

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$94,900	
Total	\$94,900	
Importance Code A	\$94,900	
Total	\$94,900	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$12,800			\$7,200
Interior Architecture	\$1,900	\$2,700	\$700	
Electrical	\$400	\$600	\$400	\$2,500
Mechanical	\$400	\$300	\$800	\$300
Total	\$15,500	\$3,500	\$1,900	\$10,000
Importance Code A	\$13,100	\$200	\$200	\$7,500
Importance Code B	\$2,400	\$3,300	\$1,300	\$2,500
Importance Code C			\$300	
Total	\$15,500	\$3,500	\$1,900	\$10,000



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

QUEENS PUBLIC LIBRARY - 039
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	\$94,900	LIFE	* *	5	\$14,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : Rear Facade, Front Facade At Base And Corners							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : North Facade Below Windows							
		Vertical Cracks, Extent : Light, Area Affected : 1%							
		Location : Rear At Southeast Corner							
	Metal Panel	3%			2051	* *	5-10	\$3,600	
	Stucco Cement	10%			2036	* *	5	\$4,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Rear Racade							
		Explanation : Cement							
	Window Wall	5%			2051	* *	5	\$3,300	
Windows									
	Aluminum	100%			2047	* *	5	\$1,900	
Parapets									
	Masonry: Brick	60%	Now	\$3,300	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%							
		Location : Front Facade							
	Metal Panel	40%			2051	* *	5	\$2,600	
Roof									
	Modified Bitumen	95%	2-4	\$7,900	2036	* *			
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : Main Roof							
	Modified Bitumen	5%	Now	\$1,700	2036	* *			1
		Ponding, Extent : Severe, Area Affected : 100%							
		Location : Roof At Soffit							
Soffits									
	Metal Panel	100%			2051	* *	5-10	\$4,000	
Interior									

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Maintenance \$ are aggregated over a ten-year period. Site 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	\$69,900	3	\$7,300		
Cast in Place Concrete	5%	4+	\$500	LIFE	* *	5	\$900		
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Rear Storage At Roof Hatch									
Ceramic Tile	10%			2040	* *	5	\$800		
Vinyl Tile	25%			2036	* *	3	\$800		
Interior Walls									
Ceramic Tile	5%			2040	* *	5	\$700		
Glass: Single Pane	10%			LIFE	* *	5	\$1,000		
Gypsum Board	85%			LIFE	* *	5	\$6,900		
Ceilings									
AcousTileConcealSpLn	95%	4+	\$1,400	2044	* *	5	\$4,800		
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : At Center Help Desk									
Gypsum Board	5%			LIFE	* *	5	\$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		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2041	* *	5	\$100	
Raceway								
Conduit	100%			2041	* *	1		
Panelboards								
Molded Case Bkrs	100%			2039	* *	5	\$100	
Wiring								
Thermoplastic	100%			2041	* *	1		
Ground								
Grounding Devices								
Not Accessible	100%							

Lighting

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

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

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

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ARVERNE BRANCH LIBRARY
Asset # : 14216

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
	Gas Fired	100%			2029	\$3,200	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : One 40 Gallon Water Heater Recently Installed						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2051	**	1-2	\$100	

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Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : ASTORIA BRANCH LIBRARY
Address : 14-01 ASTORIA BLVD.
Borough : QUEENS **Agency's Number** : A
Program / Asset # : QPL0A03.000 / 13274 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,107 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 540 **Lot** : 30 **BIN** : 4006113

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$89,200	
Mechanical	\$158,800	\$84,000
Total	\$247,900	\$84,000
Importance Code A	\$89,200	
Importance Code B	\$158,800	\$84,000
Total	\$247,900	\$84,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$8,900			\$1,100
Interior Architecture	\$31,700	\$500		\$3,800
Electrical	\$16,300	\$600	\$700	\$700
Mechanical	\$3,900	\$1,800	\$32,500	\$2,000
Total	\$60,800	\$2,900	\$33,200	\$7,600
Importance Code A	\$9,300	\$400	\$400	\$1,500
Importance Code B	\$49,000	\$2,300	\$32,800	\$6,100
Importance Code C	\$2,500	\$200		
Total	\$60,800	\$2,900	\$33,200	\$7,600



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$89,200	LIFE	**	5	\$13,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Metal Panel	15%	Now	\$4,300	2040	**	5	\$4,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : At Eaves							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : At Eaves							
	Stucco Cement	5%	Now	\$2,900	2035	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Foundation On East Facade							
Windows									
	Aluminum	100%			2046	**	5	\$2,300	
Roof									
	Slate	100%			LIFE	**			
Soffits									
	Metal Panel	100%	4+	\$1,800	2050	**	5	\$4,200	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Eaves Of Roof Overhang							
Interior									
Floors									
	Carpet	65%			2029	\$99,000	3	\$13,800	
	Ceramic Tile	5%			2039	**	5	\$500	
	Quarry Tile	5%			2043	**	5	\$800	
	Vinyl Tile	25%	Now	\$25,400	2040	**	3	\$1,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
Interior Walls									
	Ceramic Tile	3%			2039	**	5	\$400	
	Gypsum Board	10%	Now	\$1,300	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Air Conditioner Room							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Air Conditioner Room In Basement							
	Plaster	10%	Now	\$1,200	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Basement Storage Room							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Basement Storage Room							
	Plaster	77%			LIFE	**	5	\$3,200	
Ceilings									
	Plaster	100%			LIFE	**	5	\$6,600	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065		* *		
	Free Standing Walls								
	Concrete Masonry Unit	100%			2050		* *		
	Retaining Walls								
	Cast in Place Concrete	10%			2065		* *		
	Masonry: Brick	90%			2050		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043		* *		
	On-Site Walkways								
	Cast in Place Concrete	100%			2035		* *		
	Activity Yard								
	Cast in Place Concrete	100%			2035		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$1,700	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
	Raceway								
	Conduit	90%			2030	\$31,600	1		
	Conduit	10%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2052	* *	5		
	Molded Case Bkrs	30%			2029	\$5,000	5	\$100	
	Molded Case Bkrs	50%			2038	* *	5	\$100	
	Wiring								
	Braided Cloth	50%	2-4	\$15,600	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2040	* *	1		
	Thermoplastic	10%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							

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

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

Lighting

Interior Lighting	LED	100%			2038	**			
Egress Lighting	Emergency, Battery	50%			2038	**	10	\$900	
	Exit, Service	50%			2038	**	1		
Exterior Lighting	HID	30%			2030	\$9,000	10		
	No Component	70%							

Alarm

Security System	No Component	50%			2038	**	1	\$1,300	
	Generic	50%							
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Reading Areas And Outside Perimeter</i> <i>Explanation : CCTV Surveillance Cameras</i>									
Fire/Smoke Detection	Generic, Digital	100%			2038	**	1-3	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>									

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

Heating

Energy Source	Natural Gas	100%			2050	**	1		
Conversion Equipment	Hot Water Boiler	100%			2035	**	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : 1 Unit</i>									
Distribution	Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
Terminal Devices	Air Handler	80%			2030	\$84,000	1	\$3,500	
	Convactor/Radiator	20%	0-2	\$400	2035	**	1	\$400	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 10%</i> <i>Location : 1st Floor Staff Work Room Is Too Cold.</i>									

Air Conditioning

Energy Source	Electricity	100%			2038	**	1		
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QUEENS PUBLIC LIBRARY - 039
ASTORIA BRANCH LIBRARY
Asset # : 13274

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2024	\$158,800	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Basement Fan Room					
Heat Rejection									
	Air Cooled Condenser Unit	100%			2030	\$15,100	2	\$5,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
Exhaust Fans									
	Interior	100%			2025	\$26,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$4,600	2	\$100	
Sanitary Piping									
	Cast Iron	100%	0-2	\$2,700	LIFE	* *	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 5%					
				Location : Rear Exits Of Basement					
Fixtures									
	Generic	100%							

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Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : AUBURNDALE BRANCH LIBRARY
Address : 25-55 FRANCIS LEWIS BLVD.
Borough : QUEENS **Agency's Number** : AU
Program / Asset # : QPL0A05.000 / 13275 **Yr Built/Renovated** : 1969 / 2013
Area Sq Ft : 7,332 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5769 **Lot** : 10 **BIN** : 4129461

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$288,000
Total		\$288,000
Importance Code B		\$288,000
Total		\$288,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$20,800		\$3,900	
Interior Architecture	\$6,800	\$300	\$2,200	\$600
Electrical	\$22,500	\$700	\$800	\$800
Mechanical	\$1,400	\$500	\$2,000	\$500
Site Pavements	\$2,300			
Total	\$53,800	\$1,500	\$8,900	\$1,900
Importance Code A	\$21,200	\$400	\$4,400	\$400
Importance Code B	\$32,600	\$1,100	\$4,500	\$1,500
Importance Code C				
Total	\$53,800	\$1,500	\$8,900	\$1,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	50%	4+	\$18,400	LIFE	**	5	\$29,100	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%									
Location : Alleyway And Rear Yard Facade									
	Masonry: Brick	30%			LIFE	**	5	\$3,500	
	Pre-Cast Concrete	2%			LIFE	**	5	\$800	
	Window Wall	18%			2050	**	5	\$7,900	
Windows									
	Aluminum	100%			2038	**	5	\$4,800	
Parapets									
	Cast in Place Concrete	25%			LIFE	**	5	\$2,100	
	No Component	75%							
Roof									
	IRMA/Protected Membrane	100%			2038	**	10	\$20,600	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	40%			2031	\$62,800	3	\$6,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2039	**	5	\$500	
	Vinyl Tile	45%			2038	**	3	\$2,500	
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$3,500	
	Glass: Single Pane	5%			LIFE	**	5	\$300	
Ceilings									
	AcousTileConcealSpLn	90%			2043	**	5	\$12,300	
	Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$2,300	2043	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Francis Lewis Boulevard									
On-Site Walkways									
	Cast in Place Concrete	100%			2043	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2030	\$1,700	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Ratings Capacity									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
Raceway									
	Conduit	80%			2030	\$28,100	1		
	Conduit	20%			2050	* *	1		
Panelboards									
	Molded Case Bkrs	80%			2029	\$13,400	5	\$200	
	Molded Case Bkrs	20%			2046	* *	5		
Wiring									
	Braided Cloth	70%	2-4	\$21,800	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2050	* *	1		
Motor Controllers									
	Locally Mounted	100%			2035	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	2%			2030	\$1,600	10	\$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
	LED	98%			2038	* *			
Egress Lighting									
	Emergency, Battery	50%			2038	* *	10	\$900	
	Exit, Service	50%			2038	* *	1		
Exterior Lighting									
	Fluorescent	30%			2030	\$7,900	10	\$200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Perimeter Of The Building									
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2038	* *	1	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection
 Generic, Digital

100%

2035

* *

1-3

\$4,700

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

Location : Throughout The Building

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

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

Heating

Energy Source
 Natural Gas

100%

2050

* *

1

Conversion Equipment
 Furnace

100%

2035

* *

1

\$3,600

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

Location : Mechanical Room

Explanation : 2 Units

Air Conditioning

Energy Source
 Electricity

100%

2038

* *

1

Conversion Equipment
 Interior Pkg Unit -
 Cooling

100%

2028

\$288,000

2

\$500

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

Location : One Unit In Air Conditioning Room

Heat Rejection
 Dry Cooler

100%

2035

* *

2

\$5,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,100

Exhaust Fans

Interior

90%

2030

\$24,700

2

\$200

Roof

10%

2030

\$1,300

2

Plumbing

H/C Water Piping
 Brass/Copper

100%

2040

* *

1

Water Heater
 Gas Fired

100%

2028

\$4,700

2

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$137,300	
Electrical	\$147,900	\$7,600
Mechanical		\$50,300
Total	\$285,100	\$57,900
Importance Code A	\$137,300	
Importance Code B	\$147,900	\$57,900
Total	\$285,100	\$57,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$28,700			\$100
Interior Architecture	\$16,100	\$1,300		\$500
Electrical	\$25,100	\$700	\$700	\$35,400
Mechanical	\$800	\$700	\$1,200	\$5,100
Site Enclosure	\$1,100			
Site Pavements	\$17,000			
Total	\$88,900	\$2,700	\$1,900	\$41,100
Importance Code A	\$29,100	\$300	\$300	\$500
Importance Code B	\$58,400	\$2,400	\$1,600	\$40,600
Importance Code C	\$1,400			
Total	\$88,900	\$2,700	\$1,900	\$41,100



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

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

Architecture		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	\$27,400	2066	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 100%							
		Location : Copper Cladding At Front Facade Soffit							
	Masonry: Brick Cavity	85%	Now	\$61,000	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	\$76,200	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	\$1,400	LIFE	* *	5	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Front Entrance Soffit							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2030	\$7,300	3	\$800	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,100	
	Mosaic Tile	5%	Now	\$3,400	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	\$12,700	LIFE	* *	5	\$5,400	
Recent Repair Evident, Extent : N/A, Area Affected : 20%									
Location : Penthouse Ceilings									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,100	2066	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%									
Location : Gate And Hinges Rusted On Foch Boulevard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$16,700	2036	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 15%									
Location : Foch Boulevard At City Manhole Covers									
On-Site Walkways									
	Pavers/Stone	100%	4+	\$300	2040	* *			
Vegetation Growth, Extent : Light, Area Affected : 100%									
Location : Brick Pavers In Courtyard									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$1,700	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	\$36,200	5	\$200	
	Raceway								
	Conduit	100%			2031	\$35,200	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,800	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$24,900	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2031	\$6,200	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,900	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2026	\$68,800	10	\$5,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Mechanical Rooms							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	\$7,600	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$5,100	10	\$800	
	Exit, Service	50%			2031	\$500	1		
	Exterior Lighting								
	HID	20%			2026	\$5,800	10		
	LED	10%			2031	\$3,300			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2026	\$23,100	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	\$79,100	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	\$400	
	No Component	20%							
	Terminal Devices								
	Air Handler	50%			2031	\$50,300	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	\$6,400	2	\$100	
	Roof	50%			2036	**	2	\$100	
	Roof	25%			2041	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$4,400	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Break Room							
		Explanation : One 50 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$587,000	
Interior Architecture		\$95,600
Electrical	\$66,900	\$16,700
Mechanical	\$153,700	\$66,400
Total	\$807,600	\$178,700
Importance Code A	\$587,000	
Importance Code B	\$220,500	\$178,700
Total	\$807,600	\$178,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				
Interior Architecture	\$300	\$1,300	\$3,900	
Electrical	\$300	\$300	\$22,900	\$300
Mechanical	\$1,700	\$2,600	\$29,400	\$2,700
Site Enclosure	\$100			
Total	\$2,400	\$4,100	\$56,200	\$2,900
Importance Code A	\$400	\$400	\$500	\$400
Importance Code B	\$1,900	\$3,800	\$55,700	\$2,600
Importance Code C	\$100			
Total	\$2,400	\$4,100	\$56,200	\$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
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	\$163,100	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	\$92,100	2055	**	5	\$1,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5	\$200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Parapet At Southwest Corner									
Explanation : Ribbed Face Units									
	No Component	80%							
Roof									
	Built-Up (BUR)	100%	2-4	\$331,800	2040	**			
Patching Evident, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Lower Roof At Southwest Corner									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2033	**	5	\$600	
	Vinyl Tile	90%			2030	\$95,600	3	\$3,800	
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$4,100	
	Glass: Single Pane	5%			LIFE	**	5	\$400	
Ceilings									
	AcousTileSusp.Lay-In	70%			2035	**	5	\$7,800	
	Exposed Struc: Steel	30%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Free Standing Walls

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

Site Pavements

Public Sidewalk

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$1,700	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	\$36,200	5		\$200	
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Raceway

Conduit	90%			2030	\$31,600	1			
Conduit	10%			2050	* *	1			

Panelboards

Fused Disc Sw	5%			2029	\$800	5			
Molded Case Bkrs	85%			2029	\$14,200	5		\$200	
Molded Case Bkrs	10%			2046	* *	5			

Wiring

Thermoplastic	90%			2030	\$28,000	1			
Thermoplastic	10%			2050	* *	1			

Motor Controllers

Locally Mounted	100%			2028	\$16,900	5		\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100	
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Lighting

Interior Lighting

Fluorescent	80%			2025	\$66,900	10		\$5,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	20%			2030	\$16,700	10		\$1,400	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Throughout The Building

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

Emergency, Battery

50%

2030

\$5,600

10

\$900

Exit, Service

50%

2030

\$600

1

Exterior Lighting

HID

30%

2025

\$9,500

10

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2025

\$7,600

1

\$800

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2043

* *

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2029

\$12,200

4

\$400

Terminal Devices

Air Handler

60%

2025

\$66,000

1

\$2,800

Convactor/Radiator

40%

2035

* *

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2030

\$66,400

1

\$3,500

Compr/Chiller

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

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\$87,700

1

\$4,600

Heat Rejection

Dry Cooler

100%

2030

\$42,500

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	\$22,300	2	\$200	
	Roof	20%	0-2	\$100	2030	\$2,600	2		
Not in Service, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$4,800	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$1,200	4	\$200	
Fixtures									
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$161,600	
Mechanical	\$56,700	\$263,300
Total	\$218,400	\$263,300
Importance Code A	\$161,600	
Importance Code B	\$56,700	\$263,300
Total	\$218,400	\$263,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$11,200			
Interior Architecture	\$17,100	\$300	\$4,800	\$500
Electrical	\$25,300	\$400	\$10,800	\$400
Mechanical	\$10,800	\$1,700	\$3,700	\$1,700
Site Pavements	\$2,000			
Total	\$66,400	\$2,400	\$19,300	\$2,600
Importance Code A	\$11,700	\$500	\$600	\$500
Importance Code B	\$53,800	\$1,600	\$18,700	\$2,100
Importance Code C	\$900	\$300		
Total	\$66,400	\$2,400	\$19,300	\$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
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Masonry: Brick	85%			LIFE	**	5	\$6,300	
	Masonry: Brick	5%	Now	\$1,300	LIFE	**	5	\$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Chimney Cap, Front Facade									
	Window Wall	5%	Now	\$10,000	2050	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Window Wall									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Windows									
	Aluminum	100%	Now	\$161,600	2055	**	5	\$1,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout 1st Floor									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Heads Of Windows Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Modified Bitumen	100%			2038	**	10	\$22,700	
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	65%			2031	\$138,300	3	\$14,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
	Mosaic Tile	5%			2043	**	5	\$1,900	
	Vinyl Tile	25%	2-4	\$1,800	2035	**	3	\$1,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : Work Area And Kitchen									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$700	
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
	Gypsum Board	70%	4+	\$900	LIFE	**	5	\$5,800	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Childrens Room									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$13,500	2050	**	5	\$900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	80%			2047	**	5	\$11,900	
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	5%			LIFE	**	5	\$900	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2040	**			
Iron Picket	10%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$1,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$36,200	5	\$300	
Raceway								
Conduit	80%			2030	\$28,100	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	75%			2029	\$12,600	5	\$200	
Molded Case Bkrs	20%			2046	**	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	80%	2-4	\$24,900	2055	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement And 1st Floor									
	Thermoplastic	20%			2050	**	1		
Motor Controllers									
	Locally Mounted	100%			2043	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	70%			2035	**	10	\$6,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 1st Floor Reading And Book Shelves Area									
	Fluorescent	20%			2035	**	10	\$1,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement, Kitchen And Offices									
	Fluorescent	10%			2035	**	10	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
	Emergency, Battery	45%			2035	**	10	\$1,100	
	Exit, LED	55%			2058	**	1		
Exterior Lighting									
	HID	100%			2035	**	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2035	**	1	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inside, Outside And Exit Doors									
Explanation : CCTV Surveillance Cameras And Intrusion Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	**	1-3	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 1st Floor									
Explanation : Fire Alarm Panel, Strobe Light, Bell, Horn, Smoke And Heat Detector									

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Furnace	100%			2038	* *	1	\$4,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 3 Units								
	Terminal Devices								
	Air Handler	100%			2030	\$146,700	1	\$6,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2035	* *	1	\$4,600	
	Compr/Chiller								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 1 Unit. R-410a								
	Terminal Devices								
	Air Handler/Dir	100%			2030	\$116,700	1		
	Expansion								
	Heat Rejection								
	Dry Cooler	100%			2025	\$56,700	2	\$6,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,500	
	Exhaust Fans								
	Interior	80%			2030	\$29,700	2	\$200	
	Roof	20%			2035	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Electric	100%			2028	\$9,200	4	\$100	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$7,600	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Water Backs Up To 1st Floor Toilets.								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,600	4	\$200	
	Sewage Ejector(s)								
	Electric	100%			2035	* *	4	\$600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 30%							
		Location : Toilets In No.2 Restroom							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2050	* *	1-2	\$100	

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

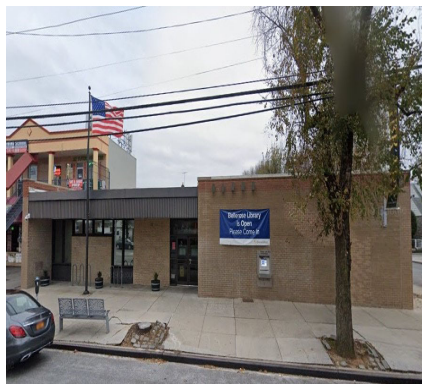
Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$93,300	
Total	\$93,300	
Importance Code A	\$93,300	
Total	\$93,300	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$36,200	\$600		\$2,700
Interior Architecture	\$5,600	\$3,600	\$700	\$300
Electrical	\$600	\$700	\$600	\$7,900
Mechanical	\$700	\$700	\$1,100	\$700
Site Pavements	\$16,000			
Total	\$59,000	\$5,600	\$2,300	\$11,600
Importance Code A	\$36,500	\$900	\$300	\$3,200
Importance Code B	\$22,600	\$4,700	\$1,600	\$8,400
Importance Code C			\$400	
Total	\$59,000	\$5,600	\$2,300	\$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
BELLEROSE BRANCH LIBRARY
Asset # : 13280

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$7,800	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+	\$25,700	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	\$93,300	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	\$2,700	LIFE	* *	5	\$4,300	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Entry Soffit								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Entry Soffit								
Interior								

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

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

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

Interior

Floors

Carpet	70%			2030	\$103,600	3	\$10,900	
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2040	**	5	\$500	
Vinyl Tile	20%	0-2	\$400	2036	**	3	\$800	

Blisters, Extent : Moderate, Area Affected : 2%

Location : Staff Office And Staff Lounge At Threshold

Interior Walls

Ceramic Tile	8%			2040	**	5	\$800	
Concrete Masonry Unit	60%			LIFE	**	5	\$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	\$16,000	2036	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Hillside Avenue And 250th Street

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

Location : Hillside Avenue And 250th Street

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

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

Conduit	100%			2051	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2051	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$3,400	
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$500	
	Terminal Devices								
	Convactor/Radiator	50%			2044	* *	1	\$1,100	
	Fan Coil Unit/Heat	50%			2036	* *	1	\$1,100	
Air Conditioning									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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									
	Electric	100%			2029	\$6,400	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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$217,600	
Total	\$217,600	
Importance Code A	\$217,600	
Total	\$217,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,800	\$1,000		\$1,200
Interior Architecture	\$39,000	\$2,100	\$700	\$300
Electrical	\$200	\$300	\$300	\$22,900
Mechanical	\$1,400	\$2,200	\$1,700	\$2,200
Site Enclosure	\$7,300	\$6,300		
Site Pavements	\$800			
Total	\$58,500	\$11,900	\$2,700	\$26,600
Importance Code A	\$10,200	\$1,400	\$400	\$1,700
Importance Code B	\$42,100	\$4,200	\$2,000	\$24,900
Importance Code C	\$6,200	\$6,300	\$400	
Total	\$58,500	\$11,900	\$2,700	\$26,600



