

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	
<b>Total</b>	<b>\$94,900</b>	
Importance Code A	\$94,900	
<b>Total</b>	<b>\$94,900</b>	

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
<b>Total</b>	<b>\$15,500</b>	<b>\$3,500</b>	<b>\$1,900</b>	<b>\$10,000</b>
Importance Code A	\$13,100	\$200	\$200	\$7,500
Importance Code B	\$2,400	\$3,300	\$1,300	\$2,500
Importance Code C			\$300	
<b>Total</b>	<b>\$15,500</b>	<b>\$3,500</b>	<b>\$1,900</b>	<b>\$10,000</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	1%			LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Center Of Curb</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Window Wall Curb</i>								
Cast Stone/Terra Cotta	1%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Facade</i>								
<i>Explanation : Window Sills</i>								
Masonry: Brick	80%	Now	\$94,900	LIFE	**	5	\$14,000	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Facade, Front Facade At Base And Corners</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Below Windows</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Rear At Southeast Corner</i>								
Metal Panel	3%			2051	**	5-10	\$3,600	
Stucco Cement	10%			2036	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Rear Racade</i>								
<i>Explanation : Cement</i>								
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	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
Metal Panel	40%			2051	**	5	\$2,600	
Roof								
Modified Bitumen	95%	2-4	\$7,900	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	5%	Now	\$1,700	2036	**			1
<i>Ponding, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof At Soffit</i>								
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.  
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**QUEENS PUBLIC LIBRARY - 039**  
**ARVERNE BRANCH LIBRARY**  
**Asset # : 14216**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	60%			2030	\$69,900	3	\$7,300	
Cast in Place Concrete	5%	4+	\$500	LIFE	**	5	\$900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Storage At Roof Hatch</i>								
Ceramic Tile	10%			2040	**	5	\$800	
Vinyl Tile	25%			2036	**	3	\$800	
<b>Interior Walls</b>								
Ceramic Tile	5%			2040	**	5	\$700	
Glass: Single Pane	10%			LIFE	**	5	\$1,000	
Gypsum Board	85%			LIFE	**	5	\$6,900	
<b>Ceilings</b>								
AcousTileConcealSpLn	95%	4+	\$1,400	2044	**	5	\$4,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Center Help Desk</i>								
Gypsum Board	5%			LIFE	**	5	\$500	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2066	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2044	**			

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

**Lighting**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2036	**	10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bookcase Area</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2036	**	10	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
LED	70%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Offices</i>								
<i>Explanation : Led Lights</i>								
Egress Lighting Emergency, Battery	50%			2036	**	10	\$600	
Exit, LED	50%			2059	**	1		
<b>Exterior Lighting</b>								
Fluorescent	15%			2036	**	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
HID	15%			2036	**	10		
No Component	70%							
<b>Alarm</b>								
Security System No Component	30%							
Generic	70%			2036	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2036	**	1-3	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2057	**	1		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								

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**QUEENS PUBLIC LIBRARY - 039**  
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**Asset # : 14216**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
	Conversion Equipment							
	Furnace	100%			2039	**	1	\$2,500
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 1 Rooftop Unit</i>					
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%			2053	**	1	
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 1 Unit. R-407c</i>					
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800
			<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Exhaust Fans							
	Roof	100%			2039	**	2	\$200
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%			2057	**	1	
	Water Heater							
	Gas Fired	100%			2029	\$3,200	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : One 40 Gallon Water Heater Recently Installed</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
<b>Fire Suppression</b>								
	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 #** : QPLOA03.000 / 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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$60,800</b>	<b>\$2,900</b>	<b>\$33,200</b>	<b>\$7,600</b>
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		
<b>Total</b>	<b>\$60,800</b>	<b>\$2,900</b>	<b>\$33,200</b>	<b>\$7,600</b>



