Braided Cloth	65%	2-4	\$21,400	2059	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	30%			2034	\$9,900	1		
	Thermoplastic	5%			2054	* *	1		
Motor Controllers									
	Locally Mounted	80%			2047	* *	5	\$100	
	Locally Mounted	20%			2032	\$9,500	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	5%			2034	\$5,900	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Stairwell Landings							
	LED	95%			2039	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$8,900	10	\$1,300	
	Exit, Service	50%			2029	\$1,800	1		
Exterior Lighting									
	HID	25%			2029	\$12,400	10		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Outside Perimeter And Roof Explanation : Operated Via Photocell And Timer							
	No Component	75%							
Alarm									
Security System									
	Generic	100%			2039	* *	1	\$4,000	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Throughout The Building Explanation : Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2039	* *	1-3	\$6,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$5,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$800	
	Terminal Devices								
	Convactor/Radiator	80%			2039	* *	1	\$2,800	
	No Component	20%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : See Air Conditioning Split Units							
	Controls								
	Digital	100%			2032	\$306,000			
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2039	* *	2	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units							
	Split Unit	20%			2034	\$50,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : With Duct Hot Water Heating Coils							
	Split Unit	10%			2039	* *			
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2034	\$9,300	2	\$2,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	
	Exhaust Fans								
	Roof	100%			2034	\$20,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Basement						
			Explanation : 29 Gallon Capacity						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2034	\$5,600	4	\$600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : First Floor To Second Floor						
			Explanation : 1 Unit						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : SUNNYSIDE BRANCH LIBRARY
Address : 43-06 GREENPOINT AVE.
Borough : QUEENS **Agency's Number** : SU
Program / Asset # : QPL0S59.000 / 13317 **Yr Built/Renovated** : 1976 / 2005
Area Sq Ft : 7,992 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 173 **Lot** : 16 **BIN** : 4002111

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$9,000			
Interior Architecture	\$8,900		\$9,800	\$300
Electrical	\$1,000	\$700	\$900	\$700
Mechanical	\$3,600	\$1,200	\$1,700	\$900
Site Pavements	\$13,700			
Total	\$36,100	\$1,900	\$12,300	\$1,900
Importance Code A	\$9,400	\$400	\$400	\$400
Importance Code B	\$21,600	\$1,500	\$11,900	\$1,400
Importance Code C	\$5,200			\$100
Total	\$36,100	\$1,900	\$12,300	\$1,900



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$17,500	
	<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>							
	<i>Location : All Facades</i>							
Window Wall	20%			2054	**	5	\$8,200	
Windows								
Aluminum	100%			2050	**	5	\$500	
Roof								
Modified Bitumen	90%			2039	**	10	\$20,200	
Skylight, Metal/Glass	10%			2054	**	10	\$7,500	
Interior								
Floors								
Carpet	67%			2033	\$140,500	3	\$12,000	
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Ceramic Tile	3%			2043	**	5	\$400	
Vinyl Tile	25%			2039	**	3	\$1,100	
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$200	
Concrete Masonry Unit	50%			LIFE	**	5	\$2,800	
Folding Partition	2%			2050	**	5	\$400	
Gypsum Board	45%			LIFE	**	5-10	\$5,400	
Ceilings								
AcousTileSusp.Lay-In	90%			2047	**	5	\$10,800	
Exposed Struc: Steel	5%			LIFE	**	10	\$1,200	
Gypsum Board	5%			LIFE	**	5-10	\$2,100	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$13,600	2047	**			
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Front Of Library At Tree Pits</i>							
	<i>Tripping Hazard, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Front Of Library At Tree Pits</i>							
On-Site Walkways								
Cast in Place Concrete	95%			2039	**			
Panel/Paver: Cer/Brk	5%	2-4	\$100	2042	**	5	\$100	
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Right Side Of Library</i>							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2054	**	5	\$200	
	Raceway								
	Conduit	100%			2054	**	1		
	Panelboards								
	Fused Disc Sw	10%			2050	**	5		
	Molded Case Bkrs	90%			2050	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2054	**	1		
	Motor Controllers								
	Locally Mounted	100%			2047	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2039	**	10	\$6,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-5 Lamps							
	Fluorescent	4%			2039	**	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Desk Area							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	6%			2039	**	10	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Kitchen, Locker Room And Offices							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$1,000	
	Exit, LED	50%			2062	**	1		
	Exterior Lighting								
	HID	30%			2034	\$11,100	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2039	**	1	\$3,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2039