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
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	\$62,400	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	\$5,000	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Front Entrance Granite									
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Front Entrance Granite Panel Facing Northwest									
	Pre-Cast Concrete	2%	0-2	\$300	LIFE	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : South Facade Window Trim									
	Window Wall	3%			2051	**	5	\$2,400	
Windows									
	Aluminum	100%	Now	\$82,600	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	\$72,600	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	\$4,500	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	\$43,200	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+	\$500	2036	* *	3	\$900		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Corridor Base Tile									
Interior Walls									
Cast in Place Concrete	5%	0-2	\$1,000	LIFE	* *				
Diagonal Cracks, Extent : Moderate, Area Affected : 1%									
Location : Scuttle To Roof									
Ceramic Tile	5%			2040	* *	5	\$700		
Concrete Masonry Unit	60%	0-2	\$4,400	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	\$4,900	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	\$28,200	2051	* *	5	\$1,600		
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Storage Room									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Community Room, Storage Space, Public Restroom									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
Exposed 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 \$7,100 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 \$800 2036 * *

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

Location : Courtyard And Steps To Basement From Courtyard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2031 \$1,700 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 \$36,200 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	\$35,200	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,800	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$31,100	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,900	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	\$4,900	10	\$800	
	Emergency, Battery	10%			2036	* *	10	\$200	
	Exit, Service	20%			2026	\$300	1		
	Exit, Service	30%			2036	* *	1		
	Exterior Lighting								
	Fluorescent	20%			2026	\$5,800	10	\$100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Outside Wall							
	HID	10%			2026	\$3,400	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	\$600	
	Terminal Devices								
	Air Handler	40%			2036	**	1	\$2,000	
	Convactor/Radiator	55%			2036	**	1	\$1,400	
	Unit Heater - Hot Water	5%			2031	\$1,600			
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	80%			2036	**	1	\$3,000	
	Compr/Chiller		Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-410a						
	Exterior Pkg Unit - Cooling	20%			2031	\$13,700	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	\$2,800	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.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Water Heater								
	Gas Fired	100%			2031	\$5,200	2	\$100	
		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	\$1,300	4	\$300	
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$59,300			\$6,300
Interior Architecture	\$800	\$1,000	\$100	
Electrical	\$100	\$100	\$100	\$4,300
Mechanical	\$100	\$200	\$100	\$200
Total	\$60,300	\$1,300	\$300	\$10,900
Importance Code A	\$59,300	\$100		\$6,500
Importance Code B	\$1,000	\$1,200	\$300	\$4,400
Importance Code C				
Total	\$60,300	\$1,300	\$300	\$10,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	30%	Now	\$19,800	2061	* *	5	\$2,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : At Base Of Building Along Perimeter							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Building							
		Not Insulated, Extent : Severe, Area Affected : 100%							
		Location : Originally A Temporary Structure, Not Insulated For Various Weather Conditions							
		Paint Peeling, Extent : Severe, Area Affected : 5%							
		Location : Throughout Facade And Window Trims							
		Seams Open/Split, Extent : Severe, Area Affected : 1%							
		Location : At Rear Below Window Sill							
	Window Wall	35%			2041	* *	5	\$6,300	
	Window Wall	35%			2041	* *	5	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : All Facades							
		Explanation : Curved Glass							
Roof									
	Metal Panel	100%	Now	\$25,900	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	\$12,700	2041	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Edges Of Soffit At Metal Structure							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Edges Of Soffit At Metal Structure							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Soffit							
		Explanation : Composite Aluminum Panels							
	Exposed Struc: Steel	10%	Now	\$1,000	LIFE	* *	5	\$600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : At Joint Between Soffit Structure And Panels							
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : At Bottom Of Soffit Structure							
Interior									
	Floors								
	Carpet	65%			2030	\$27,000	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

\$800

2044

* *

5

\$200

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

Exposed Struc: Steel

20%

LIFE

* *

Fiber Board

65%

2036

* *

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2044

* *

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

Parking/Driveway

Asphalt

100%

2040

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2031

\$1,700

5

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$36,200

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 : Light, 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			\$2,500	10		
No Component	70%								

Alarm

Security System									
No Component	20%								
Generic	80%		2031			\$5,300	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	\$16,100	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 6 Units							
	Split Unit	20%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1 Unit. R-410a							
Terminal Devices									
	Fan Coil - 2 Pipe	20%			2039	* *	1	\$100	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2039	* *	2	\$300	
	No Component	80%							
Ventilation									
Exhaust Fans									
	Roof	10%			2031	\$300	2		
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	* *	1		
Water Heater									
	Electric	100%			2029	\$1,800	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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Interior Architecture		\$25,400
Electrical		\$60,000
Total		\$85,400
Importance Code B		\$85,400
Total		\$85,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$68,600		\$3,600	
Interior Architecture	\$33,200		\$8,000	\$1,000
Electrical	\$23,700	\$300	\$400	\$600
Mechanical	\$10,500	\$2,100	\$4,100	\$1,600
Site Enclosure	\$800			
Site Pavements	\$16,500			
Total	\$153,300	\$2,400	\$16,100	\$3,200
Importance Code A	\$69,500	\$900	\$4,500	\$900
Importance Code B	\$68,200	\$1,500	\$11,100	\$2,300
Importance Code C	\$15,600		\$500	
Total	\$153,300	\$2,400	\$16,100	\$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
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	\$44,500	
	Granite Panels	3%			LIFE	**	5	\$1,100	
	Window Wall	5%			2042	**	5	\$4,500	
Windows									
	Aluminum	100%			2040	**	5	\$7,200	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$19,300	
	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	\$28,700	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	\$76,300	3	\$8,000	
	Carpet	30%			2031	\$114,500	3	\$12,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
	Ceramic Tile	5%			2041	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$2,100	
	Vinyl Tile	10%			2027	\$25,400	3	\$1,300	
	Vinyl Tile	25%			2037	**	3	\$2,500	
Interior Walls									
	Ceramic Tile	5%			2045	**	5	\$900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,500	
	Glass: Single Pane	5%			LIFE	**	5	\$1,400	
	Glazed Ceramic Panel	10%			LIFE	**	10	\$1,700	
	Gypsum Board	25%			LIFE	**	5-10	\$7,900	
	Plaster	45%			LIFE	**	5-10	\$7,100	
Ceilings									
	AcousTileSusp.Lay-In	50%			2037	**	5	\$13,300	
	Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,700	
	Gypsum Board	5%			LIFE	**	5-10	\$4,600	
	Plaster	40%			LIFE	**	5-10	\$18,300	
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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
	Type								

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	4+	\$800	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+	\$4,600	2037		**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Broadway</i>									

On-Site Walkways

Cast in Place Concrete	100%	4+	\$2,800	2037		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Rear Of Building</i>									

Activity Yard

Cast in Place Concrete	100%	4+	\$9,100	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	\$1,700	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	\$36,200	5		\$500	
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Raceway

Conduit	70%			2032	\$24,600	1			
Conduit	30%			2042	**	1			

Panelboards

Fused Disc Sw	5%			2031	\$800	5			
Molded Case Bkrs	65%			2031	\$10,900	5		\$300	
Molded Case Bkrs	30%			2040	**	5		\$100	

Wiring

Braided Cloth	70%	2-4	\$21,800	2057	**	1			
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%			2042	**	1			
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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	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2032	\$20,000	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	\$40,000	10	\$3,300	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Light Fixtures							
	Egress Lighting								
	Emergency, Battery	30%			2027	\$8,100	10	\$1,300	
	Emergency, Battery	20%			2040	* *	10	\$900	
	Exit, Service	45%			2027	\$1,300	1		
	Exit, Service	5%			2040	* *	1		
	Exterior Lighting								
	HID	20%			2027	\$15,100	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	\$12,100	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	\$41,400	1-3	\$2,300	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			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	\$1,300	

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

QUEENS PUBLIC LIBRARY - 039
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	\$2,100	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	\$15,700	
	Exhaust Fans								
	Interior	50%			2037	**	2	\$300	
	Roof	50%			2037	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater								
	Gas Fired	100%			2031	\$11,400	2	\$300	
	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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$738,400
Total		\$738,400
Importance Code B		\$738,400
Total		\$738,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,300	\$4,500	\$3,300	\$23,600
Interior Architecture	\$7,700	\$1,100	\$13,400	\$8,900
Electrical	\$20,800	\$1,800	\$1,200	\$1,300
Mechanical	\$12,800	\$6,000	\$7,600	\$14,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$66,600	\$17,300	\$29,500	\$52,500
Importance Code A	\$22,200	\$5,500	\$4,300	\$24,500
Importance Code B	\$44,400	\$11,800	\$25,200	\$27,600
Importance Code C				\$500
Total	\$66,600	\$17,300	\$29,500	\$52,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	45%			LIFE	**	5	\$8,000	
	Metal Panel	5%			2054	**	5-10	\$6,100	
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
	Window Wall	40%			2058	**	5	\$26,700	
	Windows								
	Aluminum	100%			2050	**	5	\$6,700	
	Parapets								
	Metal Panel	5%			2054	**	5	\$100	
	Pre-Cast Concrete	45%			LIFE	**	5	\$1,600	
	No Component	50%							
	Roof								
	Modified Bitumen	10%	Now	\$8,000	2036	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Section Over Northeast Corner							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Northeast Corner In Childrens Area							
	Modified Bitumen	90%			2036	**	10	\$23,600	
Interior									
	Floors								
	Carpet	55%			2029	\$221,500	3	\$31,000	
	Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2041	**	5	\$1,400	
	Vinyl Tile	30%			2036	**	3	\$3,200	
	Interior Walls								
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,800	
	Gypsum Board	60%			LIFE	**	5	\$6,600	
	Ceilings								
	AcousTileSusp.Lay-In	95%			2045	**	5	\$26,700	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Basement Corridor							
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2063	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
Electrical		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		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
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$8,100

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$9,300

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

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$1,400

Terminal Devices

Air Handler

90%

2033

* *

1

\$10,500

Convactor/Radiator

10%

2041

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2029

\$738,400

2

\$1,200

Heat Rejection

Dry Cooler

100%

2033

* *

2

\$13,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,500

Exhaust Fans

Interior

70%

2033

* *

2

\$400

Roof

30%

2033

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2054

* *

1

Water Heater

Gas Fired

100%

2026

\$12,000

2

\$300

Sanitary Piping

Cast Iron

100% Now

\$7,200

LIFE

* *

1

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

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : CORONA BRANCH LIBRARY
Address : 38-23 104TH ST.
Borough : QUEENS **Agency's Number** : C
Program / Asset # : QPL0C14.000 / 13284 **Yr Built/Renovated** : 1968 / 2005
Area Sq Ft : 7,080 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 04-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1775 **Lot** : 71 **BIN** : 4044596

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$94,400	
Electrical		\$75,500
Mechanical		\$93,100
Total	\$94,400	\$168,600
Importance Code A	\$94,400	
Importance Code B		\$168,600
Total	\$94,400	\$168,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,300		\$4,700	\$800
Interior Architecture	\$4,400			\$800
Electrical	\$12,800	\$400	\$500	\$300
Mechanical	\$4,100	\$1,500	\$3,200	\$1,500
Total	\$30,600	\$2,000	\$8,400	\$3,400
Importance Code A	\$9,700	\$400	\$5,200	\$1,100
Importance Code B	\$21,000	\$1,600	\$3,300	\$2,300
Importance Code C				
Total	\$30,600	\$2,000	\$8,400	\$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
CORONA BRANCH LIBRARY
Asset # : 13284

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	* *	5	\$7,500		
Metal Panel	10%			2050	* *	5-10	\$6,900		
Window Wall	15%			2050	* *	5	\$5,700		
Windows									
Aluminum	100%			2046	* *	5	\$1,600		
Roof									
Metal Panel	45%			2043	* *	10	\$9,300		
Modified Bitumen	55%	Now	\$94,400	2040	* *			1	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%									
Location : Over Multi-purpose Room									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Multi-purpose Room, Librarians Area									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$800		
Ceramic Tile	3%			2043	* *	5	\$200		
Granite Panels	5%			LIFE	* *	5	\$300		
Vinyl Tile	87%			2038	* *	3	\$3,000		
Interior Walls									
Concrete Masonry Unit	70%			LIFE	* *	5	\$2,700		
Glass: Single Pane	3%			LIFE	* *	5	\$200		
Gypsum Board	20%			LIFE	* *	5	\$1,200		
Masonry: Brick	5%			LIFE	* *				
Metal Panel	2%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	80%			2043	* *	5	\$7,000		
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Reading Area									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Multi-purpose Room, Librarians Office									
Exposed Struc: Concrete	5%			LIFE	* *	5	\$100		
Gypsum Board	15%			LIFE	* *	5	\$1,300		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	* *				

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2030	\$1,700	5	\$200		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 400 Ampere Main Disconnect Switch									

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
	Raceway								
	Conduit	40%			2030	\$14,100	1		
	Conduit	60%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2029	\$800	5		
	Molded Case Bkrs	40%			2029	\$6,700	5	\$100	
	Molded Case Bkrs	55%			2038	* *	5	\$100	
	Wiring								
	Braided Cloth	40%	2-4	\$12,400	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	40%			2030	\$12,400	1		
	Thermoplastic	20%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,900	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2030	\$43,700	10	\$3,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	\$23,900	10	\$1,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2030	\$8,000	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	5%			2030	\$2,700	10		
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,400	10	\$900	
	Exit, LED	50%			2045	* *	1		
	Exterior Lighting								
	HID	50%			2030	\$15,000	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2030	\$12,000	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside Of The Building							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2030

\$41,100

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%

2040

* *

1

Conversion Equipment

Furnace

100%

2030

\$17,500

1

\$3,500

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

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

\$93,100

2

\$400

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

Heat Rejection

Air Cooled Condenser

Unit

100%

2030

\$15,000

2

\$4,900

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$3,400

LIFE

* *

2-5

\$3,900

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

Exhaust Fans

Roof

100%

2030

\$12,300

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Water Heater

Gas Fired

100%

2028

\$4,500

2

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Submersible

100%

2023

\$300

4

\$200

Sewage Ejector(s)

Electric

100%

2025

\$2,100

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
CORONA BRANCH LIBRARY
Asset # : 13284

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	85%						
	Generic	15%		2040	* *	1-2	\$300	

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Address : 249-01 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : DL
Program / Asset # : QPL0D16.000 / 13285 **Yr Built/Renovated** : 1962 / 2010
Area Sq Ft : 7,600 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 18-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8126 **Lot** : 87 **BIN** : 4169275

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$100,000	
Mechanical		\$309,900
Total	\$100,000	\$309,900
Importance Code A	\$100,000	\$61,500
Importance Code B		\$248,400
Total	\$100,000	\$309,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$12,800			
Interior Architecture	\$64,600		\$2,900	\$1,200
Electrical	\$900	\$700	\$1,800	\$800
Mechanical	\$800	\$2,000	\$1,400	\$2,200
Total	\$79,100	\$2,600	\$6,100	\$4,200
Importance Code A	\$13,200	\$400	\$500	\$400
Importance Code B	\$63,300	\$2,300	\$5,600	\$3,900
Importance Code C	\$2,600			
Total	\$79,100	\$2,600	\$6,100	\$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.

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	\$100,000	LIFE	* *	5	\$9,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : West Facade On 249th Street									
Painted Surfaces, Extent : Light, Area Affected : 25%									
Location : West Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : West Facade, Chimney									
Windows									
	Aluminum	98%	Now	\$300	2046	* *	5	\$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Work Room									
	Metal Louvers	2%			2039	* *	10		
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$700	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Coping									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Coping									
	Masonry: Brick	92%	Now	\$11,700	LIFE	* *	5	\$900	
Painted Surfaces, Extent : Moderate, Area Affected : 25%									
Location : West Parapet									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : East Parapet									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : East Parapet									
	Pre-Cast Concrete	3%			LIFE	* *	5	\$200	
Roof									
	Modified Bitumen	100%			2038	* *	10	\$10,900	
Interior									
Floors									
	Carpet	45%			2031		3	\$7,700	
	Carpet	15%	Now	\$24,400	2032	\$24,400	3	\$2,600	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Library Office Area									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,500	
	Ceramic Tile	5%			2043	* *	5	\$600	
	Vinyl Tile	25%	Now	\$27,100	2040	* *	3	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Staff Room, Kitchen And Storage Area									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component 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+	\$2,200	LIFE	**	5	\$700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Storage Area									
	Gypsum Board	75%			LIFE	**	5	\$7,900	
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	5%			2035	**	5	\$700	
	AcousTileSusp.Lay-In	75%			2047	**	5	\$8,400	
	AcousTileSusp.Lay-In	10%	Now	\$10,200	2050	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Pantry									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Pantry									
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Pantry									
	Gypsum Board	10%			LIFE	**	5	\$1,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2035	**			
Parking/Driveway									
	Asphalt	100%			2033	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component 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%			2040	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2040	**	5	\$200	
Raceway									
	Conduit	100%			2040	**	1		
Panelboards									
	Fused Disc Sw	50%			2038	**	5	\$100	
	Molded Case Bkrs	50%			2038	**	5	\$100	

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

QUEENS PUBLIC LIBRARY - 039
DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2030	\$8,500	10	\$700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	90%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2035	* *	10	\$900	
	Exit, Service	50%			2035	* *	1		
	Exterior Lighting								
	HID	30%			2030	\$9,700	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2038	* *	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$4,800	
		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%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2028	\$61,500	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$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
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
Heating									
	Terminal Devices								
	Air Handler	70%			2030	\$78,600	1	\$3,300	
	Convactor/Radiator	30%			2035	* *	1	\$700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2028	\$169,800	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Ceiling					
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$16,100	2	\$5,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Interior	100%			2030	\$28,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$4,900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,200	4	\$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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$61,300		\$1,000	
Interior Architecture	\$44,500	\$4,200	\$200	\$300
Electrical	\$800	\$700	\$800	\$700
Mechanical	\$3,100	\$400	\$1,100	\$400
Site Enclosure	\$400			
Total	\$110,000	\$5,300	\$3,200	\$1,400
Importance Code A	\$61,700	\$400	\$1,300	\$400
Importance Code B	\$28,900	\$4,200	\$1,600	\$1,000
Importance Code C	\$19,400	\$700	\$200	
Total	\$110,000	\$5,300	\$3,200	\$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
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	\$25,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Rear Garden							
		Explanation : Terrazzo Block							
	Masonry: Brick	45%	0-2	\$4,900	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	\$58,600	
Soffits									
	Gypsum Board: Exterior Grade	100%			LIFE	**			
Interior									
Floors									
	Carpet	60%			2033	**	3	\$10,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Cast in Place Concrete	15%	4+	\$1,300	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	\$2,000	2040	**	5	\$900	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Rear Reading Room							
	Vinyl Tile	5%			2040	**	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
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	10	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 25%							
		Location : New Wing							
		Explanation : Terrazzo Block							
	Ceramic Tile	3%			2045	**	5	\$300	
	Concrete Masonry Unit	15%	Now	\$2,200	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	\$2,600	
	Gypsum Board	32%			LIFE	**	5-10	\$6,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Masonry: Brick	5%			LIFE	**	10	\$200	
	Wood	15%			LIFE	**	5	\$13,900	
Ceilings									
	AcousTileSusp.Lay-In	65%	Now	\$1,400	2049	**	5	\$3,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Children Room							
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,200	
	Glass: Susp Panels	5%			LIFE	**	10	\$400	
	Gypsum Board	10%			LIFE	**	5-10	\$4,000	
	Wood	15%			LIFE	**	5	\$30,800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	2-4	\$200	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	\$100	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	\$1,700	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	\$36,200	5	\$200	
	Raceway								
	Conduit	70%			2032	\$24,600	1		
	Conduit	20%			2042	* *	1		
	Conduit	10%			2058	* *	1		
	Panelboards								
	Molded Case Bkrs	70%			2031	\$11,700	5	\$100	
	Molded Case Bkrs	20%			2040	* *	5		
	Molded Case Bkrs	10%			2054	* *	5		
	Wiring								
	Thermoplastic	70%			2032	\$21,800	1		
	Thermoplastic	20%			2042	* *	1		
	Thermoplastic	10%			2058	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
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	\$5,900	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

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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

\$4,800

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

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

Heating

Energy Source

Natural Gas

100%

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

\$6,900

Exhaust Fans

Roof

80%

2037

* *

2

\$200

Roof

20%

2027

\$2,700

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2052

* *

1

Water Heater

Electric

100%

2030

\$7,200

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

QUEENS PUBLIC LIBRARY - 039
EAST ELMHURST BRANCH LIBRARY

Asset # : 13286

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : EAST FLUSHING BRANCH LIBRARY
Address : 196-36 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : EF
Program / Asset # : QPL0E18.000 / 13287 **Yr Built/Renovated** : 1977 / 2007
Area Sq Ft : 6,250 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5520 **Lot** : 18 **BIN** : 4124564

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$63,800	
Interior Architecture		\$75,800
Mechanical	\$73,600	\$55,700
Total	\$137,400	\$131,500
Importance Code A	\$63,800	
Importance Code B	\$73,600	\$131,500
Total	\$137,400	\$131,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,500		\$19,500	
Interior Architecture	\$4,200	\$1,200		
Electrical	\$6,900	\$600	\$9,300	\$600
Mechanical	\$26,100	\$2,000	\$18,700	\$2,100
Site Enclosure	\$900			
Site Pavements	\$700			
Total	\$48,200	\$3,800	\$47,500	\$2,700
Importance Code A	\$34,800	\$300	\$19,900	\$300
Importance Code B	\$11,900	\$3,500	\$27,600	\$2,400
Importance Code C	\$1,500			
Total	\$48,200	\$3,800	\$47,500	\$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
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	\$63,800	LIFE	**	5	\$9,400	
Spalling, Extent : Severe, Area Affected : 5%									
Location : Base Of Building At Front Facade And Side Yard Base									
	Window Wall	10%			2050	**	5	\$3,900	
Windows									
	Aluminum	100%			2038	**	5	\$2,500	
Parapets									
	Masonry: Brick	90%	Now	\$8,100	LIFE	**	5	\$1,300	
Spalling, Extent : Severe, Area Affected : 10%									
Location : Exterior Face Of Parapet Walls									
	Masonry: Limestone	5%			LIFE	**	5	\$100	
	Metal: Cage/Fence	2%			2043	**	5-10	\$200	
	No Component	3%							
Roof									
	Modified Bitumen	100%			2035	**	10	\$17,500	
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Main Roof									
Explanation : Clogged Drain									
Soffits									
	Aluminum Sunshades	75%			2033	**	10		
	Stucco Cement	25%			2035	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2039	**	5	\$500	
	Vinyl Tile	85%			2030	\$75,800	3	\$3,000	
Interior Walls									
	Concrete Masonry Unit	40%			LIFE	**	5	\$2,400	
	Glass: Single Pane	5%			LIFE	**	5	\$600	
	Gypsum Board	55%			LIFE	**	5	\$4,900	
Ceilings									
	AcousTileSusp.Lay-In	90%			2043	**	5	\$8,400	
	Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$900	2050	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Left Side And Rear Of Building									
Free Standing Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$700	2043	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$1,700	5		\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Nameplate Rating Available.</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$36,200	5		\$200	
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Raceway

Conduit	100%			2030	\$35,200	1			
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Panelboards

Molded Case Bkrs	90%			2029	\$15,100	5		\$100	
Molded Case Bkrs	10%			2046	* *	5			

Wiring

Braided Cloth	20%	2-4	\$6,200	2055	* *	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Electrical, Mechanical Rooms

Thermoplastic	80%			2030	\$24,900	1			
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Motor Controllers

Locally Mounted	100%			2028	\$16,900	5			
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100	
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Lighting

Interior Lighting

Fluorescent	1%			2025	\$700	10		\$100	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Mechanical Room

LED	99%			2038	* *				
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Egress Lighting

Emergency, Battery	50%			2035	* *	10		\$800	
Exit, Service	50%			2035	* *	1			

Exterior Lighting

Fluorescent	25%			2025	\$5,600	10		\$100	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Front And Side Of The Building

HID	5%			2025	\$1,300	10			
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No Component	70%								
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

30%

Generic

70%

2038

* *

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas, Front And Side Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$4,000

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

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$25,300

2050

* *

1

\$2,800

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : One Unit In Boiler Room*

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$300

Terminal Devices

Convactor/Radiator

40%

2035

* *

1

\$800

No Component

60%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Air Conditioning Units**Explanation : Air Handler Is Covered Under Air Conditioning Section***Air Conditioning**