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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2040	**	1		
Thermoplastic	10%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
LED	100%			2038	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2038	**	10	\$900	
Exit, Service	50%			2038	**	1		
<b>Exterior Lighting</b>								
HID	30%			2030		10	\$9,000	
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2038	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
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>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2050	**	1		
<b>Conversion Equipment</b>								
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>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
<b>Terminal Devices</b>								
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>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
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**  
**ASTORIA BRANCH LIBRARY**  
**Asset # : 13274**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2024	\$158,800	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$15,100	2	\$5,000	
<hr/>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
<hr/>								
Exhaust Fans								
Interior	100%			2025	\$26,600	2	\$200	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
<hr/>								
Water Heater								
Gas Fired	100%			2025	\$4,600	2	\$100	
<hr/>								
Sanitary Piping								
Cast Iron	100%	0-2	\$2,700	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Exits Of Basement</i>								
<hr/>								
<b>Fixtures</b>								
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** : AUBURNDALE BRANCH LIBRARY  
**Address** : 25-55 FRANCIS LEWIS BLVD.  
**Borough** : QUEENS **Agency's Number** : AU  
**Program / Asset #** : QPLOA05.000 / 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
<b>Total</b>		<b>\$288,000</b>
Importance Code B		\$288,000
<b>Total</b>		<b>\$288,000</b>

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			
<b>Total</b>	<b>\$53,800</b>	<b>\$1,500</b>	<b>\$8,900</b>	<b>\$1,900</b>
Importance Code A	\$21,200	\$400	\$4,400	\$400
Importance Code B	\$32,600	\$1,100	\$4,500	\$1,500
Importance Code C				
<b>Total</b>	<b>\$53,800</b>	<b>\$1,500</b>	<b>\$8,900</b>	<b>\$1,900</b>



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

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

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

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		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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Nameplate Ratings Capacity</i>						
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		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
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	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter Of The Building</i>						
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2038	**	1	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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

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

## 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*

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

## 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  
Roof

90% 2030 \$24,700 2 \$200

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
<b>Total</b>	<b>\$285,100</b>	<b>\$57,900</b>
Importance Code A	\$137,300	
Importance Code B	\$147,900	\$57,900
<b>Total</b>	<b>\$285,100</b>	<b>\$57,900</b>

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			
<b>Total</b>	<b>\$88,900</b>	<b>\$2,700</b>	<b>\$1,900</b>	<b>\$41,100</b>
Importance Code A	\$29,100	\$300	\$300	\$500
Importance Code B	\$58,400	\$2,400	\$1,600	\$40,600
Importance Code C	\$1,400			
<b>Total</b>	<b>\$88,900</b>	<b>\$2,700</b>	<b>\$1,900</b>	<b>\$41,100</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	0-2	\$27,400	2066		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Copper Cladding At Front Facade Soffit</i>								
Masonry: Brick Cavity	85%	Now	\$61,000	LIFE		**	5	\$14,500
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Side Exit At Foch Boulevard, Rear Facade</i>								
Windows								
Aluminum	98%	Now	\$76,200	2056		**	5	\$800
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Coping At Adjoining Building</i>								
Pre-Cast Concrete	10%			LIFE		**	5	\$100
Roof								
Under Construction	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : HVAC Construction On Modified Bitumen Roof</i>								
Soffits								
Cast in Place Concrete	100%	0-2	\$1,400	LIFE		**	5	\$2,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance Soffit</i>								

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Interior</b>									
<b>Floors</b>									
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		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Public Bathroom At Water Closet</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Base Tile</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Bathroom Floors</i>									
Vinyl Tile	85%			2036	**	3	\$3,200		
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<b>Interior Walls</b>									
Concrete Masonry Unit	70%			LIFE	**	5	\$3,400		
Plaster	30%			LIFE	**	5	\$1,100		
<b>Ceilings</b>									
AcousTileSusp.Lay-In	10%			2036	**	5	\$1,000		
Plaster	90%	Now	\$12,700	LIFE	**	5	\$5,400		
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>									
<i>Location : Penthouse Ceilings</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%	Now	\$1,100	2066	**				
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Gate And Hinges Rusted On Foch Boulevard</i>									
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%	Now	\$16,700	2036	**				
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Foch Boulevard At City Manhole Covers</i>									
<b>On-Site Walkways</b>									
Pavers/Stone	100%	4+	\$300	2040	**				
<i>Vegetation Growth, Extent : Light, Area Affected : 100%</i>									
<i>Location : Brick Pavers In Courtyard</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Under 600 Volts</b>									
<b>Service Equipment</b>									
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 400 Amperes.</i>									