* *

1-3

\$4,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Hot Water Boiler

100%

2047

* *

1

\$4,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2042

* *

4

\$600

Terminal Devices

Air Handler

100%

2039

* *

1

\$4,900

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2039

* *

2

\$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 1 Unit, R-410a Refrigerant***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$7,100

Exhaust Fans

Interior

50%

2039

* *

2

\$100

Roof

50%

2039

* *

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2054

* *

1

Water Heater With Tanks

Gas Fired

100%

2032

\$16,900

2

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : 50 Gallons*

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2034	\$1,600	4	\$300	
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

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 2025 - 2028	FY 2029 - 2034
Interior Architecture	\$74,700	\$611,500
Mechanical	\$131,000	\$171,300
Site Enclosure	\$133,700	
Total	\$339,500	\$782,800
Importance Code A		\$77,500
Importance Code B	\$339,500	\$705,300
Total	\$339,500	\$782,800

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$73,400		\$1,200	
Interior Architecture	\$45,200		\$600	\$1,300
Electrical	\$20,600	\$700	\$800	\$800
Mechanical	\$4,100	\$500	\$19,000	\$500
Site Enclosure	\$38,000			
Site Pavements	\$45,800			
Total	\$227,100	\$1,200	\$21,600	\$2,600
Importance Code A	\$73,800	\$400	\$1,600	\$400
Importance Code B	\$94,700	\$800	\$20,100	\$2,200
Importance Code C	\$58,600			
Total	\$227,100	\$1,200	\$21,600	\$2,600



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$6,800	
	Masonry: Brick	90%			LIFE	**	5	\$12,300	
Windows									
	Aluminum	95%			2042	**	5	\$1,400	
	Metal Louvers	5%			2037	**	10	\$500	
Roof									
	Built-Up (BUR)	10%	Now	\$48,500	2044	**			
	Ponding, Extent : Severe, Area Affected : 75%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Main Entry, Staff Room, Work Room								
	Metal Panel	80%			2039	**	10	\$35,100	
	Roll Roofing	10%	Now	\$15,400	2036	**	5	\$2,000	
	Ponding, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Rear Meeting Room And Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Interior									
Floors									
	Carpet	10%			2033	\$19,300	3	\$1,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,800	
	Ceramic Tile	5%			2043	**	5	\$600	
	Vinyl Tile	5%	4+	\$3,000	2034	\$15,100	3	\$200	
	Uneven Surface, Extent : Moderate, Area Affected : 2%								
	Location : Small Hallway								
	Worn/Eroded, Extent : Moderate, Area Affected : 5%								
	Location : Back Corridor								
	Vinyl Tile 9" X 9"	70%	Now	\$30,600	2029	\$611,500	3	\$2,900	
	Worn/Eroded, Extent : Severe, Area Affected : 30%								
	Location : Work Area And Offices								
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$3,300	
	Glass: Single Pane	10%			LIFE	**	5	\$1,200	
	Masonry: Brick	30%			LIFE	**	10	\$700	
	Plaster	10%			LIFE	**	5-10	\$700	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	85%	Now	\$74,700	2047	**	5	\$5,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%	Now	\$4,500	2039	**	5	\$300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Rear Offices And Lounges							
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$1,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	4+	\$38,000	2069	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$133,700	2084	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout Rear And Side Yards							
		Exposed Reinforcement, Extent : Severe, Area Affected : 5%							
		Location : At Large Vertical Cracks							
		Misaligned/Bulging, Extent : Severe, Area Affected : 60%							
		Location : Rear Of Building And Side							
		Spalling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$28,600	2047	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
		Location : 14th Road							
On-Site Walkways									
	Cast in Place Concrete	70%			2039	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Front Entry							
	Masonry: Granite	30%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ramp							
		Explanation : Exterior Ramp							
Parking/Driveway									
	Asphalt	100%	Now	\$17,200	2043	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Side Of Building							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Pavements

Activity Yard

Pavers/Stone

100%

2043

* *

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Rear Of Building**Explanation : Vegetation Growth*

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2034

\$43,000

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Ampere Service Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