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2030

\$55,700

1

\$2,900

Compr/Chiller

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

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\$73,600

1

\$3,900

Heat Rejection

Air Cooled Condenser

100%

2030

\$13,200

2

\$4,400

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$3,500

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	50%		2025	\$11,700	2	\$100	
	Roof	50%		2025	\$5,500	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2040	* *	1		
	Water Heater							
	Gas Fired	100%		2028	\$4,000	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : ELMHURST BRANCH LIBRARY
Address : 86-01 BROADWAY @51 ST AVE.
Borough : QUEENS **Agency's Number** : E
Program / Asset # : QPL0006.000 / 14553 **Yr Built/Renovated** :
Area Sq Ft : 31,436 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1837 **Lot** : 1 **BIN** : 4045226

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$325,200
Mechanical		\$1,053,500
Total		\$1,378,700
Importance Code A		\$325,200
Importance Code B		\$1,053,500
Total		\$1,378,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			\$69,300	\$8,400
Interior Architecture		\$6,600	\$600	
Electrical	\$900	\$30,400	\$1,800	\$900
Mechanical	\$15,800	\$24,000	\$16,700	\$3,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$24,500	\$68,900	\$96,300	\$21,000
Importance Code A	\$12,700	\$1,600	\$70,800	\$9,900
Importance Code B	\$11,800	\$67,300	\$24,900	\$11,100
Importance Code C			\$600	
Total	\$24,500	\$68,900	\$96,300	\$21,000



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
ELMHURST BRANCH LIBRARY
Asset # : 14553

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	50%			LIFE	**	5	\$254,600	
	Masonry: Brick	5%			LIFE	**	5	\$3,300	
	Metal, Corrugated	5%			2055	**	1		
	Metal Panel	10%			2055	**	5-10	\$44,800	
	Window Wall	30%			2055	**	5	\$73,300	
Windows									
	Aluminum	100%			2051	**	5	\$8,200	
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$6,000	
	Concrete Masonry Unit	70%			LIFE	**	5	\$3,100	
	Metal Rail	10%			2046	**	5-10	\$7,000	
Roof									
	Green, Roof Inaccessible	20%			LIFE	**			
	IRMA/Protected Membrane	80%			2037	**	10	\$70,600	
Soffits									
	Metal Panel	100%			2055	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$30,900	
	Sheet Vinyl/Rubber	55%			2037	**	5	\$38,800	
	Wood	15%			2064	**	5	\$13,200	
Interior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**			
	Folding Partition	1%			2045	**	5	\$1,200	
	Gypsum Board	75%			LIFE	**	5	\$21,100	
	Masonry: Brick	2%			LIFE	**			
	Metal Panel	10%			LIFE	**			
	Plywood/Hardboard	5%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Composite Plastic Product At Entrances To Library Spaces									
	Wood	5%			LIFE	**	5	\$9,400	
Ceilings									
	AcousTileSusp.Lay-In	55%			2042	**	5	\$25,900	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$11,800	
	Metal Panel	10%			LIFE	**	5	\$5,900	
	Plywood/Hardboard	5%			2055	**	1		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Interior Entrances To Library Rooms									
Explanation : Composite Plastic Material Used As Soffits									
	Wood	5%			LIFE	**	5	\$20,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2073	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%		2073	**
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Site Pavements

Public Sidewalk

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

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

Conduit	100%		2049	**	1	
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Panelboards

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

Thermoplastic	100%		2049	**	1	
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Motor Controllers

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

Grounding Devices

Generic	100%		LIFE	**	5	\$500
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Lighting

Interior Lighting

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

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

Egress Lighting

Emergency, Battery	50%		2029	\$23,800	10	\$3,800
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Exit, LED	50%		2057	**	1	
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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2034	**	10	\$600	
	LED	2%			2034	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Media Center								
	Explanation : LED Lighting Observed								
	No Component	78%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$3,500	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$5,800	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$12,700	2034	**	1	\$14,000	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : No Makeup Air Or Ventilation In Mechanical Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$1,600	
	Terminal Devices								
	Air Handler	100%			2029	\$464,300	1	\$19,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit -	80%			2029	\$330,700	2	\$1,500	
	Heating/Cooling								
	Split Unit	20%			2029	\$141,000			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$40,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,500	
	No Component	80%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2029	\$117,500	2	\$1,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$20,100	2	\$500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$9,500	4	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : All Floors								
	Explanation : 2 Elevators								
	Escalators								
	Not Accessible	100%							
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2049	* *	1-2	\$4,400	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : FLUSHING BRANCH LIBRARY
Address : 41-17 MAIN STREET @ KISSENA BLVD.
Borough : QUEENS **Agency's Number** : F
Program / Asset # : QPL0002.000 / 4200 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 58,353 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3
Block : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$616,300
Interior Architecture		\$152,800
Electrical		\$606,200
Mechanical	\$54,000	\$2,900,600
Total	\$54,000	\$4,275,900
Importance Code A		\$616,300
Importance Code B	\$54,000	\$3,659,700
Total	\$54,000	\$4,275,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$7,200	\$9,700	\$11,100	
Interior Architecture	\$9,600		\$15,100	\$200
Electrical	\$11,400	\$16,000	\$6,900	\$5,800
Mechanical	\$42,900	\$39,100	\$37,100	\$16,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$79,000	\$72,700	\$78,000	\$30,700
Importance Code A	\$10,100	\$12,800	\$14,000	\$2,900
Importance Code B	\$66,400	\$60,000	\$64,000	\$27,800
Importance Code C	\$2,500			
Total	\$79,000	\$72,700	\$78,000	\$30,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%			LIFE	**	5	\$9,300	
	Metal/Glass Curt Wall	45%			LIFE	**	5	\$39,300	
	Metal Panel	3%			2049	**	5-10	\$9,600	
	Metal Coiling Doors	3%			2042	**	5	\$4,400	
	Granite Panels	27%			LIFE	**	5	\$9,400	
	Window Wall	2%			2049	**	5	\$3,500	
Windows									
	Aluminum	98%			2045	**	5	\$22,200	
	Metal Louvers	2%			2038	**	10	\$2,800	
Parapets									
	Masonry: Brick	5%			LIFE	**	5	\$300	
	Metal/Glass Curt Wall	50%			2049	**	5	\$10,800	
	Metal Rail	35%			2042	**	5-10	\$35,100	
	Granite Panels	10%	Now	\$7,200	LIFE	**	5	\$600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
Roof									
	Built-Up (BUR)	90%			2029	\$616,300	10	\$40,500	
	Plaza Roof: Stone Panels	8%			2049	**			
	Skylight, Plastic	2%			2042	**	1		
Soffits									
	Metal Panel	40%			2049	**	5-10		
	Stucco Cement	60%			2042	**	5		
Interior									
Floors									
	Carpet	30%			2028	\$375,100	3	\$39,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
	Ceramic Tile	5%			2038	**	5	\$4,400	
	Granite Panels	30%			LIFE	**	5	\$19,700	
	Vinyl Tile	18%			2034	**	3	\$5,900	
	Vinyl Tile	2%	Now	\$5,000	2034	**	3	\$700	
	Patching Evident, Extent : Moderate, Area Affected : 20%								
	Location : Treads On Main Stairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Treads On Main Stairs								
	Wood	5%			2057	**	5	\$8,200	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$4,900	
	Concrete Masonry Unit	15%			LIFE	**	5	\$5,900	
	Glass: Single Pane	10%			LIFE	**	5	\$7,400	
	Gypsum Board	60%			LIFE	**	5	\$35,500	
	Metal Panel	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$19,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$8,700	
Exposed Struc: Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Suspension Panels								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2049	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Planter Area By Entry								
Explanation : This Is Actually Granite Clad Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Transformers								
Dry Type	100%			2042	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Explanation : Two 75 Kilovolt-ampere, 208v Pri - 480/266v Sec								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	100%			2049	**	1		

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2045	**	5	\$100	
	Molded Case Bkrs	90%			2045	**	5	\$1,400	
Wiring									
	Thermoplastic	100%			2049	**	1		
Motor Controllers									
	Locally Mounted	10%			2042	**	5		
	Motor Control Center	90%			2042	**	5	\$1,400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$18,000	
Generators									
	Diesel	100%	Now	\$4,100	2032	\$82,100	1	\$20,300	
Not in Service, Extent : Moderate, Area Affected : 5%									
Location : Rooftop									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak									
Batteries									
	Lead/Acid	100%			2023	\$1,700	5	\$2,200	
Fuel Storage									
	Day Tank	50%	Now	\$1,000	2037	**	5	\$2,700	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Roof									
Explanation : 75 Gallon Tank Leaks									
	Main Tank	50%			2057	**	5	\$900	
Other Observation, Extent : Light, Area Affected : 95%									
Location : Basement									
Explanation : 3,000 Gallon Tank									
Lighting									
Interior Lighting									
	Fluorescent	80%			2029	\$524,200	10	\$42,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	18%			2034	**	10	\$9,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Incandescent	2%			2034	**	2		
Egress Lighting									
	Emergency, Service	60%			2034	**	1		
	Exit, LED	40%			2057	**	1		

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

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

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

Lighting

Exterior Lighting
Fluorescent

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

HID

15%

2034

* *

10

No Component

80%

Alarm

Security System

No Component

65%

Generic

35%

2034

* *

1

\$7,600

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$10,800

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2039

* *

1

Conversion Equipment

Hot Water Boiler

100%

2034

* *

1

\$28,900

Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units - Providing Chilled Water Also

Distribution

Hot Wtr Piping/Pump

100%

2037

* *

4

\$2,900

Terminal Devices

Air Handler

60%

2029

\$517,100

1

\$21,700

Convactor/Radiator

30%

2034

* *

1

\$5,700

Unit Heater - Steam

10%

2024

\$21,900

4

\$800

Air Conditioning

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Absorption

99%

2029

\$1,256,300

1

\$62,500

Chiller/Direct Fire

Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room, Basement
Explanation : 2 Combination Heater - Chiller Units

Split Unit

1%

2029

\$13,100

Distribution

CW & CHW Wtr

100%

2039

* *

4

\$4,300

Pipe/Pump

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	\$687,400	1	\$36,100	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$23,300	2027	\$232,600	2	\$47,000	
Damaged, Extent : Severe, Area Affected : 10%									
Location : Roof Polyvinyl Chloride Piping									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,500	
Exhaust Fans									
	Interior	95%			2029	\$207,200	2	\$1,700	
	Roof	5%			2029	\$5,100	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Electric	100%			2024	\$54,000	4	\$500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 2 Units									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2029	\$17,700	4	\$2,300	
Backflow Preventer									
	No Component	50%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Water Service Room									
Explanation : Domestic Service									
	Generic	50%			2029	\$7,800	1	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor Sprinkler Room									
Explanation : Fire Service									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : C, M, L, 1st To 3rd Floor									
Explanation : Two Units									

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

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

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

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

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$242,800	
Electrical		\$322,800
Mechanical		\$266,800
Total	\$242,800	\$589,600
Importance Code A	\$242,800	
Importance Code B		\$589,600
Total	\$242,800	\$589,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,200	\$6,500	\$1,000	
Interior Architecture		\$7,700	\$1,300	\$6,200
Electrical	\$21,300	\$1,000	\$600	\$700
Mechanical	\$6,700	\$3,300	\$15,100	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,100	\$22,300	\$22,000	\$14,500
Importance Code A	\$22,300	\$7,600	\$2,100	\$1,100
Importance Code B	\$30,800	\$14,700	\$19,900	\$13,400
Importance Code C				
Total	\$53,100	\$22,300	\$22,000	\$14,500



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	82%	Now	\$192,100	LIFE	**	5	\$28,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
	Masonry: Limestone	5%	Now	\$21,200	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
	Granite Panels	3%			LIFE	**	5	\$800	
	Window Wall	10%			2039	**	5	\$13,000	
Windows									
	Aluminum	97%			2045	**	5	\$2,100	
	Metal Louvers	3%			2038	**	10	\$400	
Parapets									
	Masonry: Brick	95%	4+	\$50,700	LIFE	**	5	\$3,900	
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face							
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof									
	Modified Bitumen	100%			2037	**	10	\$23,800	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	50%			2030	\$220,100	3	\$23,100	
	Cast in Place Concrete	7%			LIFE	**	5	\$4,700	
	Ceramic Tile	3%			2042	**	5	\$900	
	Terrazzo	5%			LIFE	**	5	\$1,200	
	Vinyl Tile	35%			2034	**	3	\$4,000	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$2,900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$5,800	
	Gypsum Board	25%			LIFE	**	5	\$8,800	
	Plaster	40%			LIFE	**	5	\$7,000	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%			2046	**	5	\$12,300	
	Plaster	60%			LIFE	**	5	\$11,500	

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

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

Site Enclosure

Fence/Gates

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

Free Standing Walls

Masonry: Brick	100%			2039		* *			
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Site Pavements

Public Sidewalk

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

Cast in Place Concrete	100%			2034		* *			
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Activity Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029		\$2,800	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : No Nameplate Rating Available

Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$36,200	5	\$600	
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Raceway

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

Location : Rooftop

Panelboards

Fused Disc Sw	20%			2028		\$5,000	5	\$100	
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Molded Case Bkrs	20%			2037		* *	5	\$100	
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Molded Case Bkrs	60%			2028		\$15,100	5	\$300	
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Wiring

Braided Cloth	65%	4+	\$20,200	2054		* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	35%			2039		* *	1		
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Motor Controllers

Locally Mounted	10%			2027		\$5,100	5		
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Motor Control Center	90%			2027		\$11,300	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$300	
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
	Interior Lighting							
	Fluorescent	90%		2029	\$221,700	10	\$18,100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	10%		2029	\$24,600	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Egress Lighting							
	Emergency, Battery	50%		2029	\$16,600	10	\$2,600	
	Exit, Battery	50%		2029	\$5,700	10	\$700	
	Exterior Lighting							
	HID	10%		2029	\$9,300	10		
	No Component	90%						
Alarm								
	Security System							
	No Component	70%						
	Generic	30%		2029	\$22,300	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only</i>						
	Fire/Smoke Detection							
	No Component	70%						
	Generic, Analog	30%		2029	\$76,500	1-3	\$4,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Light, Manual Pull Station And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2049	* *	1		
	Conversion Equipment							
	Hot Water Boiler	100%		2034	* *	1	\$10,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
	Distribution							
	Hot Wtr Piping/Pump	100%		2037	* *	4	\$1,100	
	Terminal Devices							
	Air Handler	60%		2029	\$194,400	1	\$8,100	
	Convactor/Radiator	40%		2034	* *	1	\$2,800	
Air Conditioning								
	Energy Source							
	Electricity	100%		2045	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	40%			2034	**			
	No Component	60%							
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$28,500	
Terminal Devices									
	Air Handler/Cool/Ht	70%			2029	\$72,400	1	\$9,500	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2029	\$13,000	2	\$10,700	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,200	
Exhaust Fans									
	Interior	50%			2029	\$41,000	2	\$300	
	Roof	50%			2029	\$19,100	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%			2034	**	1		
Water Heater									
	Gas Fired	100%			2027	\$14,100	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2023	\$800	4	\$700	
Sewage Ejector(s)									
	Electric	100%			2034	**	4	\$900	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2039	**	1-2	\$1,800	

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Site Pavements	\$67,600	
Total	\$67,600	
Importance Code C	\$67,600	
Total	\$67,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,800			\$40,300
Interior Architecture	\$14,400	\$4,600	\$800	\$3,300
Electrical	\$1,800	\$1,900	\$1,500	\$1,500
Mechanical	\$5,100	\$3,000	\$3,200	\$2,700
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$29,100	\$13,500	\$9,400	\$51,700
Importance Code A	\$4,700	\$900	\$900	\$41,200
Importance Code B	\$23,000	\$12,600	\$8,100	\$10,500
Importance Code C	\$1,400		\$400	
Total	\$29,100	\$13,500	\$9,400	\$51,700



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
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	\$3,800	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	\$122,300	3	\$12,800		
Cast in Place Concrete	2%			LIFE	* *	5	\$600		
Ceramic Tile	5%			2040	* *	5	\$700		
Sheet Vinyl/Rubber	30%			2036	* *	5	\$6,400		
Vinyl Tile	3%	2-4	\$400	2031	\$4,100	3	\$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	\$1,400	LIFE	* *	5	\$8,800		
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Bsmnt Office Hall									
Vinyl Covering, Extent : Light, Area Affected : 1%									
Location : Bsmnt Office Entry Base Molding Delaminating									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2044	**	5	\$700	
	Embossed Metal	83%	4+	\$4,600	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	\$8,000	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	\$67,600	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 : Light, Area Affected : 100%								
	Location : Reading Areas, Lobby								
	Explanation : Compact Fluorescent Light								
	Fluorescent	5%			2039	**	10	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Explanation : T-5 Lamps								
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$2,200	
	Exit, LED	50%			2066	**	1		
Exterior Lighting									
	HID	30%			2039	**	10		
	No Component	70%							
Alarm									
Security System									
	No Component	20%							
	Generic	80%			2039	**	1	\$5,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2039	**	1-3	\$11,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Furnace	80%			2036	**	1	\$7,100	
	Hot Water Boiler	20%			2044	**	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	20%			2053	**	4	\$200	
	No Component	80%							
	Terminal Devices								
	Convactor/Radiator	20%			2044	**	1	\$1,200	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	60%			2036	**	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a Refrigerant							
	Split Unit	40%			2036	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units. R-410a							
	Terminal Devices								
	Fan Coil - 2 Pipe	40%			2036	**	1	\$2,300	
	No Component	60%							
	Heat Rejection								
	Air Cooled Condenser Unit	40%			2036	**	2	\$5,000	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$3,500	LIFE	**	2-5	\$10,000	
		Unbalanced System, Extent : Moderate, Area Affected : 20%							
		Location : Defective Building Management System							
	Exhaust Fans								
	Roof	100%			2036	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	**	1		
	Water Heater								
	Electric	100%			2029	\$16,700	4	\$100	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2036	* *	4	\$1,100	
	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	

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : GLENDALE BRANCH LIBRARY
Address : 78-60 73RD PL.
Borough : QUEENS **Agency's Number** : GL
Program / Asset # : QPL0G25.000 / 13292 **Yr Built/Renovated** : 1935 / 2008
Area Sq Ft : 10,134 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m
Block : 3696 **Lot** : 47 **BIN** : 4090100

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$188,400	
Interior Architecture	\$67,000	
Electrical		\$5,700
Mechanical		\$69,000
Total	\$255,300	\$74,700
Importance Code A	\$188,400	
Importance Code B	\$67,000	\$74,700
Total	\$255,300	\$74,700

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$6,900	\$500	\$100	\$1,000
Interior Architecture	\$1,600	\$89,900	\$1,300	\$1,500
Electrical	\$88,800	\$300	\$300	\$300
Mechanical	\$105,800	\$1,600	\$2,500	\$1,800
Site Enclosure	\$38,200			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$245,700	\$96,200	\$8,200	\$8,500
Importance Code A	\$8,000	\$1,500	\$1,100	\$2,000
Importance Code B	\$199,300	\$94,700	\$7,100	\$6,500
Importance Code C	\$38,400			
Total	\$245,700	\$96,200	\$8,200	\$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
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	\$129,400	LIFE	**	5	\$19,100	1
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Various							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Northwest Corner, Chimney							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
	Location : At Window Openings Throughout							
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,900	2033	**	5	\$1,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : South Wall Above Roof							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : South Wall Above Roof							
Windows								
Aluminum	90%			2036	**	5	\$2,100	
Aluminum	10%			2050	**	5	\$200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,500	
Metal Panel	5%			2054	**	5	\$900	
Roof								
Asphalt Shingle	5%			2037	**	10	\$100	
Clay Tile	20%			2038	**	10	\$2,600	
Modified Bitumen	75%	0-2	\$59,000	2033	**			1
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Main Roof							
Interior								
Floors								
Carpet	40%			2024	\$86,900	3	\$9,100	
Carpet	15%			2029	\$32,600	3	\$4,600	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2031	\$16,500	5	\$800	
Vinyl Tile	30%			2028	\$43,400	3	\$1,700	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$600	
Plaster	5%	Now	\$500	LIFE	**	5	\$200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Roof Stair, Main Library At Windows							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Roof Stair, Main Library At Windows							
Plaster	70%			LIFE	**	5	\$2,300	
Wood	15%			LIFE	**	5	\$6,500	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%			2045	**	5	\$1,500	
				Recent Replace Evident, Extent : N/A, Area Affected : 100%					
				Location : Childrens Reading Area					
	Exposed Struc: Wood	15%			LIFE	**			
	Plaster	75%	0-2	\$67,000	LIFE	**	5	\$7,100	
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Library Area, Mezzanine & Various					
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	2-4	\$37,300	2054	**			
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Various					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%					
				Location : Various					
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$900	2048	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Various					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Various					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$300	2041	**			
				Loose/Delam Surface, Extent : Severe, Area Affected : 5%					
				Location : Myrtle Ave					
	Masonry: Granite	10%	4+	\$200	LIFE	**			
				Caulking Deteriorated, Extent : Severe, Area Affected : 100%					
				Location : Main Entry Steps					

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,700	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$36,200	5	\$300	
	Raceway								
	Conduit	80%			2028	\$28,100	1		
	Conduit	20%			2048	* *	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2044	**	5		
	Molded Case Bkrs	80%			2027	\$13,400	5	\$200	
	Molded Case Bkrs	15%			2044	**	5		
Wiring									
	Thermoplastic	80%			2028	\$24,900	1		
	Thermoplastic	20%			2048	**	1		
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,700	LIFE	**	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	85%			2038	**	10	\$7,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2028	\$5,700	10	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Compact Fluorescent Lighting									
	Fluorescent	10%			2033	**	10	\$900	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Childrens Room									
Egress Lighting									
	Emergency, Battery	50%			2023	\$7,700	10	\$1,200	
	Exit, LED	5%			2068	**	1		
	Exit, Service	45%			2023	\$700	1		
Exterior Lighting									
	HID	100%			2023	\$42,900	10		
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2023	\$24,100	1	\$2,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm Only									

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

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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									
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2038	* *	4	\$500	
	Terminal Devices								
	Convactor/Radiator	100%			2033	* *	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2028	\$69,000	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Roof							
	Split Unit	20%			2023	\$45,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Basement							
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2023	\$40,500	1	\$700	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2023	\$11,600	2	\$1,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
	Exhaust Fans								
	Roof	30%			2033	* *	2	\$100	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$6,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$1,600	4	\$300	

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

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

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : HILLCREST BRANCH LIBRARY
Address : 187-05 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : H
Program / Asset # : QPL0H26.000 / 13293 **Yr Built/Renovated** : 1980 / 2006
Area Sq Ft : 7,598 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7204 **Lot** : 40 **BIN** : 4155032

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$109,700	
Electrical	\$76,800	\$4,300
Mechanical	\$118,600	
Total	\$305,000	\$4,300
Importance Code A	\$109,700	
Importance Code B	\$195,400	\$4,300
Total	\$305,000	\$4,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$20,200		\$1,900	
Interior Architecture	\$12,000	\$400		\$3,900
Electrical	\$800	\$700	\$18,000	\$800
Mechanical	\$1,700	\$1,000	\$84,800	\$1,100
Site Pavements	\$7,400			
Total	\$42,000	\$2,100	\$104,600	\$5,700
Importance Code A	\$20,600	\$400	\$2,300	\$400
Importance Code B	\$21,500	\$1,500	\$102,300	\$5,300
Importance Code C		\$200		
Total	\$42,000	\$2,100	\$104,600	\$5,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$9,100	
	Masonry: Limestone	25%	4+	\$18,600	LIFE	**	5	\$2,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : All Facades								
Windows									
	Aluminum	100%	2-4	\$1,300	2038	**	5	\$700	
	Hardware Missing, Extent : Moderate, Area Affected : 2%								
	Location : Meeting Room								
Parapets									
	Metal Panel	50%			2050	**	5	\$1,900	
	Metal Panel	50%			2050	**	5	\$1,900	
Roof									
	Modified Bitumen	100%	Now	\$109,700	2035	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : North And East Sides								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : North And East Sides								
Soffits									
	Stucco Cement	100%	4+	\$300	2043	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Union Turnpike								
Interior									
Floors									
	Carpet	85%			2029	\$108,700	3	\$15,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
	Ceramic Tile	5%			2039	**	5	\$400	
	Vinyl Tile	5%			2035	**	3	\$200	
Interior Walls									
	Ceramic Tile	3%			2039	**	5	\$400	
	Concrete Masonry Unit	82%			LIFE	**	5	\$3,900	
	Gypsum Board	10%			LIFE	**	5	\$700	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	95%	0-2	\$8,100	2035	**	5	\$5,600	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Staff Work Room								
	Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2050	**			
	Free Standing Walls								
	Masonry: Brick	100%			2050	**			
Site Pavements									