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2031	\$6,200	1		
Motor Controllers								
Locally Mounted	100%			2029	\$16,900	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2026	\$68,800	10	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Mechanical Rooms</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2031	\$7,600	10	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
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%							
<b>Alarm</b>								
Security System								
Generic	100%			2026	\$23,100	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System. Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Analog	100%	2-4	\$79,100	2041	**	1-3	\$3,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only</i>						

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	20%			2041	**	1	\$700	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
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%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2036	**	2	\$300	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ext Pkg Unit - Heating/Cooling	20%			2041	**	2	\$100	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
<b>Ventilation</b>								
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	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater								
Gas Fired	100%			2026	\$4,400	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Break Room</i>						
		<i>Explanation : One 50 Gallon</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>	<b>Priority</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>		
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
<b>Total</b>	<b>\$807,600</b>	<b>\$178,700</b>
Importance Code A	\$587,000	
Importance Code B	\$220,500	\$178,700
<b>Total</b>	<b>\$807,600</b>	<b>\$178,700</b>

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			
<b>Total</b>	<b>\$2,400</b>	<b>\$4,100</b>	<b>\$56,200</b>	<b>\$2,900</b>
Importance Code A	\$400	\$400	\$500	\$400
Importance Code B	\$1,900	\$3,800	\$55,700	\$2,600
Importance Code C	\$100			
<b>Total</b>	<b>\$2,400</b>	<b>\$4,100</b>	<b>\$56,200</b>	<b>\$2,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	0-2	\$163,100	LIFE	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ribbed Face Masonry Units</i>								
Windows								
Aluminum	100%	Now	\$92,100	2055	**	5	\$1,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Parapet At Southwest Corner</i>								
<i>Explanation : Ribbed Face Units</i>								
No Component	80%							
Roof								
Built-Up (BUR)	100%	2-4	\$331,800	2040	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof At Southwest Corner</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	90%			2030		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		Priority
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		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Side Steps*

## Site Pavements

## Public Sidewalk

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

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

## 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		
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Conduit	10%			2050	**	1		
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## Panelboards

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

Thermoplastic	90%			2030	\$28,000	1		
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Thermoplastic	10%			2050	**	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	80%			2025	\$66,900	10	\$5,500	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	20%			2030	\$16,700	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.  
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**QUEENS PUBLIC LIBRARY - 039**  
**BAY TERRACE BRANCH LIBRARY**  
**Asset # : 13279**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2025	\$7,600	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$1,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	\$12,200	4	\$400	
Terminal Devices								
Air Handler	60%			2025	\$66,000	1	\$2,800	
Convactor/Radiator	40%			2035	**	1	\$1,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$66,400	1	\$3,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$87,700	1	\$4,600	
Heat Rejection								
Dry Cooler	100%			2030	\$42,500	2	\$5,200	
<b>Ventilation</b>								

*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**  
**BAY TERRACE BRANCH LIBRARY**

**Asset # : 13279**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<b>Exhaust Fans</b>								
Interior	80%			2025	\$22,300	2	\$200	
Roof	20%	0-2	\$100	2030	\$2,600	2		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2025	\$4,800	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2030	\$1,200	4	\$200	
<b>Fixtures</b>								
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 #** : QPLOB08.000 / 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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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			
<b>Total</b>	<b>\$66,400</b>	<b>\$2,400</b>	<b>\$19,300</b>	<b>\$2,600</b>
Importance Code A	\$11,700	\$500	\$600	\$500
Importance Code B	\$53,800	\$1,600	\$18,700	\$2,100
Importance Code C	\$900	\$300		
<b>Total</b>	<b>\$66,400</b>	<b>\$2,400</b>	<b>\$19,300</b>	<b>\$2,600</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Masonry: Brick	85%			LIFE	**	5	\$6,300	
Masonry: Brick	5%	Now	\$1,300	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Chimney Cap, Front Facade</i>								
Window Wall	5%	Now	\$10,000	2050	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%	Now	\$161,600	2055	**	5	\$1,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Heads Of Windows Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Work Area And Kitchen</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Childrens Room</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