\$43,000

5

\$200

Raceway

Conduit

90%

2034

\$32,800

1

Conduit

10%

2044

* *

1

Panelboards

Fused Disc Sw

5%

2042

* *

5

Molded Case Bkrs

90%

2033

\$17,800

5

\$200

Molded Case Bkrs

5%

2042

* *

5

Wiring

Braided Cloth

60%

2-4

\$19,800

2059

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2034

\$9,900

1

Thermoplastic

10%

2044

* *

1

Motor Controllers

Locally Mounted

100%

2039

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$200

Lighting

Interior Lighting

Fluorescent

5%

2034

\$4,100

10

\$300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Bookcase Sections*

LED

95%

2039

* *

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$900

Exit, Service

50%

2039

* *

1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting

HID

25%

2034

\$8,500

10

No Component

75%

Alarm

Security System

Generic

100%

2042

* *

1

\$2,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas And Outside Perimeter**Explanation : Surveillance Cameras And Intrusion Alarm*

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$4,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Hot Water Boiler

100%

2032

\$77,500

1

\$3,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2033

\$16,000

4

\$500

*On Extended Life, Extent : Light, Area Affected : 90%**Location : Throughout*

Terminal Devices

Convactor/Radiator

50%

2032

\$29,800

1

\$1,200

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Unit Heater - Hot Water

5%

2029

\$2,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Main Entrance Vestibule**Explanation : Cabinet Heater*

No Component

45%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Mechanical Room**Explanation : Water Cooled Packaged Unit With Hot Water Coil For Heating, Reported Under Air Conditioning***Air Conditioning**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Water Cooled interior Pkg Unit	100%			2028	\$131,000	2		
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room - Packaged Unit With Hot Water Coil For Heating								
	Heat Rejection								
	Dry Cooler	100%			2029	\$33,500	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,500	
	Exhaust Fans								
	Roof	100%			2029	\$14,200	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$93,700	1		
	On Extended Life, Extent : Light, Area Affected : 90%								
	Location : Throughout								
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit, 30 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : WINDSOR PARK BRANCH LIBRARY
Address : 79-50 BELL BLVD. @ UNION TURNPIKE
Borough : QUEENS **Agency's Number** : WP
Program / Asset # : QPL0W62.000 / 13320 **Yr Built/Renovated** : 1958 / 2010
Area Sq Ft : 6,300 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 31-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7772 **Lot** : 1 **BIN** : 4164306

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$19,300	\$1,200		
Interior Architecture	\$18,700		\$8,400	\$500
Electrical	\$800	\$600	\$700	\$600
Mechanical	\$2,400	\$400	\$1,000	\$400
Site Pavements	\$1,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,700	\$6,100	\$14,000	\$5,400
Importance Code A	\$19,600	\$1,500	\$300	\$300
Importance Code B	\$10,000	\$4,600	\$13,700	\$5,100
Importance Code C	\$17,100			
Total	\$46,700	\$6,100	\$14,000	\$5,400



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$18,900	
Masonry: Fieldstone	20%			LIFE	**	5	\$4,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$2,600	
Window Wall	7%	Now	\$1,400	2054	**	5	\$1,800	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
Location : Lobby								
Windows								
Aluminum	100%			2056	**	5	\$2,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$5,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof								
Modified Bitumen	100%			2039	**	10	\$9,500	
Soffits								
Alum/Vinyl Siding	100%			2054	**	10		
Interior								
Floors								
Carpet	65%			2033	\$107,400	3	\$9,200	
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2043	**	5	\$500	
Vinyl Tile	25%	Now	\$1,300	2039	**	3	\$900	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Lobby								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$1,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Gypsum Board	80%			LIFE	**	5-10	\$19,600	
Plaster	10%			LIFE	**	5-10	\$1,200	
Ceilings								
AcousTileConcealSpLn	90%			2047	**	5	\$10,600	
Gypsum Board	10%	Now	\$800	LIFE	**	5	\$1,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Custodian Office								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Custodian Office								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$1,500 2047 * *