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 4+ \$7,400 2043 * *

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

Location : Union Turnpike At Tree

On-Site Walkways

Cast in Place Concrete 20% 2043 * *

Pavers/Stone 80% 2039 * *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2030 \$1,700 5 \$200

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

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs 100% 2030 \$36,200 5 \$200

Raceway

Conduit 10% 2040 * * 1

Conduit 90% 2030 \$31,600 1

Panelboards

Molded Case Bkrs 100% 2029 \$16,800 5 \$200

Wiring

Thermoplastic 10% 2040 * * 1

Thermoplastic 90% 2030 \$28,000 1

Motor Controllers

Locally Mounted 100% 2028 \$16,900 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent 90% 2025 \$76,800 10 \$6,300

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

Location : Throughout The Building

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

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

Location : Book Case Area

Fluorescent 5% 2038 * * 10 \$300

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

Location : Boiler Room And Lounge Area

Egress Lighting

Exit, Service 100% 2025 \$1,200 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Exterior Lighting

HID	30%		2025	\$9,700	10				
No Component	70%								

Alarm

Security System

No Component	30%								
Generic	70%		2038	* *	1	\$2,000			

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

Location : Reading Areas And Front And Side Of The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%		2035	* *	1-3	\$4,800			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2040	* *	1				
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Conversion Equipment

Furnace	30%		2030	\$5,600	1	\$1,100			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit

Hot Water Boiler	70%		2028	\$43,100	1	\$2,600			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	70%		2038	* *	4	\$300			
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No Component	30%								
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Terminal Devices

Air Handler	50%		2025	\$56,100	1	\$2,400			
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Convactor/Radiator	20%		2028	\$8,500	1	\$500			
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No Component	30%								
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Air Conditioning

Energy Source

Electricity	100%		2038	* *	1				
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2025	\$47,400	1	\$2,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit. Mechanical Room							
	Ext Pkg Unit - Heating/Cooling	30%			2030	\$30,000	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit. Roof							
Terminal Devices									
	Air Handler/Dir Expansion	70%			2025	\$62,500	1		
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2025	\$11,300	2	\$3,700	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Interior	70%			2025	\$19,900	2	\$200	
	Roof	30%			2025	\$4,000	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$4,900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$71,400	
Interior Architecture		\$104,100
Electrical	\$92,100	
Mechanical	\$187,100	\$64,200
Total	\$350,600	\$168,300
Importance Code A	\$71,400	\$64,200
Importance Code B	\$279,200	\$104,100
Total	\$350,600	\$168,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$34,900			\$2,000
Interior Architecture	\$10,400	\$200	\$1,400	
Electrical	\$200	\$700	\$800	\$11,100
Mechanical	\$1,400	\$2,600	\$2,000	\$29,400
Site Enclosure	\$8,500			
Site Pavements	\$3,500			
Total	\$58,900	\$3,500	\$4,100	\$42,600
Importance Code A	\$35,300	\$400	\$400	\$2,500
Importance Code B	\$5,600	\$3,100	\$3,700	\$40,000
Importance Code C	\$18,000			
Total	\$58,900	\$3,500	\$4,100	\$42,600



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
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	\$33,200	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+	\$1,800	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	\$71,400	2036	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%							
	Location : Inadequate Pitch From Perimeter Corners							
	Ponding, Extent : Light, Area Affected : 20%							
	Location : Northwest, Northeast And Southeast Corners							
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$700	LIFE	**	5	\$1,300	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Mechanical Rooms							
Ceramic Tile	3%			2034	**	5	\$400	
Vinyl Tile	92%			2031	\$104,100	3	\$4,100	
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : Staff Office And Lunch Room							
Interior Walls								
Ceramic Tile	5%	Now	\$3,400	2034	**	5	\$500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
	Location : Public Bathroom							
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Public Bathroom							
	Explanation : Unfilled Screw Holes Exposed							
Concrete Masonry Unit	40%	Now	\$4,400	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+	\$1,900	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	\$5,300	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	\$800	2051	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Gate To Rear									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$1,800	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		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$1,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 300 Amperes.</i>									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
Raceway									
	Conduit	100%			2031	\$35,200	1		
Panelboards									
	Molded Case Bkrs	85%			2030	\$14,200	5	\$200	
	Molded Case Bkrs	15%			2039	* *	5		
Wiring									
	Thermoplastic	100%			2031	\$31,100	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	\$16,900	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	\$10,100	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	\$92,100	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	\$64,200	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$13,000	4	\$400	
	Terminal Devices								
	Air Handler	80%			2026	\$93,700	1	\$3,900	
	Convactor/Radiator	20%			2029	\$8,900	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	\$93,400	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	\$26,700	2	\$200	
	Roof	10%			2036	**	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2030	\$5,100	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : 30 Gallons						
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2031	\$2,100	1	\$500	
Fixtures									
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Electrical		\$98,700
Mechanical		\$75,800
Total		\$174,500
Importance Code B		\$174,500
Total		\$174,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,000	\$600		\$3,300
Interior Architecture	\$15,900	\$5,400	\$800	
Electrical	\$600	\$600	\$800	\$800
Mechanical	\$2,100	\$3,000	\$2,500	\$3,000
Site Pavements	\$3,300			
Total	\$42,700	\$9,600	\$4,100	\$7,100
Importance Code A	\$21,400	\$1,000	\$400	\$3,800
Importance Code B	\$14,100	\$8,600	\$3,300	\$3,300
Importance Code C	\$7,200		\$400	
Total	\$42,700	\$9,600	\$4,100	\$7,100



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

QUEENS PUBLIC LIBRARY - 039
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	**	10	\$100	
Parapets									
	Masonry: Brick	35%			LIFE	**	5	\$300	
	Metal Panel	50%			2051	**	5	\$1,700	
	No Component	15%							
Roof									
	Modified Bitumen	100%	Now	\$21,000	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	\$154,800	3	\$16,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	5%			2031	\$6,100	3	\$200	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$800	
	Concrete Masonry Unit	95%	0-2	\$7,200	LIFE	**	5	\$5,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Community Room								
Ceilings									
	AcousTileConcealSpLn	75%	Now	\$8,700	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	\$3,300	2044	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : 156th Avenue								

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,700	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	\$36,200	5	\$200	
	Raceway								
	Conduit	90%			2031	\$31,600	1		
	Conduit	10%			2051	**	1		
	Panelboards								
	Fused Disc Sw	10%			2047	**	5		
	Molded Case Bkrs	90%			2030	\$15,100	5	\$200	
	Wiring								
	Thermoplastic	90%			2031	\$28,000	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	\$700	1		
	Exit, Battery	50%			2031	\$2,200	10	\$300	
	Exterior Lighting								
	HID	30%			2031	\$10,800	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$8,700	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	\$98,700	1-3	\$5,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2048	**	1	\$4,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
	Terminal Devices								
	Air Handler	70%			2036	**	1	\$3,700	
	Convactor/Radiator	30%			2044	**	1	\$800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	100%			2031	\$75,800	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	\$7,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$5,400	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$489,200	\$332,200
Interior Architecture	\$65,900	
Electrical		\$57,300
Mechanical		\$325,600
Total	\$555,200	\$715,100
Importance Code A	\$489,200	\$332,200
Importance Code B	\$65,900	\$382,900
Total	\$555,200	\$715,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$67,100		\$1,100	
Interior Architecture	\$98,600		\$4,100	\$7,200
Electrical	\$27,900	\$400	\$500	\$700
Mechanical	\$39,700	\$3,200	\$11,700	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$237,300	\$7,600	\$21,200	\$14,700
Importance Code A	\$67,900	\$800	\$1,900	\$800
Importance Code B	\$128,100	\$6,800	\$19,400	\$13,700
Importance Code C	\$41,300			\$200
Total	\$237,300	\$7,600	\$21,200	\$14,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	67%	Now	\$100,000	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	\$67,500	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	\$1,700		
Windows									
Aluminum	97%	Now	\$255,300	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	\$49,400	LIFE	**	5	\$3,800		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Interior Face Of South Parapet									
Spalling, Extent : Light, Area Affected : 10%									
Location : Interior Face Of West And South Parapets									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Interior Face									
Masonry: Limestone	15%	Now	\$16,800	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	\$66,400	2032	\$332,200				
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Over First Floor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Second Floor Various Location									
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.
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QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	15%	0-2	\$15,900	2031	\$52,800	3	\$5,500		
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : Second Floor								
Carpet	35%	0-2	\$37,000	2033	**	3	\$12,900		
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : First Floor								
Cast in Place Concrete	3%			LIFE	**	5	\$3,200		
Ceramic Tile	2%			2041	**	5	\$500		
Quarry Tile	20%			2045	**	5	\$7,400		
Terrazzo	5%			LIFE	**	5	\$1,900		
Vinyl Tile	20%			2027	\$46,900	3	\$2,500		
	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	\$800		
Glass: Single Pane	3%			LIFE	**	5	\$900		
Glazed Ceramic Panel	5%			LIFE	**	10	\$900		
Plaster	75%	Now	\$38,600	LIFE	**	5	\$4,300		
	Water Penetration, Extent : Severe, Area Affected : 30%								
	Location : Second Floor Ceiling								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,000		
Ceilings									
AcousTileSusp.Lay-In	3%			2045	**	5	\$700		
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,500		
Plaster	92%	Now	\$65,900	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2032	\$1,700	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2032	\$36,200	5	\$400	
Raceway									
	Conduit	95%			2032	\$33,400	1		
	Conduit	5%			2052	**	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$800	5		
	Molded Case Bkrs	85%			2031	\$14,200	5	\$400	
	Molded Case Bkrs	10%			2048	**	5		
Wiring									
	Braided Cloth	80%	2-4	\$24,900	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2052	**	1		
	Thermoplastic	10%			2032	\$3,100	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$33,900	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	2%			2027	\$3,700	10	\$300	
Other Observation, Extent : Moderate, 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	\$12,400	10	\$2,000	
	Exit, Service	45%			2027	\$1,200	1		
	Exit, Service	5%			2040	**	1		
Exterior Lighting									
	Incandescent	10%			2027	\$5,900	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.

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

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

Alarm

Security System

No Component

80%

Generic

10%

2027

\$5,600

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 Camera*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$57,300

1-3

\$3,100

*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

\$1,200

Terminal Devices

Air Handler

50%

2032

\$121,400

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.

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

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

Mechanical		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	\$88,000	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	\$49,000	2	\$400	
	Window/Wall Unit	5%	Now	\$200	2025	\$1,800	1		
		Malfunctioning, Extent : Severe, Area Affected : 2% Location : Cyber Center							
Distribution									
	Ductwork/Diffusers	100%	Now	\$23,200	LIFE	* *	2	\$21,400	
		Inadequate Supply, Extent : Severe, Area Affected : 5% Location : Cyber Center							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2032	\$116,200	1	\$6,100	
	No Component	40%							
Heat Rejection									
	Dry Cooler	40%			2027	\$37,600	2	\$4,600	
	No Component	60%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%	0-2	\$12,700	LIFE	* *	2-5	\$7,300	
		Needs Cleaning, Extent : Severe, Area Affected : 100% Location : Throughout							
	No Component	20%							
Exhaust Fans									
	Interior	60%			2032	\$36,900	2	\$300	
	Roof	40%			2032	\$11,500	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Electric	100%			2027	\$15,200	4	\$100	
	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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$26,000	\$11,500		\$1,300
Interior Architecture	\$4,500	\$800		\$4,500
Electrical	\$200	\$200	\$200	\$500
Mechanical	\$900	\$600	\$1,500	\$600
Site Enclosure	\$2,000			
Total	\$33,600	\$13,100	\$1,600	\$6,900
Importance Code A	\$26,400	\$11,900	\$400	\$1,800
Importance Code B	\$5,200	\$900	\$1,200	\$5,100
Importance Code C	\$2,000	\$300		
Total	\$33,600	\$13,100	\$1,600	\$6,900



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Fiberglass Panel	40%			2044	**	5	\$22,900	
	Masonry: Brick Cavity	20%	4+	\$9,800	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	\$15,500	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	\$130,000	3	\$18,200	
	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Ceilings

Exposed Struc: Concrete	10%			LIFE	**	5	\$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	\$1,500	2041	**			

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

Location : Rear Facade

Retaining Walls

Not Accessible	100%							
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Site Pavements

Public Sidewalk

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

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

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room Basement

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

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

Conduit	100%			2061	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2061	**	1		
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Motor Controllers

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

Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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.
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QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Roof	100%		2039	* *	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2057	* *	1		
	Water Heater							
	Electric	100%		2030	\$7,500	4		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2036	* *	4	\$300	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2057	* *	1-2	\$2,300	

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Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$125,700	
Mechanical		\$659,200
Total	\$125,700	\$659,200
Importance Code A	\$125,700	
Importance Code B		\$659,200
Total	\$125,700	\$659,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$37,300	\$8,200		\$9,000
Interior Architecture	\$102,800	\$1,700	\$2,800	\$9,700
Electrical	\$500	\$600	\$500	\$26,100
Mechanical	\$12,100	\$5,100	\$11,600	\$5,100
Site Enclosure	\$4,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,200	\$19,500	\$18,800	\$53,800
Importance Code A	\$38,500	\$9,400	\$1,200	\$10,300
Importance Code B	\$95,900	\$10,100	\$17,600	\$43,500
Importance Code C	\$26,900			
Total	\$161,200	\$19,500	\$18,800	\$53,800



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
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	\$125,700	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	\$600	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	\$35,700	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	\$1,000	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.
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QUEENS PUBLIC LIBRARY - 039
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER
Asset # : 4519

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	45%	Now	\$47,600	2030	\$237,900	3	\$24,900	
		Staining/Discoloring, Extent : Severe, Area Affected : 30%							
		Location : Auditorium							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Childrens Room And Auditorium							
	Cast in Place Concrete	5%	Now	\$4,300	LIFE	**	5	\$4,000	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Basement Mechanical Areas							
	Ceramic Tile	15%			2040	**	5	\$5,500	
	Vinyl Tile	30%	Now	\$5,300	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+	\$9,100	LIFE	**			
		Staining/Discoloring, Extent : Severe, Area Affected : 5%							
		Location : Basement Mechanical Room At Exterior Wall Vent							
		Vertical Cracks, Extent : Light, Area Affected : 2%							
		Location : Sprinkler Room							
	Concrete Masonry Unit	20%	4+	\$12,700	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	\$23,500	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									

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER
Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Aluminum Picket	30%	4+	\$300	2051	* *			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>									
<i>Location : Courtyard Gate</i>									
	Aluminum Rail	70%	4+	\$900	2044	* *	5	\$2,000	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>									
<i>Location : Ramp And Stair Railing At Entry And Roof Railing</i>									
Free Standing Walls									
	Cast in Place Concrete	70%	2-4	\$400	2051	* *			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : At Light Fixtures And Base</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Wall Facing 32nd Avenue</i>									
<i>Explanation : Stucco Wall</i>									
	Masonry: Brick	30%	Now	\$3,200	2041	* *			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : To Courtyard From Sidewalk</i>									
Retaining Walls									
	Cast in Place Concrete	5%			2051	* *			
	Concrete Masonry Unit	45%			2051	* *			
	Masonry: Fieldstone	50%			2051	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Northern Boulevard</i>									
<i>Explanation : Flower Bed At Front Facade</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	* *			
On-Site Walkways									
	Cast in Place Concrete	10%			2044	* *			
	Masonry: Granite	10%			LIFE	* *			
	Pavers/Stone	80%			2040	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
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.
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QUEENS PUBLIC LIBRARY - 039
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER
Asset # : 4519

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	0-2	\$800	2039	**	4	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Defective Building Management System									
	Hot Wtr Piping/Pump	90%			2047	**	4	\$1,600	
Terminal Devices									
	Air Handler	60%			2031	\$218,700	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	\$55,100	2	\$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 1 Unit For Auditorium									
	Reciprocating Compr/Chiller	80%			2031	\$176,000	1	\$9,200	
R-22 Refrigerant, Extent : Light, Area Affected : 80%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 80%									
Location : Basement									
Explanation : 2 Units									
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$1,000	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2031	\$209,300	1	\$12,200	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2031	\$47,000	2	\$17,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,800	
Exhaust Fans									
	Interior	50%			2031	\$46,100	2	\$400	
	Roof	50%	0-2	\$1,100	2031	\$21,500	2	\$300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 15%									
Location : 1 Unit On Roof									
Plumbing									
	H/C Water Piping Brass/Copper	100%			2041	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2031	\$15,800	2	\$400	
				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	\$7,500	4	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					
Fire Suppression									
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$6,900	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$261,600	\$332,500
Electrical	\$197,200	\$8,100
Mechanical	\$140,500	
Total	\$599,200	\$340,600
Importance Code A	\$261,600	\$332,500
Importance Code B	\$337,700	\$8,100
Total	\$599,200	\$340,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$102,200			
Interior Architecture	\$70,400	\$4,400	\$200	\$600
Electrical	\$22,700	\$900	\$800	\$8,700
Mechanical	\$8,800	\$1,700	\$3,200	\$25,200
Site Enclosure	\$2,800			\$2,700
Site Pavements	\$1,200			
Total	\$208,000	\$7,000	\$4,200	\$37,200
Importance Code A	\$105,800	\$400	\$400	\$500
Importance Code B	\$77,100	\$5,900	\$3,700	\$34,000
Importance Code C	\$25,100	\$700		\$2,700
Total	\$208,000	\$7,000	\$4,200	\$37,200



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
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	\$6,500	LIFE	* *	5	\$5,100	
	Painted Surfaces, Extent : Moderate, Area Affected : 10%								
	Location : Entrance								
	Cast Stone/Terra Cotta	2%	Now	\$3,300	LIFE	* *	5	\$3,200	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%								
	Location : Window And Door Surround At Front Entrance								
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
	Location : Window Sill And Lintel								
	Ceramic Tile	10%	Now	\$4,700	2041	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	63%	4+	\$87,600	LIFE	* *	5	\$12,900	
	Diagonal Cracks, Extent : Severe, Area Affected : 5%								
	Location : Mechanical Penthouse Corner Walls								
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : At Parapet Level Throughout And Front Facade								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Bulkhead Corners								
	Masonry: Fieldstone	20%	Now	\$19,900	LIFE	* *	5	\$3,100	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Front Facade								
	Explanation : Staining Below Window Sill								
Windows									
	Aluminum	100%	Now	\$107,500	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.
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QUEENS PUBLIC LIBRARY - 039
LAURELTON BRANCH LIBRARY
Asset # : 13297

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Masonry: Brick	80%	Now	\$46,100	LIFE	* *	5	\$2,400	1
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : South Facade Wall							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : All Facades							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%							
		Location : Damaged Copper Flashing Below Coping							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Below Coping At Exterior Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Parapet Exterior Facades							
	Masonry: Limestone	20%	Now	\$20,900	LIFE	* *	5	\$700	
		Staining/Discoloring, Extent : Severe, Area Affected : 30%							
		Location : Front Facade Coping And Top Of Coping Throughout							
Roof									
	Modified Bitumen	100%	Now	\$66,500	2031	\$332,500			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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	50%			2027	\$96,300	3	\$10,100		
Cast in Place Concrete	10%	0-2	\$1,600	LIFE	**	5	\$2,900		
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Spalling, Extent : Severe, Area Affected : 5%									
Location : Below Hot Water Tank In Basement									
Ceramic Tile	3%			2040	**	5	\$400		
Mosaic Tile	2%			2036	**	5	\$700		
Vinyl Tile	20%			2036	**	3	\$1,000		
Vinyl Tile 9" X 9"	15%	Now	\$24,900	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	\$10,100	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Ceramic Tile	5%			2034	**	5	\$1,400		
Concrete Masonry Unit	10%	Now	\$3,500	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+	\$4,000	LIFE	**	5	\$10,200		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Public Bathroom Foyer Entry									
Masonry: Brick	3%	Now	\$3,700	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	\$18,300	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	\$2,400	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	\$2,600	2041	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : South Facade							
Free Standing Walls									
	Cast in Place Concrete	70%	Now	\$100	2051	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Vertical Cracks On Southeast Facade							
	Masonry: Fieldstone	30%			2041	**			
Retaining Walls									
	Cast in Place Concrete	90%			2051	**			
	Masonry: Brick	10%	Now	\$100	2041	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Cheek Wall Corner At Railing Connection							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Ramp Cheek Walls							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Cheek Wall Of Ramp							
		Explanation : Staining							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036	**			

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,200	2036	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Concrete Stair At Side Entrance North Facade</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : North Facade Steps</i>									
<i>Explanation : Moss Stained</i>									

Parking/Driveway

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$1,700	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	\$36,200	5		\$200	
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Raceway

Conduit	20%			2041	* *	1			
Conduit	80%			2031	\$28,100	1			

Panelboards

Fused Disc Sw	20%			2039	* *	5			
Molded Case Bkrs	20%			2030	\$3,400	5			
Molded Case Bkrs	60%			2039	* *	5		\$100	

Wiring

Braided Cloth	70%	2-4	\$21,800	2056	* *	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement, 1st Floor</i>									

Thermoplastic	30%			2041	* *	1			
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Motor Controllers

Locally Mounted	100%			2029	\$16,900	5		\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2026	\$90,800	10	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	8%			2031	\$8,100	10	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2026	\$2,000	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fan Rooms							
		Explanation : Compact Fluorescent Lights							
Egress Lighting									
	Emergency, Battery	50%			2031	\$6,800	10	\$1,100	
	Exit, Battery	50%			2031	\$2,300	10	\$300	
Exterior Lighting									
	HID	30%			2031	\$11,400	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	\$104,400	1-3	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$3,600	2048	* *	1	\$4,000	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Section Leaks, Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$700	2039	**	4	\$400	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Penthouse									
Terminal Devices									
	Air Handler	50%			2026	\$66,400	1	\$2,800	
	Convactor/Radiator	50%	0-2	\$2,500	2029	\$25,300	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	\$74,100	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	\$23,500	2	\$200	
	Roof	30%			2036	**	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2030	\$5,800	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 50 Gallons									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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** 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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2031	\$2,400	1	\$600	
	Fixtures							
	Generic	100%						

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$121,900	
Total	\$121,900	
Importance Code A	\$121,900	
Total	\$121,900	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$24,100	\$2,600		\$1,500
Interior Architecture	\$11,600		\$300	\$3,900
Electrical	\$600	\$700	\$600	\$11,000
Mechanical	\$300	\$500	\$900	\$500
Site Enclosure	\$900			
Site Pavements	\$4,100			
Total	\$41,600	\$3,700	\$1,700	\$16,900
Importance Code A	\$24,500	\$2,900	\$300	\$1,900
Importance Code B	\$11,700	\$800	\$1,400	\$14,900
Importance Code C	\$5,500			
Total	\$41,600	\$3,700	\$1,700	\$16,900