Other Observation, Extent : Moderate, Area Affected : 10%

Location : Front Trench Drain

Explanation : Water Penetration At Front Of Building

Parking/Driveway

Asphalt 100% 2043 * *

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2054 * * 5

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2054 * * 5 \$200

Raceway

Conduit 100% 2054 * * 1

Panelboards

Fused Disc Sw 5% 2050 * * 5

Molded Case Bkrs 95% 2050 * * 5 \$200

Wiring

Thermoplastic 100% 2054 * * 1

Motor Controllers

Locally Mounted 100% 2047 * * 5

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

Interior Lighting

Fluorescent 90% 2039 * * 10 \$5,200

T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : First And Second Floors

Fluorescent 10% 2039 * * 10 \$600

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Egress Lighting

Emergency, Battery 50% 2039 * * 10 \$800

Exit, Service 50% 2039 * * 1

Exterior Lighting

HID 30% 2039 * * 10

No Component 70%

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Security System
Generic

100% 2039 * * 1 \$2,400

Other Observation, Extent : Light, Area Affected : 100%

Location : Inside And Outside The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100% 2039 * * 1-3 \$3,900

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Fire

Alarm Panel And Horns

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source
Natural Gas

100% 2054 * * 1

Conversion Equipment
Furnace

100% 2034 \$19,400 1 \$3,100

Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit

Air Conditioning

Energy Source
Electricity

100% 2050 * * 1

Conversion Equipment
Ext Pkg Unit -
Heating/Cooling

100% 2039 * * 2 \$400

R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 1 Unit On Roof

Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : There Is No Temperature Control In The Building

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$5,600

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 \$16,900 2

Sanitary Piping
Cast Iron

100% LIFE * * 1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.*

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$300	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Sub-basement To 1st Floor								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : WOODHAVEN BRANCH LIBRARY
Address : 85-41 FOREST PKWY.
Borough : QUEENS **Agency's Number** : WN
Program / Asset # : QPL0W63.000 / 13321 **Yr Built/Renovated** : 1928 / 1999
Area Sq Ft : 8,864 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8856 **Lot** : 85 **BIN** : 4181578

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$158,600	\$132,500
Electrical		\$9,800
Mechanical		\$235,100
Total	\$158,600	\$377,500
Importance Code A	\$158,600	\$132,500
Importance Code B		\$245,000
Total	\$158,600	\$377,500

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$83,200			
Interior Architecture	\$52,100	\$500	\$2,700	\$400
Electrical	\$8,600	\$14,200	\$200	\$300
Mechanical	\$5,700	\$72,900	\$3,300	\$1,300
Site Enclosure	\$5,700			
Site Pavements	\$700			
Total	\$156,100	\$87,600	\$6,300	\$2,000
Importance Code A	\$84,000	\$1,000	\$900	\$900
Importance Code B	\$32,900	\$86,600	\$5,400	\$1,100
Importance Code C	\$39,100			
Total	\$156,100	\$87,600	\$6,300	\$2,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	0-2	\$13,200	LIFE	* *	5	\$5,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout All Facades							
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : Rear Top Horizontal Band							
Masonry: Brick	87%	Now	\$79,100	LIFE	* *	5	\$19,400	
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : All Facades							
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Wall Between Low Roof And Main Roof At Rear							
	Explanation : Covered With Temporary Membrane							
Masonry: Limestone	10%	0-2	\$34,800	LIFE	* *	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Base Of Building At All Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	90%	Now	\$1,900	2039	* *	5	\$1,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
	Location : Program Room In Basement Handle Missing							
Metal Louvers	10%			2034	\$12,400	10	\$1,400	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$13,000	LIFE	* *	5	\$2,800	
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Upper Roof							
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Upper Roof							
	Explanation : Covered With Temporary Membrane							
Masonry: Brick	90%	Now	\$20,300	LIFE	* *	5	\$3,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : All Facades Interior And Exterior Parapets							
	Other Observation, Extent : Severe, Area Affected : 15%							
	Location : Between Lower And Upper Roof							
	Explanation : Covered With Temporary Membrane							
Roof								
Modified Bitumen	100%	Now	\$79,500	2031	\$132,500			1
	Alligating, Extent : Light, Area Affected : 50%							
	Location : Throughout							
	Drains Inad/Misposn, Extent : Severe, Area Affected : 35%							
	Location : Upper And Lower Roof							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 75%							
	Location : All Roof Flashing Worn And Dented							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%			2030	\$81,400	3	\$7,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
	Ceramic Tile	5%			2034	\$37,100	5	\$700	
	Sheet Vinyl/Rubber	5%			2036	**	5	\$1,000	
	Vinyl Tile	25%			2036	**	3	\$1,200	
	Vinyl Tile 9" X 9"	25%	Now	\$13,100	2041	**	3	\$1,200	
Uneven Substrate, Extent : Severe, Area Affected : 25%									
Location : Basement Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Closets And Program Room									
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,700	
	Concrete Masonry Unit	5%			LIFE	**	5	\$700	
	Plaster	85%	Now	\$34,200	LIFE	**	5	\$8,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window									
	Wood	5%			LIFE	**	5	\$6,700	
Ceilings									
	Gypsum Board	80%			LIFE	**	5	\$13,300	
	Plaster	20%	Now	\$4,000	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Staff Bathroom In Basement And Mechanical Room									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge And Mechanical Room									
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2051	**			
	Iron Picket	15%	4+	\$3,400	2066	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Iron Picket	45%			2066	**			
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$2,300	2066	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Side Entrance To Basement From Sidewalk									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$700 2044 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Spalling, Extent : Light, Area Affected : 5%