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	\$121,900	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+	\$1,500	LIFE	**	5	\$2,600	
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Front Facade Columns							
	Window Wall	5%			2041	**	5	\$3,000	
Windows									
	Aluminum	95%	0-2	\$6,900	2039	**	5	\$700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	5%	0-2	\$500	2034	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Exterior Louvers							
Parapets									
	Metal: Cage/Fence	15%			2044	**	5-10	\$4,400	
	Pre-Cast Concrete	85%			LIFE	**	5	\$20,200	
Roof									
	Modified Bitumen	100%	2-4	\$15,200	2036	**			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Main Roof							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	70%	4+	\$5,200	2030	\$104,100	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	\$4,000	2031	\$19,800	3	\$800	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Meeting Room And Staff Offices							
Interior Walls									
	Ceramic Tile	5%	4+	\$500	2040	**	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Mens Staff Bathroom							
	Concrete Masonry Unit	80%			LIFE	**	5	\$2,100	
	Glass: Single Pane	5%			LIFE	**	5	\$200	
	Gypsum Board	10%	4+	\$100	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	\$500	2044	* *	5	\$600		
Broken/Missing Elements, Extent : Severe, Area Affected : 1%									
Location : Staff Lounge									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Staff Bathrooms									
AcousTileSusp.Lay-In	78%	2-4	\$1,500	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	\$900	2051	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2044	* *				
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$300	2036	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Book Return Walk									
Parking/Driveway									
Asphalt	100%	0-2	\$3,800	2034	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Rear Of Driveway									
Explanation : Moss Growth									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,700	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	\$36,200	5	\$200	
	Raceway								
	Conduit	90%			2051	* *	1		
	Conduit	10%			2031	\$3,500	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
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	\$3,100	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 : Light, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : Compact Fluorescent Lights								
Egress Lighting									
	Emergency, Service	50%			2036	**	1		
	Exit, Service	50%			2036	**	1		
Exterior Lighting									
	Fluorescent	15%			2026	\$3,700	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : Compact Fluorescent Lights								
	HID	15%			2031	\$4,400	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	\$17,200	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								
	Gas Fired	100%			2030	\$4,400	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 2nd Floor Mechanical Room					
				Explanation : One 40 Gallon					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$384,400	
Electrical		\$280,000
Total	\$384,400	\$280,000
Importance Code A	\$384,400	
Importance Code B		\$280,000
Total	\$384,400	\$280,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$47,400		\$2,200	
Interior Architecture	\$75,100		\$19,300	\$2,500
Electrical	\$900	\$500	\$700	\$600
Mechanical	\$13,400	\$4,800	\$8,600	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$140,700	\$9,300	\$34,800	\$11,400
Importance Code A	\$48,400	\$1,000	\$3,200	\$1,000
Importance Code B	\$23,600	\$8,300	\$31,700	\$10,100
Importance Code C	\$68,700			\$300
Total	\$140,700	\$9,300	\$34,800	\$11,400



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
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$49,600	
	Metal Panel	5%			2052	**	5-10	\$12,200	
	Granite Panels	5%			LIFE	**	5	\$2,700	
	Pre-Cast Concrete	15%			LIFE	**	5	\$34,600	
	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	\$4,400	
	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	\$384,400	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	\$124,200	3	\$13,000	
	Ceramic Tile	15%			2041	**	5	\$4,300	
	Vinyl Tile	55%			2037	**	3	\$6,000	
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$600	
	Folding Partition	5%	4+	\$47,400	2048	**	5	\$1,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Main Floor									
	Glass: Single Pane	2%			LIFE	**	5	\$600	
	Gypsum Board	90%			LIFE	**	5-10	\$32,500	
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	**	5-10	\$9,900	
Site Enclosure									

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

QUEENS PUBLIC LIBRARY - 039
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 : Light, 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

\$600

Lighting

Interior Lighting

Fluorescent

60%

2032

\$130,200

10

\$10,600

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

20%

2032

\$43,400

10

\$3,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Compact Fluorescent Lamps*

Fluorescent

18%

2032

\$39,100

10

\$3,200

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Incandescent

2%

2032

\$4,300

2

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

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QUEENS PUBLIC LIBRARY - 039
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	\$14,600	10	\$2,300		
Exit, Service	50%		2032	\$1,500	1			

Exterior Lighting

HID	20%		2032	\$16,400	10			
No Component	80%							

Alarm

Security System

No Component	80%							
Generic	10%		2032	\$6,600	1	\$700		

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

Generic	10%		2032	\$6,600	1	\$700		
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*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	\$67,300	1-3	\$3,700		

*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			
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Conversion Equipment

Hot Water Boiler	100%		2045	**	1	\$9,600		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump	100%		2048	**	4	\$1,400		
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Terminal Devices

Air Handler	90%		2037	**	1	\$10,800		
Convactor/Radiator	10%		2045	**	1	\$600		

Air Conditioning

Energy Source

Electricity	100%		2048	**	1			
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Maintenance \$ are aggregated over a ten-year period. Site 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	\$17,100	
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
	Water Heater								
	Gas Fired	100%			2030	\$12,400	2	\$300	
	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					

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : MASPETH BRANCH LIBRARY
Address : 69-70 GRAND AVE.
Borough : QUEENS **Agency's Number** : MA
Program / Asset # : QPL0M35.000 / 13300 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 7,200 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2796 **Lot** : 8 **BIN** : 4062709

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$141,600	
Interior Architecture	\$92,900	
Electrical		\$292,300
Mechanical	\$199,000	
Total	\$433,500	\$292,300
Importance Code A	\$141,600	
Importance Code B	\$291,800	\$292,300
Total	\$433,500	\$292,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$28,100		\$600	
Interior Architecture	\$500	\$200	\$2,500	\$500
Electrical	\$200	\$300	\$63,400	\$200
Mechanical	\$1,400	\$2,200	\$2,000	\$2,400
Total	\$30,300	\$2,700	\$68,400	\$3,200
Importance Code A	\$28,500	\$400	\$1,000	\$400
Importance Code B	\$1,800	\$2,300	\$67,400	\$2,800
Importance Code C				
Total	\$30,300	\$2,700	\$68,400	\$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
MASPETH BRANCH LIBRARY
Asset # : 13300

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2050	**	10	\$1,300	
	Masonry: Brick Cavity	50%			LIFE	**	5	\$5,700	
	Masonry: Brick Cavity	42%	Now	\$80,100	LIFE	**	5	\$4,800	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : North, South And East Facades									
Painted Surfaces, Extent : Light, Area Affected : 5%									
Location : North, South And East Facades									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : South Facade Facing Pharmacy Parking Lot, Corners									
	Masonry: Marble	3%			LIFE	**	5	\$300	
Windows									
	Aluminum	100%	Now	\$13,900	2038	**	5	\$500	
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Copper/Terne	20%			2050	**	5	\$1,100	
	Masonry: Brick Cavity	75%	Now	\$13,500	LIFE	**	5	\$900	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%									
Location : Exterior Face Of Parpaet Wall									
	Masonry: Limestone	5%	Now	\$700	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Coping									
Roof									
	Modified Bitumen	100%	0-2	\$61,500	2035	**			
Seams Open/Split, Extent : Severe, Area Affected : 10%									
Location : Main Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Managers Office And Librarian Area									
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	47%			2031		3	\$7,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
	Ceramic Tile	3%			2039	**	5	\$300	
	Vinyl Tile	40%			2035	**	3	\$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
MASPETH BRANCH LIBRARY
Asset # : 13300

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	\$4,400	
Glass: Single Pane	1%			LIFE	* *	5	\$100	
Gypsum Board	7%			LIFE	* *	5	\$500	
Metal Panel	2%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	95%	2-4	\$92,900	2050	* *	5	\$6,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Directly Under Southwest Drain								
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Managers Office And Librarian Area								
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	* *			
Iron Picket	10%			2065	* *			
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	\$1,700	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 1st Floor									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2030	\$36,200	5	\$200	
Raceway									
Conduit		90%			2030	\$31,600	1		
Conduit		10%			2040	* *	1		
Panelboards									
Fused Disc Sw		5%			2029	\$800	5		
Molded Case Bkrs		85%			2029	\$14,200	5	\$200	
Molded Case Bkrs		10%			2038	* *	5		
Wiring									
Thermoplastic		90%			2030	\$28,000	1		
Thermoplastic		10%			2040	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,900	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2030	\$292,300			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Ballast And Bulb Are New But Housing Fixtures Are Old								
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,400	10	\$900	
	Exit, Service	50%			2030	\$600	1		
	Exterior Lighting								
	HID	100%			2025	\$30,500	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$7,300	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm Only, Motion Sensors								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2025	\$25,100	1-3	\$1,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	* *	1	\$3,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$400	
	Terminal Devices								
	Air Handler	75%			2025	\$79,800	1	\$3,300	
	Convactor/Radiator	25%			2035	* *	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2025	\$51,400	1	\$2,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room							
	Exterior Pkg Unit - Cooling	20%			2030	\$12,200	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2025	\$67,900	1	\$3,600	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	80%			2030	\$12,200	2	\$4,000	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
Exhaust Fans									
	Interior	70%			2030	\$18,800	2	\$200	
	Roof	30%			2030	\$3,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2029	\$4,600	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : MCGOLDRICK BRANCH LIBRARY
Address : 155-06 ROOSEVELT AVE.
Borough : QUEENS **Agency's Number** : MG
Program / Asset # : QPL0M34.000 / 13299 **Yr Built/Renovated** : 1974 / 2010
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5275 **Lot** : 102 **BIN** : 4119345

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$66,400	
Total	\$66,400	
Importance Code A	\$66,400	
Total	\$66,400	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture			\$2,300	\$800
Interior Architecture	\$3,100		\$1,600	\$900
Electrical	\$700	\$600	\$8,800	\$700
Mechanical	\$1,800	\$2,800	\$2,300	\$3,000
Total	\$5,600	\$3,400	\$14,900	\$5,400
Importance Code A	\$400	\$400	\$2,700	\$1,200
Importance Code B	\$5,100	\$3,100	\$12,200	\$4,200
Importance Code C	\$200			
Total	\$5,600	\$3,400	\$14,900	\$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
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North And West Facades							
		Explanation : Ribbed Face Units							
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,300	
	Metal Panel	10%			2050	**	5-10	\$8,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior Corner							
		Explanation : Standing Seam Metal Fascia							
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Roof									
	Modified Bitumen	100%	Now	\$66,400	2035	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Over Office							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Alum/Vinyl Siding	100%			2050	**	10		
Interior									
Floors									
	Carpet	27%			2031	\$44,900	3	\$4,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
	Ceramic Tile	3%			2043	**	5	\$300	
	Vinyl Tile	60%			2038	**	3	\$3,500	
Interior Walls									
	Ceramic Tile	3%			2043	**	5	\$400	
	Concrete Masonry Unit	60%			LIFE	**	5	\$3,000	
	Glass: Single Pane	2%			LIFE	**	5	\$200	
	Gypsum Board	35%			LIFE	**	5	\$2,600	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$1,900	2047	**	5	\$5,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Bathroom							
	Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	95%			2050	**			
	Iron Picket	5%			2065	**			
Retaining Walls									
	Cast in Place Concrete	95%			2065	**			
	Concrete Masonry Unit	5%			2050	**			
Site Pavements									

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2043			* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2030		\$1,700	5		\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%		2030		\$36,200	5		\$200	
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Raceway

Conduit	80%		2030		\$28,100	1			
Conduit	20%		2050		* *	1			

Panelboards

Fused Disc Sw	5%		2046		* *	5			
Molded Case Bkrs	80%		2029		\$13,400	5		\$200	
Molded Case Bkrs	15%		2046		* *	5			

Wiring

Thermoplastic	80%		2030		\$24,900	1			
Thermoplastic	20%		2050		* *	1			

Motor Controllers

Locally Mounted	100%		2043		* *	5		\$100	
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Ground

Grounding Devices

Generic	100%		LIFE		* *	5		\$100	
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Lighting

Interior Lighting

Fluorescent	98%		2035		* *	10		\$7,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	2%		2035		* *	10		\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Circulating Desk</i>									

Egress Lighting

Emergency, Battery	50%		2035		* *	10		\$900	
Exit, LED	50%		2058		* *	1			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Exterior Lighting

HID	30%		2035		**	10			
No Component	70%								

Alarm

Security System

No Component	70%								
Generic	30%		2035		**	1		\$900	

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

Location : Front And Rear Of The Building

Explanation : CCTV Surveillance Camera

Fire/Smoke Detection

Generic, Digital	100%		2035		**	1-3		\$4,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2040		**	1			
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Conversion Equipment

Hot Water Boiler	100%		2047		**	1		\$3,800	
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : One Unit, Boiler Room

Distribution

Hot Wtr Piping/Pump	100%		2038		**	4		\$400	
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Terminal Devices

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

Energy Source

Electricity	100%		2046		**	1			
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Conversion Equipment

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

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

Location : Roof

Explanation : 1 Unit, R-410a.

Terminal Devices

Air Handler/Cool/Ht	100%		2038		**	1		\$4,800	
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Heat Rejection

Air Cooled Condenser	100%		2038		**	2		\$5,400	
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Unit

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,300	
	Exhaust Fans								
	Interior	80%			2038	* *	2	\$200	
	Roof	20%			2038	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	* *	1		
	Galvanized Steel	50%			2028	\$17,900	1		
	Water Heater								
	Gas Fired	100%	0-2	\$100	2028	\$5,000	2	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit With Defects.							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2040	* *	1-2	\$200	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : MITCHELL-LINDEN BRANCH LIBRARY
Address : 31-32 UNION STREET
Borough : QUEENS **Agency's Number** : MT
Program / Asset # : QPL0M36.000 / 14742 **Yr Built/Renovated** : 1999 / 2012
Area Sq Ft : 8,000 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4414 **Lot** : 7504 **BIN** : 4535108

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$209,600	
Total	\$209,600	
Importance Code A	\$209,600	
Total	\$209,600	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$24,700			
Interior Architecture	\$3,400		\$4,900	
Electrical	\$700	\$700	\$1,000	\$800
Mechanical	\$1,900	\$600	\$2,500	\$600
Total	\$30,700	\$1,300	\$8,300	\$1,400
Importance Code A	\$25,200	\$200	\$500	\$200
Importance Code B	\$5,100	\$1,100	\$7,800	\$1,200
Importance Code C	\$400			
Total	\$30,700	\$1,300	\$8,300	\$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
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$25,600	
	Granite Panels	5%			LIFE	* *	5	\$500	
	Window Wall	70%	Now	\$24,700	2049	* *	5	\$17,200	
Caulking Deteriorated, Extent : Severe, Area Affected : 5%									
Location : Base Of Windows On Union Street Facade									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Base Of Windows On Union Street Facade									
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$800	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$300	
Roof									
	Modified Bitumen	100%	0-2	\$209,600	2034	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Ponding, Extent : Severe, Area Affected : 5%									
Location : Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Mechanical Room, Reading Room									
Interior									
Floors									
	Carpet	75%			2028	\$136,600	3	\$14,300	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,400	
	Ceramic Tile	15%			2038	* *	5	\$1,900	
	Vinyl Tile	5%			2034	* *	3	\$200	
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$800	
	Glass: Single Pane	2%			LIFE	* *	5	\$200	
	Gypsum Board	93%			LIFE	* *	5	\$8,500	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$2,100	2042	* *	5	\$5,700	
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Main Area Of Library									
	Gypsum Board	10%			LIFE	* *	5	\$1,600	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	* *			

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

Under 600 Volts

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	60%			2055	**	1		
	Natural Gas	40%			2049	**	1		
Conversion Equipment									
	Furnace	40%			2029	\$7,900	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Package Unit.							
	Heat Pump Air Sourced	60%			2033	**	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							
Terminal Devices									
	Air Handler	60%			2037	**	1	\$3,000	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
Conversion Equipment									
	Heat Pump Air Sourced	50%			2033	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units, R-410a Refrigerant							
	Ext Pkg Unit - Heating/Cooling	40%			2029	\$42,100	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit On Roof							
	Split Unit	10%			2029	\$17,900			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
Heat Rejection									
	Air Cooled Condenser Unit	50%			2037	**	2	\$2,800	
	Air Cooled Condenser Unit	10%			2029	\$1,700	2	\$600	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans									
	Interior	50%			2037	**	2	\$100	
	Roof	30%			2029	\$4,200	2	\$100	
	Roof	20%			2037	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		

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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY

Asset # : 14742

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2055	* *	1-2	\$2,200	

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : NORTH FOREST PARK BRANCH LIBRARY
Address : 98-27 METROPOLITAN AVE. @ 70TH AVE
Borough : QUEENS **Agency's Number** : NF
Program / Asset # : QPL0N38.000 / 13301 **Yr Built/Renovated** : 1982 / 2012
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3207 **Lot** : 26 **BIN** : 4076687

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$103,200	
Electrical	\$87,200	
Mechanical	\$246,600	\$62,900
Total	\$437,100	\$62,900
Importance Code A	\$103,200	\$62,900
Importance Code B	\$333,900	
Total	\$437,100	\$62,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,800		\$26,100	
Interior Architecture	\$1,200	\$100	\$5,500	\$1,200
Electrical	\$300	\$300	\$55,800	\$300
Mechanical	\$2,300	\$1,200	\$28,900	\$1,400
Site Pavements	\$2,200			
Total	\$9,800	\$1,600	\$116,300	\$2,900
Importance Code A	\$4,200	\$400	\$26,600	\$400
Importance Code B	\$3,500	\$1,200	\$89,700	\$2,500
Importance Code C	\$2,200			
Total	\$9,800	\$1,600	\$116,300	\$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 FOREST PARK BRANCH LIBRARY
Asset # : 13301

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	82%	4+	\$103,200	LIFE	**	5	\$12,300	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : South Facade Front Elevation, West Facade							
		Vegetation Growth, Extent : Severe, Area Affected : 5%							
		Location : West Facade							
	Metal Panel	10%			2050	**	5-10	\$10,300	
	Pre-Cast Concrete	3%	Now	\$3,300	LIFE	**	5	\$1,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Window Sills							
	Window Wall	5%			2050	**	5	\$2,800	
Windows									
	Aluminum	95%			2038	**	5	\$900	
	Metal Louvers	5%			2039	**	10	\$300	
Parapets									
	Metal Panel	15%			2050	**	5		
	No Component	85%							
Roof									
	Modified Bitumen	100%			2035	**	10	\$21,900	
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Cast in Place Concrete	13%			LIFE	**	5	\$3,300	
	Ceramic Tile	2%			2039	**	5	\$200	
	Vinyl Tile	85%			2035	**	3	\$4,900	
Interior Walls									
	Concrete Masonry Unit	97%			LIFE	**	5	\$5,700	
	Glass: Single Pane	3%			LIFE	**	5	\$300	
Ceilings									
	AcousTileSusp.Lay-In	95%			2035	**	5	\$11,000	
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2040	**			
	Iron Picket	20%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Site Pavements

On-Site Walkways

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$1,700	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	\$36,200	5		\$200
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Raceway

Conduit	100%			2030	\$35,200	1		
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Panelboards

Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	95%			2029	\$15,900	5		\$200

Wiring

Thermoplastic	100%			2030	\$31,100	1		
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Motor Controllers

Locally Mounted	100%			2028	\$16,900	5		\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100
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Lighting

Interior Lighting

Fluorescent	98%			2025	\$85,500	10		\$7,000
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

Egress Lighting

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

Exterior Lighting

HID	100%			2025	\$32,900	10		
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2025

\$7,900

1

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exit Doors**Explanation : Intrusion Alarm Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,500

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%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$62,900

1

\$3,800

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$400

Terminal Devices

Air Handler

75%

2025

\$86,100

1

\$3,600

Convactor/Radiator

25%

2035

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2025

\$69,300

1

\$3,600

Compr/Chiller

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

Terminal Devices

Air Handler/Dir

100%

2025

\$91,300

1

Expansion

Heat Rejection

Dry Cooler

100%

2035

* *

2

\$5,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,300

Exhaust Fans

Interior

80%

2025

\$23,200

2

\$200

Roof

20%

2025

\$2,700

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.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2040	* *	1		
	Water Heater Gas Fired	100%		2029	\$5,000	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Fixtures Generic	100%						

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : NORTH HILLS BRANCH LIBRARY
Address : 57-04 MARATHON PKWY.
Borough : QUEENS **Agency's Number** : NO
Program / Asset # : QPL0N39.000 / 13302 **Yr Built/Renovated** : 1986 /
Area Sq Ft : 5,280 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8276 **Lot** : 20 **BIN** : 4171760

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$52,200	\$66,800
Electrical	\$61,300	
Mechanical	\$124,600	
Total	\$238,200	\$66,800
Importance Code A	\$52,200	\$66,800
Importance Code B	\$185,900	
Total	\$238,200	\$66,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$52,000		\$8,300	
Interior Architecture	\$3,400	\$500	\$2,100	\$3,400
Electrical	\$600	\$500	\$18,500	\$500
Mechanical	\$1,200	\$1,900	\$66,600	\$1,900
Site Pavements	\$4,900			
Total	\$62,100	\$2,800	\$95,600	\$5,800
Importance Code A	\$52,300	\$300	\$8,600	\$300
Importance Code B	\$4,900	\$2,300	\$87,000	\$5,500
Importance Code C	\$4,900	\$300		
Total	\$62,100	\$2,800	\$95,600	\$5,800



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	95%	Now	\$52,200	LIFE	**	5	\$66,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Panel	5%			2050	**	5-10	\$5,200	
Windows									
	Aluminum	100%	Now	\$14,100	2046	**	5	\$700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Lunch Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Roof									
	Metal Panel	75%			2043	**	10	\$37,900	
Drains Clogged, Extent : Light, Area Affected : 2%									
Location : Gutter Area									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Dorm Roof									
Explanation : Covered With A Liquid Applied Membrane									
	Single Ply Membrane	25%			2035	**	10	\$6,900	
Drains Clogged, Extent : Moderate, Area Affected : 2%									
Location : Lower Roof									
Ponding, Extent : Light, Area Affected : 10%									
Location : Lower Roof									
Interior									
Floors									
	Carpet	85%			2029	\$96,200	3	\$13,400	
Recent Installation, Extent : N/A, Area Affected : 100%									
Location : Meeting Room Auditorium									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	5%			2039	**	5	\$400	
	Vinyl Tile	5%			2035	**	3	\$200	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$600	
	Concrete Masonry Unit	95%			LIFE	**	5	\$4,200	
Ceilings									
	AcousTileSusp.Lay-In	5%			2035	**	5	\$700	
	AcousTileSusp.Lay-In	25%			2035	**	5	\$3,500	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$900	
	No Component	60%							
Other Observation, Extent : 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%			2050	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$4,900	2043	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Rear Of Building								
	Parking/Driveway								
	Asphalt	100%			2039	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$1,700	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%			2030	\$36,200	5		
	Raceway								
	Conduit	80%			2030	\$28,100	1		
	Conduit	20%			2056	**	1		
	Panelboards								
	Fused Disc Sw	10%			2038	**	5		
	Molded Case Bkrs	70%			2038	**	5	\$100	
	Molded Case Bkrs	20%			2052	**	5		
	Wiring								
	Thermoplastic	80%			2030	\$24,900	1		
	Thermoplastic	20%			2056	**	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,900	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$3,000	10	\$200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Computer Desk Area								
	LED	95%			2038	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

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

Exterior Lighting

HID	30%		2030	\$6,700	10			
No Component	70%							

Alarm

Security System

Generic	100%		2025	\$17,900	1	\$2,000		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Intrusion Alarm Only. Motion Sensors

Fire/Smoke Detection

Generic, Analog	100%		2025	\$61,300	1-3	\$3,300		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Smoke Detectors, Alarm Bells And Manual Pull Stations

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

Heating

Energy Source

Natural Gas	100%		2040	**	1			
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Conversion Equipment

Hot Water Boiler	100%		2028	\$42,800	1	\$2,600		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2029	\$8,600	4	\$300		
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Terminal Devices

Air Handler	80%		2025	\$62,400	1	\$2,600		
Convactor/Radiator	20%		2028	\$5,900	1	\$300		

Air Conditioning

Energy Source

Electricity	100%		2038	**	1			
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Conversion Equipment

Reciprocating Compr/Chiller	100%		2025	\$47,100	1	\$2,500		
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Court Yard

Terminal Devices

Air Handler/Cool/Ht	100%		2025	\$62,200	1	\$3,300		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$11,200	2	\$3,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,900	
	Exhaust Fans								
	Interior	50%			2025	\$9,900	2	\$100	
	Roof	50%			2025	\$4,600	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$3,400	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 40 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$20,800		
Interior Architecture	\$400		\$4,200	\$5,200
Electrical	\$700	\$800	\$800	\$600
Mechanical	\$400	\$5,300	\$1,000	\$500
Total	\$1,500	\$26,900	\$6,000	\$6,300
Importance Code A	\$400	\$21,300	\$400	\$400
Importance Code B	\$1,000	\$5,600	\$5,600	\$6,000
Importance Code C	\$200			
Total	\$1,500	\$26,900	\$6,000	\$6,300



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
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$16,000	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$3,300	
Roof								
Metal Panel	5%			2042	**	10	\$2,000	
Modified Bitumen	95%			2034	**	10	\$20,800	
Interior								
Floors								
Carpet	70%			2028	\$112,600	3	\$11,800	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2038	**	5	\$600	
Vinyl Tile	20%			2034	**	3	\$800	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$300	
Concrete Masonry Unit	85%			LIFE	**	5	\$2,100	
Gypsum Board	10%			LIFE	**	5	\$400	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	**	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	\$1,700	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	\$18,100	5	\$100	
Molded Case Bkrs	50%			2055	**	5	\$100	
Raceway								
Conduit	70%			2029	\$24,600	1		
Conduit	30%			2055	**	1		
Panelboards								
Molded Case Bkrs	70%			2028	\$11,700	5	\$100	
Molded Case Bkrs	30%			2051	**	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	50%			2029	\$15,600	1		
	Thermoplastic	50%			2055	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2037	* *	10	\$6,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Meeting Rooms							
	Fluorescent	4%			2037	* *	10	\$300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Fluorescent	1%			2037	* *	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	LED	1%			2037	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : LED Lights							
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$900	
	Exit, LED	50%			2064	* *	1		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2037	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways, And Outside-front And Rear Of Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	* *	1-3	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2034	* *	1	\$3,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Rooftop Package Unit						
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2034	* *	2	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Package Unit. R-410a Refrigerant						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2034	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$4,800	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$17,800	\$300		\$41,000
Interior Architecture	\$8,000	\$8,800	\$700	
Electrical	\$1,300	\$1,400	\$1,100	\$1,100
Mechanical	\$2,700	\$700	\$3,700	\$700
Site Enclosure	\$4,100			
Total	\$33,900	\$11,100	\$5,600	\$42,800
Importance Code A	\$18,500	\$900	\$600	\$41,600
Importance Code B	\$11,300	\$10,200	\$4,700	\$1,200
Importance Code C	\$4,100		\$200	
Total	\$33,900	\$11,100	\$5,600	\$42,800



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
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	\$4,800	2041	**	5	\$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 3%									
Location : Beach 94th Street And Rear Alley									
Deformed/Dented, Extent : Moderate, Area Affected : 3%									
Location : Rear Alley									
	Metal Panel	20%			2041	**	5-10	\$16,200	
	Stucco Cement	2%			2044	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Entry									
Explanation : Art Wall									
	Window Wall	8%	4+	\$1,000	2041	**	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Window Wall Front Entry									
Explanation : Interior Top Trim Missing									
Windows									
	Aluminum	100%	4+	\$3,100	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+	\$7,700	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	\$209,300	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+	\$8,000	2044	**	5	\$8,800	
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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	**				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room

Explanation : Cement Board

Gypsum Board

5%			LIFE	**	5	\$1,200		
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Site Enclosure

Fence/Gates

Chain Link

90%	0-2	\$4,100	2041	**				
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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	**				
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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	**			
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On-Site Walkways

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%			2057	**	5	\$100		
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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	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
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 : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2039	**	10	\$1,600	
	Exit, Service	50%			2039	**	1		
	Exterior Lighting								
	HID	30%			2039	**	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2039	**	1	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	**	1-3	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors And Horns							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2039	* *	1	\$6,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 3 Rooftop Units						
	Terminal Devices								
	Fan Coil Unit/Heat	10%			2036	* *	1	\$400	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit -	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								
	Electric	100%			2030	\$12,100	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : POPPENHUSEN BRANCH LIBRARY
Address : 121-23 14TH AVENUE
Borough : QUEENS **Agency's Number** : P
Program / Asset # : QPLOP43.000 / 13305 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,800 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Sep-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 4042 **Lot** : 113 **BIN** : 4097863

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$450,100
Total		\$450,100
Importance Code B		\$450,100
Total		\$450,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$30,300	\$4,200	\$38,500	\$800
Interior Architecture	\$4,700	\$1,200	\$6,100	\$4,100
Electrical	\$800	\$600	\$9,100	\$900
Mechanical	\$4,900	\$1,300	\$8,700	\$1,300
Site Enclosure	\$2,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,700	\$11,200	\$66,400	\$11,100
Importance Code A	\$33,200	\$4,900	\$39,300	\$1,600
Importance Code B	\$10,900	\$6,300	\$27,000	\$9,500
Importance Code C	\$2,700			
Total	\$46,700	\$11,200	\$66,400	\$11,100



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
POPPEHUSEN BRANCH LIBRARY
Asset # : 13305

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	4+	\$23,600	LIFE	**	5	\$12,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Front And Rear Elevations							
	Masonry: Limestone	15%	4+	\$6,700	LIFE	**	5	\$1,700	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor Window							
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Parapets									
	Copper/Terne	15%			2065	**	5	\$2,400	
	Masonry: Brick	35%			LIFE	**	5	\$1,100	
	No Component	50%							
Roof									
	Copper/Terne	75%			2045	**	10	\$37,400	
	Roll Roofing	25%			2029	\$25,000	5	\$8,300	
Interior									
Floors									
	Carpet	70%			2029	\$126,600	3	\$16,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
	Ceramic Tile	20%			2039	**	5	\$2,300	
	Vinyl Tile	5%			2025	\$6,000	3	\$200	
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$1,200	
	Gypsum Board	50%			LIFE	**	5	\$7,000	
	Plaster	45%			LIFE	**	5	\$3,100	
Ceilings									
	AcousTileConcealSpLn	15%			2047	**	5	\$2,200	
	Exposed Struc: Wood	5%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$2,200	
	Plaster	65%			LIFE	**	5	\$4,800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$2,100	2050	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 2%							
		Location : Gate Off Hinge And Bent Sections							
Retaining Walls									
	Cast in Place Concrete	90%			2065	**			
	Masonry: Fieldstone	10%			2050	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	85%			2035		**			
Masonry: Granite	10%			LIFE		**			
Pavers/Stone	5%			2033		**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050		**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2050		**	5	\$200	
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Raceway

Conduit	100%			2050		**	1		
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Panelboards

Fused Disc Sw	5%			2046		**	5		
Molded Case Bkrs	95%			2046		**	5	\$200	

Wiring

Thermoplastic	100%			2050		**	1		
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Motor Controllers

Locally Mounted	100%			2043		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	50%			2035		**	10	\$3,600	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent	50%			2035		**	10	\$3,600	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : 1st Floor

Egress Lighting

Emergency, Battery	50%			2035		**	10	\$900	
Exit, LED	50%			2058		**	1		

Exterior Lighting

Fluorescent	30%			2035		**	10	\$200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Outside Perimeter

No Component	70%								
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Alarm

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

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

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

Alarm

Security System

No Component

30%

Generic

70%

2038

* *

1

\$2,000

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

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$5,000

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

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$2,900

2035

* *

1

\$6,900

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

2040

* *

Terminal Devices

Convactor/Radiator

60%

2035

* *

1

\$1,500

Fan Coil Unit/Heat

40%

2030

\$53,100

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

100%

2030

\$189,300

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

Terminal Devices

Fan Coil - 4 Pipe

100%

2030

\$207,600

1

\$2,500

Heat Rejection

Dry Cooler

100%

2035

* *

2

\$5,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,300

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2030	\$31,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,400	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$300	2025	\$300	4	\$200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Sewage Ejector(s)								
	Electric	100%	0-2	\$100	2030	\$2,600	4	\$300	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Auto Start Not Working							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 1 Unit							

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Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$4,070,400	\$373,800
Interior Architecture	\$532,900	\$754,000
Electrical	\$1,621,300	\$602,800
Mechanical	\$3,438,600	\$4,199,700
Total	\$9,663,100	\$5,930,200
Importance Code A	\$4,070,400	\$373,800
Importance Code B	\$5,533,700	\$5,505,000
Importance Code C	\$59,100	\$51,500
Total	\$9,663,100	\$5,930,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$68,900	\$27,300		\$32,800
Interior Architecture	\$1,041,300	\$41,200	\$19,300	\$86,900
Electrical	\$52,700	\$34,400	\$30,000	\$42,300
Mechanical	\$121,200	\$90,700	\$157,700	\$163,100
Site Enclosure	\$1,300			
Site Pavements	\$19,100			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$1,324,200	\$213,300	\$226,700	\$344,900
Importance Code A	\$111,900	\$40,900	\$13,600	\$46,400
Importance Code B	\$1,156,800	\$172,400	\$209,300	\$298,500
Importance Code C	\$55,500		\$3,800	
Total	\$1,324,200	\$213,300	\$226,700	\$344,900



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

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QUEENS PUBLIC LIBRARY - 039
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	\$248,300	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	\$29,100	LIFE	**	5	\$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Along 90th Street								
Panel: Limestone	45%	2-4	\$269,800	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	\$13,200	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	\$287,400	2047	**	5	\$13,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout 2nd And 3rd Floor Offices								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Metal Louvers	5%			2040	**	10	\$8,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$88,000	LIFE	**	5	\$6,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Mechanical Penthouse								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Cafeteria Roof, Upper Roof								
Masonry: Limestone	50%			LIFE	**	5	\$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	\$14,200	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	\$1,681,900	2041	**			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over I T S Area, 1980 Addition								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout I T S Area, 1980 Addition								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition								
Modified Bitumen	10%			2031	\$373,800	10	\$24,600	
Modified Bitumen	40%	Now	\$1,495,000	2041	**			1
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout Roof Over 2nd Floor								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout Roof Over 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Corridors And 2nd Floor Offices								
Skylight, Metal/Glass	5%			2051	**	10	\$40,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Cast in Place Concrete	50%	4+	\$12,400	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	\$1,180,600	3	\$123,700	
	Carpet	15%	Now	\$885,400	2033	**	3	\$92,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium									
	Cast in Place Concrete	10%			LIFE	**	5	\$90,200	
	Ceramic Tile	5%	0-2	\$179,200	2040	**	5	\$10,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement, Basement Mens And Womens Toilets									
	Raised Access Floor	2%			2040	**	5	\$30,900	
	Sheet Vinyl/Rubber	13%			2036	**	5	\$80,400	
Adhesion Failure, Extent : Moderate, Area Affected : 10%									
Location : Childrens Discovery Library Center									
	Terrazzo	25%			LIFE	**	5	\$80,500	
	Vinyl Tile	10%	Now	\$19,700	2031	\$393,200	3	\$15,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%	Now	\$59,100	2046	**	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Basement, 1st Floor Toilet Area, And Hallway Toilet Aea								
Ceramic Tile	4%			2040	**	5	\$7,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Glass: Single Pane	5%			LIFE	**	5	\$7,200	
Gypsum Board	45%	Now	\$20,000	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	\$21,500	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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	5%			2036	**	5	\$21,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
	AcousTileSusp.Lay-In	15%	0-2	\$46,400	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	\$48,300	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	\$159,600	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+	\$75,300	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	\$1,300	2066	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock Area							

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$5,100	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$1,500	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								

Parking/Driveway

Cast in Place Concrete	100%	Now	\$12,600	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2057	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect For Switch Board Distribution 1 And 2</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2057	**	5	\$7,300	
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Raceway

Conduit	40%			2031	\$101,000	1		
Conduit	60%			2051	**	1		

Panelboards

Fused Disc Sw	5%			2053	**	5	\$300	
Fused Disc Sw	5%			2030	\$7,500	5	\$300	
Molded Case Bkrs	10%			2030	\$15,100	5	\$700	
Molded Case Bkrs	50%			2047	**	5	\$3,600	
Molded Case Bkrs	30%			2053	**	5	\$2,200	

Wiring

Braided Cloth	20%	2-4	\$50,700	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	\$50,700	1		
Thermoplastic	40%			2057	**	1		
Thermoplastic	20%			2061	**	1		

Motor Controllers

Locally Mounted	10%			2029	\$67,800	5	\$200	
Locally Mounted	5%			2048	**	5	\$100	
Motor Control Center	75%			2029	\$125,100	5	\$5,600	
Variable Frequency Drive	10%			2048	**			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$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	\$4,100	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	\$4,100	2046	**	1	\$4,800	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Roof							
Batteries									
	Lead/Acid	100%			2026	\$1,700	5	\$10,200	
Fuel Storage									
	Day Tank	50%			2053	**	5	\$25,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Basement Explanation : One 275 Gallons. The Tank Is In Satisfactory Condition But It Is Not Able To Auto Fill. A Person Must Manually Push The Fill In Button.							
	Main Tank	50%			2034	**	5	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Underground Explanation : One 6,000 Gallons. The Tank Is In Satisfactory Condition, But It Is Not Filling The Day Tank							

Lighting

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QUEENS 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	\$154,700	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	\$151,700	10	\$100	
	No Component	75%							
Alarm									
Security System									
	No Component	60%							
	Generic	40%			2036	* *	1	\$41,200	

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

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2026

\$1,280,000

1-3

\$70,000

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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Furnace

5% Now

\$700

2036

* *

1

\$6,100

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manual Operation Only.**Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : 1 Roof Mounted Unit*

Hot Water Boiler

95% Now

\$42,400

2044

* *

1

\$116,500

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manually Operated. Penthouse.**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Custodian Office; Malfunctioning: Building Management System Malfunctioning**Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

95% 4+

\$8,600

2039

* *

4

\$12,900

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

No Component

5%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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	\$162,800	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	\$2,034,600	1	\$85,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement And Roof							
		Explanation : 5 Units In Total. 2 Old Units In Basement.							
	Convector/Radiator	15%			2044	* *	1	\$13,400	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Children Discovery Library Center On 1st Floor							
		Explanation : Radiant Heating System							
	Unit Heater - Hot Water	5%			2026	\$54,200			
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2039	* *	1		
	Natural Gas	80%			2041	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	80%			2034	* *	1	\$238,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 20 Tons Gas Driven Chillers							
	Exterior Pkg Unit - Cooling	10%			2036	* *	2	\$1,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : With Electric Reheat							
	Split Unit	10%			2031	\$617,700			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Administration Office And Server Rooms							
		Explanation : Computer Room Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	2%	Now	\$100	2031	\$7,100	4	\$300	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Piping To Air Handlers At Basement Level							
	No Component	98%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	90%			2026	\$2,921,000	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	\$58,300	2	\$19,200	
	Water Cooling Tower	90%	0-2	\$197,700	2029	\$988,400	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	\$103,000	2	\$800	
	Roof	90%			2031	\$432,400	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	\$44,100	4	\$5,800	
Sewage Ejector(s)									
	Electric	100%			2036	**	4	\$16,400	
Backflow Preventer									
	Generic	100%			2036	**	1	\$16,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : 3 Components									
Fixtures									
	Generic	100%							
Other Observation, Extent : Light, Area Affected : 10%									
Location : Basement									
Explanation : Two Outdated Bathrooms									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	40%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C1, C, C2, 1, 2							
		Explanation : Two Units							
	Hydraulic	60%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C1, 2 And C2,1							
		Explanation : 3 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2051		* *	1-5	\$138,900
Sprinkler									
	No Component	70%							
	Generic	30%			2051		* *	1-2	\$23,100
Fire Pump									
	Generic	100%			2040		* *	1	\$51,500
Chemical System									
	No Component	98%							
	Generic	2%			2029	\$600		1-3	\$100
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen And Server Room							
		Explanation : Location Noted							

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Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$359,100	
Interior Architecture		\$18,500
Electrical	\$55,000	
Mechanical	\$110,400	
Total	\$524,500	\$18,500
Importance Code A	\$359,100	
Importance Code B	\$165,400	\$18,500
Total	\$524,500	\$18,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$39,100	\$500		
Interior Architecture	\$117,600	\$6,600	\$200	\$4,900
Electrical	\$15,600		\$200	\$13,800
Mechanical	\$4,300	\$1,900	\$2,900	\$4,200
Site Enclosure	\$30,900			
Site Pavements	\$5,200			
Total	\$212,600	\$9,100	\$3,300	\$22,800
Importance Code A	\$40,300	\$1,800	\$1,300	\$1,400
Importance Code B	\$139,000	\$2,900	\$2,000	\$21,400
Importance Code C	\$33,200	\$4,400		
Total	\$212,600	\$9,100	\$3,300	\$22,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	Now	\$300	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Basement Door At Rear							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Foundation							
	Masonry: Brick	85%	Now	\$69,900	LIFE	**	5	\$10,300	
		Efflorescence, Extent : Moderate, Area Affected : 20%							
		Location : Rear Facade							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Rear And Side Facade At Window Lintel Level							
		Rusting Masonry Supt, Extent : Severe, Area Affected : 5%							
		Location : Front Facade Window Lintels, Including Blocked Up Openings							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : All Facades							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade Below Windows And Along Pipes, Front Facade							
	Masonry: Limestone	5%	Now	\$3,700	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	\$3,900	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	\$19,500	2039	**	5	\$2,100	
		Condensation Present, Extent : Severe, Area Affected : 10%							
		Location : Front Facade							
		Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	2%			2034	**	10	\$500	
Parapets									
	Concrete Masonry Unit	40%	2-4	\$800	LIFE	**	5	\$1,500	
		Vegetation Growth, Extent : Light, Area Affected : 10%							
		Location : Throughout Interior Facades							
	Masonry: Brick	50%	0-2	\$10,800	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	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Modified Bitumen	100%	Now	\$289,200	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	\$69,500	2030	\$139,100	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	\$27,800	3	\$2,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Lobby					
				Explanation : Carpet Tiles					
	Ceramic Tile	5%			2034		**	5	\$1,000
	Quarry Tile	2%			2044		**	5	\$600
	Terrazzo	3%			LIFE		**	5	\$500
	Vinyl Tile	20%			2036		**	3	\$1,500
	Vinyl Tile	10%			2031	\$18,500		3	\$700

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Cast in Place Concrete	10%	Now	\$20,700	LIFE	**				
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Basement Boiler Room									
Staining/Discoloring, Extent : Severe, Area Affected : 5%									
Location : Mechanical Room									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Basement Boiler Room Through Window And Vent Openings									
Ceramic Tile	5%			2034	**	5	\$1,500		
Concrete Masonry Unit	8%			LIFE	**	5	\$900		
Folding Partition	10%			2039	**	5	\$7,300		
Glass: Single Pane	5%			LIFE	**	5	\$1,100		
Gypsum Board	45%	Now	\$3,100	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	\$1,300	LIFE	**	5	\$900		
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Staff Stair To Basement									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Staff Stair To Basement									
SGFT/Glazed Masonry	5%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	55%	Now	\$9,700	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	\$13,200	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	\$2,800	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	\$100	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	\$27,600	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	\$200	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	\$1,100	2034		* *		
<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	\$3,600	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	\$800	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Molded Case Bkrs	50%			2031	\$800	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$36,200	5	\$300	
Raceway									
	Conduit	100%			2031	\$35,200	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,900	5	\$300	
Wiring									
	Braided Cloth	50%	2-4	\$15,600	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	50%			2031	\$15,600	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$33,900	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	\$55,000	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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
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	\$2,400	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	\$110,400	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	\$22,600	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$8,300	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,100	4	\$300	
	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.*

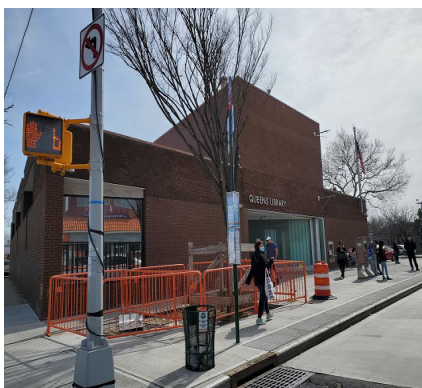
Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$85,900	
Mechanical		\$260,000
Total	\$85,900	\$260,000
Importance Code A	\$85,900	
Importance Code B		\$260,000
Total	\$85,900	\$260,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$27,400			
Interior Architecture	\$17,000	\$4,800	\$700	
Electrical	\$700	\$800	\$800	\$1,700
Mechanical	\$2,300	\$800	\$2,700	\$800
Total	\$47,300	\$6,400	\$4,200	\$2,600
Importance Code A	\$27,800	\$400	\$400	\$400
Importance Code B	\$9,600	\$6,000	\$3,800	\$2,200
Importance Code C	\$9,900			
Total	\$47,300	\$6,400	\$4,200	\$2,600



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

QUEENS PUBLIC LIBRARY - 039
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	\$85,900	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	\$12,300	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	\$119,300	3	\$12,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
	Ceramic Tile	10%			2040	**	5	\$1,200	
	Vinyl Tile	10%			2031	\$11,400	3	\$400	
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$8,200	
	Glass: Single Pane	5%			LIFE	**	5	\$900	
	Masonry: Brick	5%	0-2	\$9,900	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+ \$7,000 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 \$1,700 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 \$36,200 5 \$200

Raceway

Conduit 100% 2031 \$35,200 1

Panelboards

Molded Case Bkrs 100% 2030 \$16,800 5 \$200

Wiring

Thermoplastic 100% 2031 \$31,100 1

Motor Controllers

Locally Mounted 100% 2029 \$16,900 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

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

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

Location : Lobby

Explanation : T-5 Lamps

LED 95% 2039 * *

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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	\$10,100	10			
No Component	70%							

Alarm

Security System

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

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

Fire/Smoke Detection

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

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

Heating

Energy Source

Natural Gas	100%		2051	**	1			
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Conversion Equipment

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

Distribution

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

Air Handler	70%		2031	\$82,300	1	\$3,400		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Level Machine Room**Explanation : Combination Heat And Air Conditioner Fan*

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

Energy Source

Electricity	100%		2039	**	1			
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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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	\$177,700	2	\$500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Level Machine Room</i>					
	Heat Rejection							
	Dry Cooler	100%		2031	\$45,400	2	\$5,500	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,400	
	Exhaust Fans							
	Interior	80%		2031	\$23,800	2	\$200	
	Roof	20%		2036	* *	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2041	* *	1		
	Water Heater							
	Gas Fired	100%		2029	\$5,100	2	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit, 30 Gallons</i>					
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : REGO PARK BRANCH LIBRARY
Address : 91-41 63RD DR. @ AUSTIN ST.
Borough : QUEENS **Agency's Number** : RG
Program / Asset # : QPL0R48.000 / 13308 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 7,257 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 23-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3104 **Lot** : 16 **BIN** : 4072812

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$55,900	
Electrical	\$81,500	
Mechanical		\$133,800
Total	\$137,400	\$133,800
Importance Code A	\$55,900	\$58,800
Importance Code B	\$81,500	\$75,000
Total	\$137,400	\$133,800

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$33,000		\$10,300	\$400
Interior Architecture	\$25,500	\$700	\$1,700	\$4,100
Electrical	\$300	\$300	\$46,000	\$300
Mechanical	\$1,000	\$800	\$1,600	\$1,000
Total	\$59,800	\$1,700	\$59,600	\$5,700
Importance Code A	\$33,400	\$400	\$10,800	\$800
Importance Code B	\$26,400	\$1,000	\$48,800	\$4,900
Importance Code C		\$400		
Total	\$59,800	\$1,700	\$59,600	\$5,700