Location : Steps At Rear From Side Yard

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2031 \$43,000 5 \$200

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room In Basement

Explanation : One 400 Amperes

Raceway

Conduit 95% 2031 \$34,700 1

Conduit 5% 2041 * * 1

Panelboards

Fused Disc Sw 5% 2030 \$1,000 5

Molded Case Bkrs 85% 2030 \$16,800 5 \$200

Molded Case Bkrs 10% 2039 * * 5

Wiring

Braided Cloth 25% 2-4 \$8,200 2056 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic 25% 2041 * * 1

Thermoplastic 50% 2031 \$16,500 1

Motor Controllers

Locally Mounted 100% 2029 \$23,700 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent 90% 2039 * * 10 \$7,300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement And First Floor

Fluorescent 10% 2031 \$9,800 10 \$800

Other Observation, Extent : Light, Area Affected : 100%

Location : First Floor

Explanation : Using T-8 Lamps

Egress Lighting

Emergency, Battery 50% 2026 \$7,400 10 \$1,100

Exit, Battery 50% 2026 \$5,100 10 \$300

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Security System

No Component

70%

Generic

30%

2031

\$4,900

1

\$1,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$6,800

1-3

\$1,700

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Steam Boiler

100%

2036

* *

1

\$8,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

0-2

\$1,400

2041

* *

*Insul. Deteriorating, Extent : Moderate, Area Affected : 70%**Location : Basement Boiler Room*

Terminal Devices

Air Handler

30%

2026

\$49,600

1

\$1,600

Convactor/Radiator

70%

2029

\$50,300

1

\$2,000

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Int Pkg Unit -

90%

2029

\$128,800

2

\$500

Heating/Cooling

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement*

No Component

10%

Heat Rejection

Dry Cooler

100%

0-2

\$700

2031

\$36,300

2

\$4,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : No Pipe Insulation*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,900

Exhaust Fans

Interior

70%

2031

\$27,300

2

\$200

Roof

30%

2026

\$5,100

2

\$100

Plumbing

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2041	* *	1		
	Galvanized Steel	50%			2029	\$56,100	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$2,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Basement Bathroom								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 21-Aug-2023

QUEENS PUBLIC LIBRARY - FY 2024

Asset Name : WOODSIDE BRANCH LIBRARY
Address : 54-22 SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : WS
Program / Asset # : QPL0W64.000 / 13322 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 12,051 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1317 **Lot** : 85 **BIN** : 4030847

CAPITAL	FY 2025 - 2028	FY 2029 - 2034
Exterior Architecture	\$449,700	
Interior Architecture		\$98,800
Electrical	\$6,700	
Mechanical		\$200,600
Total	\$456,400	\$299,400
Importance Code A	\$449,700	
Importance Code B	\$6,700	\$299,400
Total	\$456,400	\$299,400

EXPENSE	FY 2025	FY 2026	FY 2027	FY 2028
Exterior Architecture	\$2,600		\$7,300	\$1,000
Interior Architecture	\$171,500	\$1,500		\$4,300
Electrical	\$10,300	\$400	\$13,100	\$500
Mechanical	\$1,300	\$1,700	\$23,300	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$189,700	\$7,500	\$47,700	\$11,300
Importance Code A	\$3,600	\$1,000	\$8,500	\$2,000
Importance Code B	\$160,500	\$5,900	\$39,200	\$9,300
Importance Code C	\$25,500	\$600		
Total	\$189,700	\$7,500	\$47,700	\$11,300