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

QUEENS PUBLIC LIBRARY - 039
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	\$55,900	LIFE	**	5	\$8,300	
				Efflorescence, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
				Vegetation Growth, Extent : Severe, Area Affected : 20%					
				Location : North Facade					
	Metal Panel	30%			2050	**	5-10	\$28,400	
	Window Wall	10%			2050	**	5	\$5,200	
Windows									
	Aluminum	98%			2046	**	5	\$800	
	Metal Louvers	2%	Now	\$600	2045	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 50%					
				Location : Penthouse					
				Deteriorated Finish, Extent : Moderate, Area Affected : 50%					
				Location : Penthouse					
Roof									
	Modified Bitumen	100%	4+	\$32,500	2035	**			
				Blisters, Extent : Moderate, Area Affected : 2%					
				Location : Main Roof					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Over Restrooms, Children Room					
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	70%	2-4	\$21,800	2029	\$108,800	3	\$11,400	
				Staining/Discoloring, Extent : Moderate, Area Affected : 10%					
				Location : Main Library Area					
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2039	**	5	\$500	
	Vinyl Tile	20%			2035	**	3	\$1,100	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$800	
	Concrete Masonry Unit	95%			LIFE	**	5	\$6,000	
Ceilings									
	AcousTileConcealSpLn	25%			2035	**	5	\$3,400	
	AcousTileSusp.Lay-In	70%	4+	\$3,400	2035	**	5	\$3,800	
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Restrooms Teens Reading Area					
	Exposed Struc: Steel	5%			LIFE	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

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

Site Pavements

On-Site Walkways

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2030	\$1,700	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%		2030	\$36,200	5	\$200
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Raceway

Conduit	90%		2030	\$31,600	1	
Conduit	10%		2050	**	1	

Panelboards

Fused Disc Sw	5%		2029	\$800	5	
Molded Case Bkrs	80%		2029	\$13,400	5	\$200
Molded Case Bkrs	15%		2046	**	5	

Wiring

Thermoplastic	85%		2030	\$26,400	1	
Thermoplastic	15%		2050	**	1	

Motor Controllers

Locally Mounted	100%		2028	\$16,900	5	
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$100
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Lighting

Interior Lighting

Fluorescent	100%		2025	\$81,500	10	\$6,700
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Egress Lighting

Emergency, Battery	45%		2035	**	10	\$800
Exit, Service	55%		2035	**	1	

Exterior Lighting

HID	100%		2025	\$30,700	10	
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Alarm

Security System

No Component	70%					
Generic	30%		2025	\$7,400	1	\$800

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$58,800

1

\$3,600

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$400

Terminal Devices

Air Handler

70%

2030

\$75,000

1

\$3,100

Convactor/Radiator

30%

2028

\$12,200

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

2035

* *

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 90%**Location : 1 Unit On Roof*

Split Unit

10%

2035

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit, R-410a*

Terminal Devices

Fan Coil - 2 Pipe

10%

2035

* *

1

\$200

No Component

90%

Heat Rejection

Dry Cooler

10%

2035

* *

2

\$500

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,000

Exhaust Fans

Interior

50%

2030

\$13,600

2

\$100

Roof

50%

2035

* *

2

\$100

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2040	* *	1		
	Water Heater Gas Fired	100%		2029	\$4,600	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Fixtures Generic	100%						

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$480,500	
Interior Architecture	\$131,800	
Electrical		\$153,200
Mechanical	\$44,900	\$225,100
Site Enclosure	\$336,000	
Total	\$993,300	\$378,400
Importance Code A	\$480,500	\$89,700
Importance Code B	\$176,700	\$288,700
Importance Code C	\$336,000	
Total	\$993,300	\$378,400

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$19,700			\$17,100
Interior Architecture	\$104,800	\$4,900		\$1,900
Electrical	\$16,400	\$900	\$1,300	\$1,200
Mechanical	\$1,900	\$1,900	\$2,900	\$24,100
Site Enclosure	\$30,800			
Site Pavements	\$7,700			
Total	\$181,300	\$7,700	\$4,200	\$44,300
Importance Code A	\$21,000	\$1,300	\$1,300	\$18,600
Importance Code B	\$89,100	\$6,400	\$2,900	\$25,700
Importance Code C	\$71,200			
Total	\$181,300	\$7,700	\$4,200	\$44,300



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
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	\$13,400	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	\$183,300	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	\$69,100	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	\$228,200	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	\$4,000	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	\$2,300	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	\$42,400	3	\$4,400		
Cast in Place Concrete	5%			LIFE	**	5	\$2,200		
Ceramic Tile	5%	Now	\$21,500	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	\$131,800	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	\$12,200	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.
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QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%	2-4	\$1,000	2040	* *	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Public And Staff Bathrooms On First Floor							
	Ceramic Tile	2%	Now	\$1,300	2034	* *	5	\$100	
		Adhesion Failure, Extent : Severe, Area Affected : 20%							
		Location : Basement Bathroom							
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Basement Bathroom							
	Gypsum Board	5%	Now	\$200	LIFE	* *	5	\$300	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Base Of Basement Foyer							
	Gypsum Board	25%			LIFE	* *	5	\$1,600	
	Plaster	65%	Now	\$30,800	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement Base And At Window Openings							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		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	\$37,800	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	\$300	2036	* *	5	\$3,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Front Stair Railing							
	Iron Picket	85%	Now	\$29,900	2051	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Deteriorated Finish, Extent : Severe, Area Affected : 5%							
		Location : Base Connection Throughout							
		Impact Damage, Extent : Severe, Area Affected : 5%							
		Location : North East Corner At Hillside And Lefferts							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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	\$336,000	2061		* *		
			Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
			Location : Perimeter Property Wall					
			Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
			Location : Perimeter Property Wall					
			Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
			Location : Perimeter Property Wall					
			Other Observation, Extent : Severe, Area Affected : 15%					
			Location : Perimeter Property Wall					
			Explanation : Southwest Walls Are Tilting					
Retaining Walls								
Cast in Place Concrete	100%	Now	\$700	2066		* *		
			Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
			Location : Driveway Ramp					
			Cracking/Crumbling, Extent : Severe, Area Affected : 10%					
			Location : Steps To Basement, Retaining Wall At Driveway					
			Loose/Delam Surface, Extent : Severe, Area Affected : 20%					
			Location : Front Entry Ramp At Cheek Walls					
			Spalling, Extent : Severe, Area Affected : 50%					
			Location : Front Entry Ramp At Cheek Walls					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044		* *		
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$6,400	2036		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
			Location : Throughout					
Parking/Driveway								
Cast in Place Concrete	100%	2-4	\$1,300	2036		* *		
			Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
			Location : Towards Building					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,700	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	\$36,200	5	\$300	
	Raceway								
	Conduit	100%			2031	\$35,200	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,900	5	\$300	
Wiring									
	Braided Cloth	50%	2-4	\$15,600	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2031	\$15,600	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	\$153,200	1-3	\$8,100	
		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	\$89,700	1	\$13,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Distribution								
	Steam Piping/Pump	100%			2031	\$61,300			

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
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	\$74,200	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	40%			2026	\$44,900	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	\$11,500	2	\$200	
	Roof	50%			2039	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$8,500	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,100	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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$131,500	
Electrical		\$154,200
Mechanical		\$121,700
Total	\$131,500	\$275,900
Importance Code A	\$131,500	
Importance Code B		\$275,900
Total	\$131,500	\$275,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$57,100		\$2,900	
Interior Architecture	\$8,200		\$15,800	
Electrical	\$700	\$400	\$600	\$500
Mechanical	\$9,300	\$2,500	\$4,000	\$2,300
Site Pavements	\$31,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,000	\$6,900	\$27,300	\$6,800
Importance Code A	\$58,100	\$1,000	\$3,900	\$1,000
Importance Code B	\$47,000	\$5,800	\$23,200	\$5,800
Importance Code C	\$5,900		\$100	
Total	\$111,000	\$6,900	\$27,300	\$6,800



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
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	\$71,000	LIFE	**	5	\$34,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations Throughout							
	Masonry: Brick	80%	Now	\$60,500	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	**	5-10	\$22,100	
	Masonry: Brick	90%			LIFE	**	5-10	\$48,000	
Roof									
	Modified Bitumen	100%			2040	**	10	\$17,900	
Interior									
Floors									
	Carpet	55%			2031	\$161,800	3	\$17,000	
	Ceramic Tile	35%			2045	**	5	\$7,200	
	Vinyl Tile	10%			2037	**	3	\$800	
Interior Walls									
	Ceramic Tile	2%			2035	**	5	\$200	
	Glass: Single Pane	3%			LIFE	**	5	\$400	
	Gypsum Board	15%			LIFE	**	5-10	\$2,400	
	Plaster	80%			LIFE	**	5-10	\$6,400	
Ceilings									
	AcousTile,Adhered	30%			2037	**	5	\$6,200	
	AcousTileSusp.Lay-In	60%			2045	**	5	\$12,400	
	Plaster	10%			LIFE	**	5-10	\$3,600	
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	\$31,800	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	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment	Fused Disc Sw	90%			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	\$400	
Lighting									
Interior Lighting	Fluorescent	70%			2032	\$107,900	10	\$8,800	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2032	\$15,400	10	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lighting							
	Fluorescent	20%			2032	\$30,800	10	\$2,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2032	\$10,400	10	\$1,700	
	Exit, LED	45%			2060	**	1		
	Exit, Service	5%			2032	\$100	1		
Exterior Lighting									
	HID	30%			2032	\$17,400	10		
	No Component	70%							

Alarm

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

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

Alarm

Security System

No Component

60%

Generic

40%

2032

\$18,600

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

\$47,800

1-3

\$2,600

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%

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

\$7,300

Central Plant Steam

40%

2052

* *

4

\$400

Piping/Pmp

Terminal Devices

Air Handler

60%

2032

\$121,700

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2032	\$24,500	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	\$32,300	1		
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2032	\$15,700	2	\$1,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100	
	Exhaust Fans								
	Roof	100%			2037	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	**	1		
	Water Heater								
	Gas Fired	100%			2030	\$8,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$300	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$800	
		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							

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

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Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$127,600	
Interior Architecture	\$55,900	
Mechanical	\$54,000	\$220,300
Total	\$237,500	\$220,300
Importance Code A	\$127,600	
Importance Code B	\$54,000	\$220,300
Importance Code C	\$55,900	
Total	\$237,500	\$220,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$72,800	\$800		\$1,300
Interior Architecture	\$26,400	\$4,900	\$300	\$400
Electrical	\$16,500	\$1,200	\$1,000	\$12,500
Mechanical	\$3,700	\$2,400	\$5,600	\$37,000
Site Enclosure	\$14,700			
Site Pavements	\$4,200			
Total	\$138,400	\$9,200	\$6,900	\$51,200
Importance Code A	\$73,300	\$1,300	\$500	\$1,800
Importance Code B	\$45,200	\$8,000	\$6,100	\$49,400
Importance Code C	\$19,900		\$300	
Total	\$138,400	\$9,200	\$6,900	\$51,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$71,400	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	\$56,200	2061	**	5	\$2,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : East Facade Window Wall Interior							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Interior And Exterior							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Window Wall	4%			2051	**	5	\$2,600	
Windows									
	Aluminum	88%			2039	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Aluminum	10%			2047	**	5	\$100	
	Metal Louvers	2%			2034	**	10	\$200	
Parapets									
	Cast in Place Concrete	12%			LIFE	**	5	\$900	
	Weathering Steel	3%			LIFE	**	1		
	No Component	85%							
Roof									
	IRMA/Protected Membrane	15%	Now	\$17,000	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	\$36,200	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	\$19,500	LIFE	**	5	\$15,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : East Facades							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	65%			2030	\$140,600	3	\$14,700		
Cast in Place Concrete	10%	4+	\$900	LIFE	* *	5	\$3,300		
Paint Peeling, Extent : Moderate, Area Affected : 15%									
Location : Mechanical Rooms									
Ceramic Tile	5%	0-2	\$800	2040	* *	5	\$400		
Uneven Substrate, Extent : Moderate, Area Affected : 5%									
Location : Public Bathroom									
Vinyl Tile	20%	Now	\$2,900	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	\$55,900	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+	\$900	LIFE	* *				
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : East Facade Brick At Window Wall Locations									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	65%	Now	\$17,800	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+	\$2,700	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	\$14,700	2041	**			
				Corrosion/Rusting, Extent : Severe, Area Affected : 75%					
				Location : 137th Avenue					
	Iron Picket	25%			2051	**			
	Free Standing Walls								
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036	**			
	On-Site Walkways								
	Asphalt	85%	Now	\$4,200	2040	**			
				Misaligned/Bulging, Extent : Severe, Area Affected : 20%					
				Location : Next To Trees On 137th Avenue					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 137th Avenue					
				Explanation : Asphalt Pavers					
	Cast in Place Concrete	15%			2044	**			
	Parking/Driveway								
	Asphalt	100%			2040	**			

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	**	5	\$300	
	Raceway								
	Conduit	70%			2031	\$24,600	1		
	Conduit	30%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	50%			2030	\$8,400	5	\$100	
	Molded Case Bkrs	50%			2047	**	5	\$100	
	Wiring								
	Braided Cloth	50%	2-4	\$15,600	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
	Thermoplastic	50%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$33,900	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 : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	70%			2036	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : LED Lights							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$1,200	
	Exit, LED	25%			2059	**	1		
	Exit, Service	25%			2036	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2026	\$7,300	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	Incandescent	10%			2031	\$3,600	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	\$800	2039	* *	4	\$500	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : 1st Floor Boiler Room							
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Control Valve Behind The Boiler							
	Terminal Devices								
	Air Handler	100%			2031	\$149,100	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	\$54,000	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	\$71,200	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	\$34,600	2	\$4,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
Exhaust Fans									
	Interior	80%			2031	\$30,200	2	\$200	
	Roof	20%	0-2	\$700	2031	\$3,500	2		
				Not in Service, Extent : Moderate, Area Affected : 50% Location : Roof					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2029	\$6,500	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 50 Gallons					
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : SAINT ALBANS BRANCH LIBRARY
Address : 191-05 LINDEN BLVD.
Borough : QUEENS **Agency's Number** : 53
Program / Asset # : QPL053.000 / 13312 **Yr Built/Renovated** : 1969 / 2004
Area Sq Ft : 7,062 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11062 **Lot** : 24 **BIN** : 4238275

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$36,100		\$3,800	\$900
Interior Architecture	\$6,900	\$600	\$3,700	\$300
Electrical	\$28,700	\$700	\$10,000	\$700
Mechanical	\$1,100	\$500	\$1,700	\$500
Total	\$72,800	\$1,700	\$19,100	\$2,300
Importance Code A	\$36,800		\$4,400	\$900
Importance Code B	\$36,000	\$1,100	\$14,700	\$1,400
Importance Code C		\$600		
Total	\$72,800	\$1,700	\$19,100	\$2,300



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

QUEENS PUBLIC LIBRARY - 039
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+	\$36,100	LIFE	* *	5	\$10,700	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10% Location : All Facades And Below Window Sills							
	Metal Panel	5%			2050	* *	5-10	\$4,600	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$2,200	
	Window Wall	10%			2050	* *	5	\$5,000	
	Windows								
	Aluminum	100%			2046	* *	5	\$1,700	
	Roof								
	Under Construction	100%							
	Soffits								
	Pre-Cast Concrete	100%			LIFE	* *	5		
Interior									
	Floors								
	Carpet	70%			2031	\$105,900	3	\$11,100	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
	Mosaic Tile	5%			2043	* *	5	\$1,300	
	Vinyl Tile	20%			2038	* *	3	\$1,100	
	Interior Walls								
	Ceramic Tile	5%			2039	* *	5	\$1,100	
	Concrete Masonry Unit	75%			LIFE	* *	5	\$6,700	
	Gypsum Board	20%			LIFE	* *	5	\$2,700	
	Ceilings								
	AcousTileConcealSpLn	90%			2043	* *	5	\$11,900	
		Recent Replace Evident, Extent : N/A, Area Affected : 100% Location : Throughout							
	Gypsum Board	10%			LIFE	* *	5	\$1,300	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2043	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$36,200	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
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2030	\$31,600	1		
	Conduit	10%			2050	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2029	\$15,100	5	\$200	
	Molded Case Bkrs	10%			2046	* *	5		
Wiring									
	Braided Cloth	90%	2-4	\$28,000	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Thermoplastic	10%			2050	* *	1		
Motor Controllers									
	Variable Frequency Drive	100%			2043	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	5%			2035	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby							
	LED	95%			2038	* *			
Egress Lighting									
	Emergency, Battery	50%			2030	\$5,300	10	\$900	
	Exit, Service	50%			2030	\$600	1		
Exterior Lighting									
	HID	30%			2025	\$9,000	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2035	* *	1	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Reading Areas And Front Of The Building Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights And Horns							

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Radiant Heater	100%			2035	**	2	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler								
	Terminal Devices								
	Air Handler	100%			2035	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Roof								
	Explanation : Not Accessible To The Roof Due To Construction In Progress.								
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2035	**	1		
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
	Exhaust Fans								
	Interior	50%			2035	**	2	\$100	
	Not Accessible	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$4,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Electrical		\$79,900
Total		\$79,900
Importance Code B		\$79,900
Total		\$79,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$19,500			\$25,800
Interior Architecture	\$11,600	\$4,200		\$300
Electrical	\$700	\$800	\$800	\$900
Mechanical	\$1,800	\$2,600	\$2,200	\$9,400
Site Enclosure	\$1,000			
Site Pavements	\$1,900			
Total	\$36,500	\$7,700	\$2,900	\$36,300
Importance Code A	\$19,800	\$400	\$400	\$26,200
Importance Code B	\$13,800	\$7,200	\$2,600	\$10,100
Importance Code C	\$2,900	\$100		
Total	\$36,500	\$7,700	\$2,900	\$36,300



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
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+	\$2,300	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+	\$17,200	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	\$108,900	3	\$11,400	
	Cast in Place Concrete	5%	Now	\$2,500	LIFE	**	5	\$1,200	
Loose/Delam Surface, Extent : Severe, Area Affected : 5%									
Location : Mechanical Room									
Other Observation, Extent : Severe, Area Affected : 1%									
Location : Mechanical Room									
Explanation : Rebars Are Exposed On Floor									
	Ceramic Tile	5%			2034	**	5	\$500	
	Vinyl Tile	20%	2-4	\$4,100	2031	\$20,700	3	\$800	
Worn/Eroded, Extent : Light, Area Affected : 20%									
Location : Staff Office And Break Room									
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$300	
	Concrete Masonry Unit	75%			LIFE	**	5	\$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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$1,700	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	\$36,200	5	\$200	
Raceway									
	Conduit	80%			2031	\$28,100	1		
	Conduit	20%			2057	* *	1		
Panelboards									
	Molded Case Bkrs	80%			2030	\$13,400	5	\$200	
	Molded Case Bkrs	20%			2053	* *	5		
Wiring									
	Thermoplastic	80%			2031	\$24,900	1		
	Thermoplastic	20%			2057	* *	1		
Motor Controllers									
	Locally Mounted	80%			2036	* *	5		
	Locally Mounted	20%			2029	\$3,400	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	\$79,900	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	\$9,200	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2031	\$24,600	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only. Motion Sensors							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	**	1-3	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$3,600	
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$500	
	Terminal Devices								
	Air Handler	100%			2036	**	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Unit. Roof								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	* *	1	\$4,500	
	Heat Rejection								
	Dry Cooler	100%			2036	* *	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
	Exhaust Fans								
	Interior	70%			2036	* *	2	\$200	
	Roof	30%			2031	\$3,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$6,700	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$136,400	
Mechanical		\$224,500
Total	\$136,400	\$224,500
Importance Code A	\$136,400	
Importance Code B		\$224,500
Total	\$136,400	\$224,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$78,900	\$1,000		
Interior Architecture	\$15,000		\$600	\$2,800
Electrical	\$500	\$700	\$600	\$6,800
Mechanical	\$2,600	\$1,400	\$2,900	\$1,400
Total	\$97,000	\$3,100	\$4,000	\$11,000
Importance Code A	\$79,200	\$1,300	\$300	\$400
Importance Code B	\$16,000	\$1,800	\$3,300	\$10,600
Importance Code C	\$1,900		\$300	
Total	\$97,000	\$3,100	\$4,000	\$11,000



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	85%	Now	\$136,400	LIFE	* *	5	\$10,800	
		Corrosion/Rusting, Extent : Severe, Area Affected : 75%							
		Location : Steel Window Lintels Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : North, West And South Facades Mortar Has Eroded Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 30%							
		Location : Steel Lintels At West Facade							
	Metal Sect. OHD	5%			2044	* *	5	\$2,000	
	Window Wall	10%	Now	\$13,700	2041	* *	5	\$2,400	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$33,800	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	\$28,800	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	\$2,600	LIFE	* *	5	\$2,000	
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Entrance							
Interior									
	Floors								
	Carpet	50%			2032	\$67,800	3	\$9,500	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
	Cast in Place Concrete	10%	4+	\$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	\$6,300	2031	\$31,600	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		\$1,900	LIFE	**	5	\$4,800	

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

Location : Missing Baseboards At South And West Walls

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

Location : Cracks At Interior Glass Wall And East Wall In Childrens Area

Ceilings

AcousTileSusp.Lay-In	90%	4+		\$3,900	2044	**	5	\$4,300	
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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	
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Site Pavements

Public Sidewalk

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031		\$1,700	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2031		\$36,200	5	\$200	
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Raceway

Conduit	80%			2031		\$28,100	1		
Conduit	20%			2051		**	1		

Panelboards

Molded Case Bkrs	80%			2047		**	5	\$100	
Molded Case Bkrs	20%			2030		\$3,400	5		

Wiring

Thermoplastic	20%			2031		\$6,200	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.

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*** 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 : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Compact Fluorescent Lights					
	Fluorescent	90%			2036	* *	10	\$5,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : T-5 Lamps					
	Egress Lighting								
	Emergency, Battery	20%			2036	* *	10	\$300	
	Exit, LED	80%			2059	* *	1		
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2036	* *	1	\$1,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Areas , Outside Perimeter					
				Explanation : CCTV Surveillance Cameras					
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	* *	1-3	\$3,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$3,100	
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$200	2039	* *	4	\$300	
				Not Insulated, Extent : Moderate, Area Affected : 30%					
				Location : Basement					
	Terminal Devices								
	Air Handler	100%			2031	\$93,500	1	\$3,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		

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** 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	\$56,400	1	\$2,900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$74,600	1	\$3,900	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$13,400	2	\$4,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
	Exhaust Fans								
	Interior	80%			2031	\$18,900	2	\$200	
	Roof	20%			2031	\$2,200	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Gas Fired	100%			2031	\$4,100	2	\$100	
				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	\$1,000	4	\$200	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$400	
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Mechanical		\$171,000
Total		\$171,000
Importance Code B		\$171,000
Total		\$171,000

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$500		\$19,900
Interior Architecture		\$11,500	\$4,400	
Electrical	\$300	\$400	\$300	\$10,100
Mechanical	\$8,900	\$3,000	\$3,300	\$4,200
Site Enclosure	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$13,400	\$19,300	\$12,000	\$38,200
Importance Code A	\$700	\$1,200	\$700	\$20,700
Importance Code B	\$12,400	\$18,100	\$11,000	\$17,500
Importance Code C	\$300		\$300	
Total	\$13,400	\$19,300	\$12,000	\$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
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	\$77,800	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+	\$300	2066	**			
		Impact Damage, Extent : Moderate, Area Affected : 2%							
		Location : Side Yard							
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2051	**	5	\$100	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Fused Disc Sw	5%			2047	**	5		
	Molded Case Bkrs	95%			2047	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2044	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$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.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Furnace	100%			2036	**	1	\$7,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Three Units					
	Distribution								
	Hot Wtr Piping/Pump	90%			2047	**	4	\$1,000	
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2036	**	2	\$900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : One Unit					
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$171,000	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								
	Gas Fired	100%			2029	\$9,300	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$6,400	LIFE	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Occasional Flooding					
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2036	**	4	\$900	
	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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$70,600	
Electrical	\$83,300	
Mechanical		\$148,900
Total	\$153,900	\$148,900
Importance Code A	\$70,600	
Importance Code B	\$83,300	\$148,900
Total	\$153,900	\$148,900

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$35,200	\$400		\$4,200
Interior Architecture	\$11,900	\$4,200	\$200	\$300
Electrical	\$43,300	\$500	\$500	\$7,500
Mechanical	\$2,000	\$1,700	\$2,400	\$31,000
Site Enclosure	\$600			
Site Pavements	\$3,000			
Total	\$96,000	\$6,700	\$3,100	\$43,000
Importance Code A	\$35,600	\$700	\$400	\$4,700
Importance Code B	\$59,400	\$5,900	\$2,500	\$38,300
Importance Code C	\$1,000		\$200	
Total	\$96,000	\$6,700	\$3,100	\$43,000



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 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	\$70,600	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	\$2,700	LIFE	**	5	\$200	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : At Clerestory								
Parapets								
Under Construction	100%							
Roof								
Modified Bitumen	100%	Now	\$32,500	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	\$111,300	3	\$11,700	
Ceramic Tile	5%			2034	**	5	\$600	
Vinyl Tile	25%	2-4	\$2,600	2036	**	3	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Staff Lounge								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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+	\$8,900	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	\$3,000	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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$1,700	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	\$36,200	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	\$10,100	5	\$100	
	Molded Case Bkrs	20%			2039	* *	5		
Wiring									
	Thermoplastic	100%			2041	* *	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$16,900	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	98%			2026	\$81,700	10	\$6,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	2%			2026	\$1,700	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Compact Fluorescent Lights								
Egress Lighting									
	Emergency, Battery	50%			2031	\$5,600	10	\$900	
	Exit, Battery	50%			2031	\$1,900	10	\$300	
Exterior Lighting									
	LED	20%			2036	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2036	* *	1	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Front Of The Building								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%	2-4	\$43,100	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	\$500	
	Terminal Devices								
	Air Handler	80%			2031	\$87,700	1	\$3,700	
	Convactor/Radiator	20%			2029	\$8,300	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2026	\$19,800	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Reciprocating Compr/Chiller	40%			2039	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-438a							
	Exterior Pkg Unit - Cooling	30%			2031	\$18,900	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2031	\$61,200	1	\$3,200	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2026	\$4,700	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	\$12,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2026	\$4,800	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 30 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : STEINWAY BRANCH LIBRARY
Address : 21-45 31ST ST.
Borough : QUEENS **Agency's Number** : S
Program / Asset # : QPL0S58.000 / 13316 **Yr Built/Renovated** : 1956 / 2002
Area Sq Ft : 10,752 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 831 **Lot** : 15 **BIN** : 4016923

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$185,300
Electrical		\$120,700
Mechanical		\$113,100
Total		\$419,100
Importance Code A		\$185,300
Importance Code B		\$233,900
Total		\$419,100

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$2,200	\$2,600		
Interior Architecture		\$5,200		
Electrical	\$77,100	\$900	\$700	\$7,500
Mechanical	\$1,100	\$2,100	\$1,900	\$1,600
Total	\$80,400	\$10,700	\$2,700	\$9,100
Importance Code A	\$2,900	\$3,100	\$500	\$500
Importance Code B	\$77,500	\$7,600	\$2,200	\$8,600
Importance Code C				
Total	\$80,400	\$10,700	\$2,700	\$9,100



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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$19,100	
	Masonry: Limestone	15%			LIFE	**	5	\$2,500	
Windows									
	Aluminum	100%			2044	**	5	\$5,100	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,800	
	Masonry: Limestone	5%	Now	\$2,200	LIFE	**	5	\$100	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
Roof									
	Modified Bitumen	100%			2028	\$185,300	10	\$12,200	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	60%			2027	\$138,200	3	\$14,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Ceramic Tile	3%			2037	**	5	\$500	
	Terrazzo	10%			LIFE	**	5	\$1,300	
	Vinyl Tile	20%			2033	**	3	\$1,200	
	Vinyl Tile 9" X 9"	2%			2028	\$4,000	3	\$100	
Interior Walls									
	Ceramic Tile	3%			2037	**	5	\$1,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Masonry: Brick	7%			LIFE	**			
	Plaster	85%			LIFE	**	5	\$10,500	
Ceilings									
	Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
	Plaster	90%			LIFE	**	5	\$9,100	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	30%			2048	**			
	Chain Link	70%			2038	**			
Free Standing Walls									
	Masonry: Brick	100%			2048	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2033	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	10%			2028	\$200	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch For Emergency							
	Molded Case Bkrs	90%			2028	\$1,500	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$36,200	5	\$300	
Raceway									
	Conduit	90%			2028	\$31,600	1		
	Conduit	10%			2038	* *	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	85%			2027	\$14,200	5	\$200	
	Molded Case Bkrs	10%			2044	* *	5		
Wiring									
	Braided Cloth	65%	2-4	\$20,200	2053	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2028	\$9,300	1		
	Thermoplastic	5%			2048	* *	1		
Motor Controllers									
	Locally Mounted	80%			2041	* *	5	\$100	
	Locally Mounted	20%			2026	\$6,800	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	\$114,700	10	\$9,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast And Bulb Is New But The Fixtures Are Old							
	Fluorescent	5%			2028	\$6,000	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Staircase Landings							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2023	\$8,100	10	\$1,300	
	Exit, Service	50%			2023	\$900	1		
Exterior Lighting									
	HID	100%			2023	\$45,500	10		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

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

Alarm

Security System

No Component

30%

Generic

70%

2033

* *

1

\$2,800

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

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$4,600

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$5,300

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

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$800

Terminal Devices

Air Handler

50%

2033

* *

1

\$3,300

Convactor/Radiator

50%

2033

* *

1

\$1,700

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

80%

2028

\$113,100

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : Roof*

Split Unit

20%

2028

\$48,200

Terminal Devices

Fan Coil - 2 Pipe

20%

2028

\$43,000

1

\$700

No Component

80%

Heat Rejection

Dry Cooler

20%

2028

\$12,300

2

\$1,500

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,000

Exhaust Fans

Roof

100%

2028

\$18,800

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.

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$6,900	2	\$200	
				Recent Installation, 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%			2028	\$3,300	4	\$600	
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : SUNNYSIDE BRANCH LIBRARY
Address : 43-06 GREENPOINT AVE.
Borough : QUEENS **Agency's Number** : SU
Program / Asset # : QPL0S59.000 / 13317 **Yr Built/Renovated** : 1976 / 2005
Area Sq Ft : 7,992 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 173 **Lot** : 16 **BIN** : 4002111

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$61,400	\$307,200
Total	\$61,400	\$307,200
Importance Code A	\$61,400	\$307,200
Total	\$61,400	\$307,200

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$37,200		\$4,100	\$200
Interior Architecture	\$6,600	\$100	\$1,500	\$1,200
Electrical	\$300	\$200	\$8,700	\$400
Mechanical	\$1,100	\$900	\$1,700	\$1,200
Total	\$45,100	\$1,200	\$16,000	\$3,000
Importance Code A	\$37,600	\$400	\$4,600	\$600
Importance Code B	\$7,500	\$700	\$11,400	\$2,200
Importance Code C		\$100		\$200
Total	\$45,100	\$1,200	\$16,000	\$3,000



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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Brick		80%			LIFE	**	5	\$8,800	
		Painted Surfaces, Extent : Light, Area Affected : 100% Location : All Facades							
Window Wall		20%			2050	**	5	\$8,200	
Windows									
Aluminum		100%			2046	**	5	\$500	
Roof									
Modified Bitumen		90%	Now	\$61,400	2030	\$307,200			
		Water Penetration, Extent : Severe, Area Affected : 10% Location : Children Room, Clerical Desk Area							
Skylight, Metal/Glass		10%	4+	\$37,200	2050	**			
		Water Penetration, Extent : Severe, Area Affected : 10% Location : Library Area							
Interior									
Floors									
Carpet		25%			2031	\$42,800	3	\$4,500	
Cast in Place Concrete		5%			LIFE	**	5	\$1,300	
Ceramic Tile		3%			2043	**	5	\$400	
Vinyl Tile		67%			2035	**	3	\$4,000	
Interior Walls									
Ceramic Tile		3%			2039	**	5	\$200	
Concrete Masonry Unit		50%			LIFE	**	5	\$1,400	
Folding Partition		2%			2046	**	5	\$400	
Gypsum Board		45%			LIFE	**	5	\$1,900	
Ceilings									
AcousTileSusp.Lay-In		90%			2043	**	5	\$10,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Throughout							
Exposed Struc: Steel		5%			LIFE	**			
Gypsum Board		5%			LIFE	**	5	\$700	
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete		100%			2050	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Front Of Building Explanation : Covered With Tile							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete		100%			2043	**			
On-Site Walkways									
Cast in Place Concrete		100%			2035	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$1,700	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
	Raceway								
	Conduit	100%			2050	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2046	* *	5		
	Molded Case Bkrs	95%			2046	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2050	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2035	* *	10	\$6,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	4%			2035	* *	10	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Desk Area 1st Floor							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	6%			2035	* *	10	\$400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Kitchen, Locker Room And Offices							
	Egress Lighting								
	Emergency, Battery	50%			2035	* *	10	\$1,000	
	Exit, LED	50%			2058	* *	1		
	Exterior Lighting								
	HID	30%			2035	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	* *	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$1,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	**	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
	Terminal Devices								
	Air Handler	100%			2035	**	1	\$4,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit, R-410a Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
	Exhaust Fans								
	Interior	50%			2035	**	2	\$100	
	Roof	50%			2035	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$5,100	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,300	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 : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : WHITESTONE BRANCH LIBRARY
Address : 151-10 14TH RD. @ CLINTONVILLE ST.
Borough : QUEENS **Agency's Number** : W
Program / Asset # : QPL0W61.000 / 13319 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 7,365 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4717 **Lot** : 25 **BIN** : 4107201

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$180,300	
Mechanical		\$251,500
Total	\$180,300	\$251,500
Importance Code B	\$180,300	\$251,500
Total	\$180,300	\$251,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$53,000		\$4,800	\$13,800
Interior Architecture	\$1,100	\$300		\$1,600
Electrical	\$19,400	\$700	\$1,700	\$800
Mechanical	\$800	\$1,900	\$6,100	\$2,100
Site Enclosure	\$2,100			
Site Pavements	\$17,400			
Total	\$93,800	\$2,900	\$12,600	\$18,300
Importance Code A	\$53,400	\$400	\$5,300	\$14,200
Importance Code B	\$27,800	\$2,500	\$7,300	\$4,100
Importance Code C	\$12,600			
Total	\$93,800	\$2,900	\$12,600	\$18,300



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
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$12,900	LIFE	* *	5	\$3,400		
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : South Facade								
	Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
	Location : South Facade								
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
	Location : South Facade								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : South Facade								
	Explanation : Temporary Support In Place								
Masonry: Brick	90%			LIFE	* *	5	\$6,100		
Windows									
Aluminum	100%			2046	* *	5	\$1,500		
Parapets									
Metal Security Bars	20%			2045	* *				
No Component	80%								
Roof									
Built-Up (BUR)	10%	Now	\$36,400	2040	* *				
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
	Location : Flat Section Over Main Entry								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Main Entry, Staff Room, Work Room								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Over Main Entry								
Metal Panel	60%	4+	\$3,600	2043	* *				
	Seams Open/Split, Extent : Moderate, Area Affected : 2%								
	Location : Roof								
Roll Roofing	10%			2026	\$11,100	5	\$4,000		
Single Ply Membrane	20%			2035	* *	10	\$4,800		
Interior									
Floors									
Carpet	10%			2029	\$15,800	3	\$2,200		
Cast in Place Concrete	10%			LIFE	* *	5	\$2,400		
Ceramic Tile	5%			2039	* *	5	\$600		
Vinyl Tile	5%	4+	\$300	2035	* *	3	\$200		
	Uneven Surface, Extent : Moderate, Area Affected : 2%								
	Location : Small Hallway								
Vinyl Tile 9" X 9"	70%	Now	\$95,300	2040	* *	3	\$2,900		
	Worn/Eroded, Extent : Severe, Area Affected : 30%								
	Location : Workarea, Offices								
Interior Walls									
Concrete Masonry Unit	50%			LIFE	* *	5	\$1,700		
Glass: Single Pane	10%			LIFE	* *	5	\$600		
Masonry: Brick	30%			LIFE	* *				
Plaster	10%			LIFE	* *	5	\$200		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	85%	Now	\$85,000	2050	* *	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%			2043	* *	5	\$600		
Exposed Struc: Concrete	10%			LIFE	* *	5	\$200		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2050	* *				
Retaining Walls									
Cast in Place Concrete	100%	Now	\$2,100	2080	* *				
Misaligned/Bulging, Extent : Severe, Area Affected : 60%									
Location : Rear Of Building And Side									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	2-4	\$3,100	2035	* *				
Misaligned/Bulging, Extent : Moderate, Area Affected : 2%									
Location : 14th Road									
Parking/Driveway									
Asphalt	100%	Now	\$12,600	2045	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 80%									
Location : Side Of Building									
Activity Yard									
Pavers/Stone	100%	4+	\$1,700	2039	* *				
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Rear Of Building									
Explanation : Vegetation Growth									

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2030	\$1,700	5	\$200		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Ratings Capacity.									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2030	\$36,200	5	\$200		
Raceway									
Conduit	90%			2030	\$31,600	1			
Conduit	10%			2050	* *	1			

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2046	**	5		
	Molded Case Bkrs	90%			2029	\$15,100	5	\$200	
	Molded Case Bkrs	5%			2046	**	5		
Wiring									
	Braided Cloth	60%	2-4	\$18,700	2055	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2040	**	1		
	Thermoplastic	10%			2050	**	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	5%			2030	\$4,100	10	\$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Bookcase Sections									
	LED	95%			2038	**			
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$900	
	Exit, Service	50%			2035	**	1		
Exterior Lighting									
	HID	30%			2030	\$9,400	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2038	**	1	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2035	**	1-3	\$4,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2035	* *	1	\$3,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$400	
	Terminal Devices								
	Air Handler	80%			2030	\$87,000	1	\$3,600	
	Convactor/Radiator	20%			2028	\$8,300	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2028	\$164,500	2	\$500	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 1 Unit. Mechanical Room						
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$15,600	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
	Exhaust Fans								
	Interior	80%			2030	\$22,000	2	\$200	
	Roof	20%			2030	\$2,600	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,700	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

Asset Name : WINDSOR PARK BRANCH LIBRARY
Address : 79-50 BELL BLVD. @ UNION TURNPIKE
Borough : QUEENS **Agency's Number** : WP
Program / Asset # : QPL0W62.000 / 13320 **Yr Built/Renovated** : 1958 / 2010
Area Sq Ft : 6,300 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7772 **Lot** : 1 **BIN** : 4164306

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$1,600		\$11,100	
Interior Architecture	\$5,800		\$3,100	\$300
Electrical	\$600	\$500	\$7,200	\$700
Mechanical	\$500	\$400	\$4,900	\$400
Site Pavements	\$5,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$17,700	\$4,800	\$30,200	\$5,300
Importance Code A	\$1,900	\$300	\$11,400	\$300
Importance Code B	\$10,600	\$4,500	\$18,800	\$5,000
Importance Code C	\$5,200			
Total	\$17,700	\$4,800	\$30,200	\$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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$9,400	
	Masonry: Fieldstone	20%			LIFE	**	5	\$2,000	
	Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
	Window Wall	7%			2050	**	5	\$3,500	
Windows									
	Aluminum	100%			2052	**	5	\$2,400	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof									
	Modified Bitumen	98%			2035	**	10	\$9,300	
	Skylight, Metal/Glass	2%			2040	**	10	\$600	
Soffits									
	Alum/Vinyl Siding	100%	Now	\$1,600	2050	**			
	Seams Open/Split, Extent : Severe, Area Affected : 50%								
	Location : Front Facade								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Front Of Building								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Front Facade								
Interior									
Floors									
	Carpet	65%			2031	\$87,700	3	\$9,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	25%			2035	**	3	\$1,200	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Gypsum Board	80%			LIFE	**	5	\$6,900	
	Plaster	10%			LIFE	**	5	\$400	
Ceilings									
	AcousTileConcealSpLn	90%			2043	**	5	\$10,600	
	Gypsum Board	10%			LIFE	**	5	\$1,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$1,900 2043 * *

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

Location : Perimeter Of Building

Explanation : Water Penetration Through Open Joints Where Walkway Meets Building

Parking/Driveway

Asphalt 100% Now \$3,300 2039 * *

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

Location : Parking Lot

Sinking/Subsiding, Extent : Severe, Area Affected : 5%

Location : Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2050 * * 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2050 * * 5 \$200

Raceway

Conduit 100% 2050 * * 1

Panelboards

Fused Disc Sw 5% 2046 * * 5

Molded Case Bkrs 95% 2046 * * 5 \$200

Wiring

Thermoplastic 100% 2050 * * 1

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 95% 2035 * * 10 \$5,500

T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent 5% 2035 * * 10 \$300

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

Location : Mechanical Room And Electrical Room

Egress Lighting

Emergency, Battery 50% 2035 * * 10 \$800

Exit, Service 50% 2035 * * 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

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

Lighting

Exterior Lighting

HID

30%

2035

* *

10

No Component

70%

Alarm

Security System

No Component

30%

Generic

70%

2035

* *

1

\$1,700

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

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$4,000

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

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Furnace

100%

2035

* *

1

\$3,100

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

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2035

* *

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit On Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : There Is No Temperature Control In The Building***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$3,500

Exhaust Fans

Roof

100%

2038

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2050

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Water Heater							
	Gas Fired	100%		2025	\$4,000	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sewage Ejector(s)							
	Electric	100%		2035	* *	4	\$400	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement To 1st Floor							
	Explanation : 1 Unit							

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

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$158,700	\$186,200
Electrical		\$10,000
Mechanical		\$178,200
Total	\$158,700	\$374,300
Importance Code A	\$158,700	\$186,200
Importance Code B		\$188,200
Total	\$158,700	\$374,300

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$72,700	\$1,400		
Interior Architecture	\$70,400	\$3,100	\$800	\$900
Electrical	\$8,000	\$300	\$400	\$10,700
Mechanical	\$4,500	\$1,300	\$3,300	\$50,900
Site Enclosure	\$6,000			
Site Pavements	\$1,100			
Total	\$162,600	\$6,100	\$4,500	\$62,500
Importance Code A	\$73,500	\$2,300	\$900	\$1,000
Importance Code B	\$58,100	\$3,800	\$2,800	\$61,500
Importance Code C	\$30,900		\$800	
Total	\$162,600	\$6,100	\$4,500	\$62,500



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
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	\$12,200	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	\$65,600	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	\$27,300	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	* *	10	\$1,400	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$10,300	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	\$21,000	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	\$93,100	2031	\$186,200			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	\$66,500	3	\$7,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
	Ceramic Tile	5%			2034	**	5	\$700	
	Sheet Vinyl/Rubber	5%			2036	**	5	\$1,000	
	Vinyl Tile	25%			2036	**	3	\$1,200	
	Vinyl Tile 9" X 9"	25%	Now	\$41,000	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	\$25,500	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	\$3,900	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Staff Bathroom In Basement And Mechanical Room									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge And Mechanical Room									
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2051	**			
	Iron Picket	15%	4+	\$4,400	2066	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Iron Picket	45%			2066	**			
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$1,600	2066	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Side Entrance To Basement From Sidewalk									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$1,100 2044 * *

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

Location : Throughout

Spalling, Extent : Light, Area Affected : 5%

Location : Steps At Rear From Side Yard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2031 \$1,700 5 \$200

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

Location : Electrical Room In Basement

Explanation : One 400 Amperes

Raceway

Conduit 95% 2031 \$33,400 1

Conduit 5% 2041 * * 1

Panelboards

Fused Disc Sw 5% 2030 \$800 5

Molded Case Bkrs 85% 2030 \$14,200 5 \$200

Molded Case Bkrs 10% 2039 * * 5

Wiring

Braided Cloth 25% 2-4 \$7,800 2056 * * 1

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

Location : Basement

Thermoplastic 25% 2041 * * 1

Thermoplastic 50% 2031 \$15,600 1

Motor Controllers

Locally Mounted 100% 2029 \$16,900 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 \$10,000 10 \$800

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

Location : First Floor

Explanation : Using T-8 Lamps

Egress Lighting

Emergency, Battery 50% 2026 \$6,700 10 \$1,100

Exit, Battery 50% 2026 \$2,300 10 \$300

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

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

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

QUEENS PUBLIC LIBRARY - 039
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

\$9,000

1

\$1,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$30,900

1-3

\$1,600

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%

2051

* *

1

Conversion Equipment

Steam Boiler

100%

2036

* *

1

\$8,800

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

Distribution

Steam Piping/Pump

100%

0-2

\$800

2041

* *

*Insul. Deteriorating, Extent : Moderate, Area Affected : 70%**Location : Basement Boiler Room*

Terminal Devices

Air Handler

30%

2026

\$39,300

1

\$1,600

Convactor/Radiator

70%

2029

\$34,900

1

\$2,000

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

90%

2029

\$178,200

2

\$500

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

No Component

10%

Heat Rejection

Dry Cooler

100%

0-2

\$900

2031

\$45,600

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

\$23,200

2

\$200

Roof

30%

2026

\$4,600

2

\$100

Plumbing

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

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2041	* *	1		
	Galvanized Steel	50%			2029	\$20,400	1		
	Water Heater								
	Gas Fired	100%			2026	\$5,700	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$1,400	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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 19-Oct-2021

QUEENS PUBLIC LIBRARY - FY 2022

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 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$494,800	
Interior Architecture		\$34,400
Electrical		\$6,800
Mechanical		\$158,500
Total	\$494,800	\$199,600
Importance Code A	\$494,800	
Importance Code B		\$199,600
Total	\$494,800	\$199,600

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$11,000		\$2,600	
Interior Architecture	\$154,700		\$1,100	\$5,100
Electrical	\$10,500	\$300	\$400	\$400
Mechanical	\$10,300	\$1,600	\$6,500	\$1,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$190,400	\$5,800	\$14,600	\$11,100
Importance Code A	\$12,000	\$1,000	\$3,600	\$1,000
Importance Code B	\$157,300	\$4,800	\$10,900	\$9,500
Importance Code C	\$21,200			\$600
Total	\$190,400	\$5,800	\$14,600	\$11,100



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
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	\$303,400	LIFE	**	5	\$29,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Brick Fcades							
	Masonry: Limestone	10%	0-2	\$191,300	LIFE	**	5	\$2,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Stone Base At Front Facade							
	Pre-Cast Concrete	5%			LIFE	**	5	\$11,400	
Windows									
	Aluminum	100%			2048	**	5	\$2,000	
Parapets									
	Masonry: Brick	72%			LIFE	**	5-10	\$4,400	
	Masonry: Limestone	5%			LIFE	**	5-10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Coping							
		Explanation : Coping Covered With Metal							
	Metal Panel	3%			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	\$100	
Interior									
Floors									
	Carpet	40%	Now	\$103,300	2034	**	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	\$3,900	
	Ceramic Tile	5%			2041	**	5	\$900	
	Vinyl Tile	30%			2040	**	3	\$2,000	
	Vinyl Tile	20%			2032	\$34,400	3	\$1,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$2,000	
	Plaster	80%	Now	\$17,900	LIFE	* *	5	\$6,000	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor Reading Area								
	Plaster	5%	Now	\$2,200	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	* *	10	\$9,900	
	Plaster	55%	Now	\$15,200	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	\$1,700	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	\$36,200	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	\$17,600	1		
	Conduit	50%			2052	**	1		
Panelboards									
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	55%			2048	**	5	\$200	
	Molded Case Bkrs	40%			2031	\$6,700	5	\$100	
Wiring									
	Braided Cloth	30%	2-4	\$9,300	2057	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Thermoplastic	60%			2052	**	1		
	Thermoplastic	10%			2032	\$3,100	1		
Motor Controllers									
	Locally Mounted	50%			2030	\$16,900	5		
	Locally Mounted	50%			2045	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
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	\$6,800	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	\$2,200	
		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	\$3,200	
	Central Plant Steam	70%			2042	**	4	\$400	
	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	\$158,500	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$19,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,600	
	Exhaust Fans								
	Roof	25%			2032	\$5,300	2	\$100	
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$7,700	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$1,900	4	\$400	
	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.

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