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	0-2	\$243,900	LIFE	**	5	\$29,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20% Location : Brick Fcades							
	Masonry: Limestone	10%	0-2	\$205,800	LIFE	**	5	\$2,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 30% Location : Stone Base At Front Facade							
	Pre-Cast Concrete	5%			LIFE	**	5	\$5,700	
Windows									
	Aluminum	100%			2048	**	5	\$2,000	
Parapets									
	Masonry: Brick	72%			LIFE	**	5	\$600	
	Masonry: Limestone	5%			LIFE	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Coping Explanation : Coping Covered With Metal							
	Metal Panel	3%			2052	**	5	\$100	
	Metal: Cage/Fence	20%			2045	**	5-10	\$1,400	
Roof									
	Asphalt Shingle	60%			2035	**	10	\$1,800	
	Modified Bitumen	40%			2037	**	10	\$7,300	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	40%	Now	\$126,400	2034	\$126,400	3	\$10,800	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50% Location : Various Staining/Discoloring, Extent : Severe, Area Affected : 20% Location : Various Uneven Substrate, Extent : Severe, Area Affected : 30% Location : Various							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2041	**	5	\$900	
	Vinyl Tile	30%			2040	**	3	\$2,700	
	Vinyl Tile	20%			2032	\$98,800	3	\$1,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Ceramic Tile	5%			2041	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Plaster	80%	Now	\$24,000	LIFE	**	5	\$6,000	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Second Floor Reading Area

Plaster	5%	Now	\$1,500	LIFE	**	5	\$400	
---------	----	-----	---------	------	----	---	-------	--

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Boiler Room

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Boiler Room

Ceilings

AcousTileSusp.Lay-In	5%			2045	**	5	\$900	
Exposed Struc: Wood	35%			LIFE	**			
Plaster	55%	Now	\$15,600	LIFE	**	5	\$6,500	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Second Floor Reading Area

Plaster	5%	Now	\$2,800	LIFE	**	5	\$600	
---------	----	-----	---------	------	----	---	-------	--

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Boiler Room

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Boiler Room And Staff Restroom

Site Enclosure

Fence/Gates

Iron Picket	100%			2067	**			
-------------	------	--	--	------	----	--	--	--

Retaining Walls

Cast in Place Concrete	100%			2067	**			
------------------------	------	--	--	------	----	--	--	--

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045	**			
------------------------	------	--	--	------	----	--	--	--

On-Site Walkways

Cast in Place Concrete	100%			2045	**			
------------------------	------	--	--	------	----	--	--	--

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2032		\$43,000	5	\$300	
------------------	------	--	--	------	--	----------	---	-------	--

Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2032		\$43,000	5	\$300	
------------------	------	--	--	------	--	----------	---	-------	--

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	50%			2032	\$18,200	1		
	Conduit	50%			2052	* *	1		
Panelboards									
	Fused Disc Sw	5%			2048	* *	5		
	Molded Case Bkrs	55%			2048	* *	5	\$200	
	Molded Case Bkrs	40%			2031	\$7,900	5	\$100	
Wiring									
	Braided Cloth	30%	2-4	\$9,900	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Thermoplastic	60%			2052	* *	1		
	Thermoplastic	10%			2032	\$3,300	1		
Motor Controllers									
	Locally Mounted	50%			2030	\$23,700	5		
	Locally Mounted	50%			2045	* *	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2037	* *	10	\$10,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2027	\$6,700	10	\$600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$1,500	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	LED	20%			2040	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2037	* *	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside, Inside, Hallway, Reading Area And Exit Doors							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	* *	1-3	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Furnace	30%			2042	**	1	\$1,800	
	Steam Boiler	70%			2045	**	1	\$8,400	
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,000	
	Central Plant Steam	70%			2042	**	4	\$600	
	Piping/Pmp								
		Abandoned in Place, Extent : Light, Area Affected : 2% Location : Basement, Condensate Return Pump							
	Terminal Devices								
	Convactor/Radiator	70%			2037	**	1	\$2,700	
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	\$200,600	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$15,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
	Exhaust Fans								
	Roof	25%			2032	\$5,800	2	\$100	
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$2,400	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.