**Heating**

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**  
**BAYSIDE BRANCH LIBRARY**  
**Asset # : 13278**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	100%			2038	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 3 Units</i>								
Terminal Devices								
Air Handler	100%			2030	\$146,700	1	\$6,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	\$116,700	1		
Heat Rejection								
Dry Cooler	100%			2025	\$56,700	2	\$6,900	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,500	
Exhaust Fans								
Interior	80%			2030	\$29,700	2	\$200	
Roof	20%			2035	**	2	\$100	
<b>Plumbing</b>								
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		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backs Up To 1st Floor Toilets.</i>								
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
Fixtures								
Generic								
		100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Toilets In No.2 Restroom</i>								
Fire Suppression								
Sprinkler								
No Component								
		95%						
Generic								
		5%			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	
<b>Total</b>	<b>\$93,300</b>	
Importance Code A	\$93,300	
<b>Total</b>	<b>\$93,300</b>	

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			
<b>Total</b>	<b>\$59,000</b>	<b>\$5,600</b>	<b>\$2,300</b>	<b>\$11,600</b>
Importance Code A	\$36,500	\$900	\$300	\$3,200
Importance Code B	\$22,600	\$4,700	\$1,600	\$8,400
Importance Code C			\$400	
<b>Total</b>	<b>\$59,000</b>	<b>\$5,600</b>	<b>\$2,300</b>	<b>\$11,600</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	4+	\$7,800	LIFE	**	5	\$11,500	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Facade And Base Of 250th Street Facade</i>								
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Exterior Brick</i>								
Metal/Glass Curt Wall	10%	4+	\$25,700	LIFE	**	5	\$2,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2041	**	5-10	\$9,900	
<b>Windows</b>								
Aluminum	100%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
<b>Parapets</b>								
Masonry: Brick	78%			LIFE	**	5	\$300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	2%			2036	**	5-10	\$100	
Pre-Cast Concrete	20%			LIFE	**	5	\$500	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$93,300	2039	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Inadequate Pitch To Drains</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Interior Corners At Flashing</i>								
<b>Soffits</b>								
Cast in Place Concrete	100%	Now	\$2,700	LIFE	**	5	\$4,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Soffit</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entry Soffit</i>								
<b>Interior</b>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## 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)	Estimated Cost	Priority

## 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2036	**	10	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Front And Right Side Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$4,300	
		<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>						

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Air Conditioning									
Energy Source									
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%			2036	* *	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 2 Units. R-410a</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,900	
Exhaust Fans									
	Roof	100%			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	
<b>Total</b>	<b>\$217,600</b>	
Importance Code A	\$217,600	
<b>Total</b>	<b>\$217,600</b>	

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			
<b>Total</b>	<b>\$58,500</b>	<b>\$11,900</b>	<b>\$2,700</b>	<b>\$26,600</b>
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	
<b>Total</b>	<b>\$58,500</b>	<b>\$11,900</b>	<b>\$2,700</b>	<b>\$26,600</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	88%	0-2	\$62,400	LIFE	**	5	\$18,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Side Of Building</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Exterior Walls</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Exterior Walls</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Exterior Walls</i>								
Metal Sect. OHD	3%			2044	**	5	\$2,000	
Granite Panels	4%	Now	\$5,000	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance Granite</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Entrance Granite Panel Facing Northwest</i>								
Pre-Cast Concrete	2%	0-2	\$300	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Facade Window Trim</i>								
Window Wall	3%			2051	**	5	\$2,400	
Windows								
Aluminum	100%	Now	\$82,600	2056	**	5	\$900	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of All Window Frames</i>								
<i>Explanation : Previous Repair Attempt Unsatisfactory</i>								
Parapets								
Masonry: Brick	90%	Now	\$72,600	LIFE	**	5	\$3,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : All Parapets</i>								
Metal Panel	10%			2057	**	5	\$1,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Replacement Of All Copings</i>								
Roof								
Modified Bitumen	100%	0-2	\$4,500	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northeast Area Next To Hatch</i>								

## Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Corridor Base Tile</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$1,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Scuttle To Roof</i>								
Ceramic Tile	5%			2040	**	5	\$700	
Concrete Masonry Unit	60%	0-2	\$4,400	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Staff Office</i>								
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	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Reading Area, Book Return Room And Bathroom Foyer</i>								
AcousTileSusp.Lay-In	20%	Now	\$28,200	2051	**	5	\$1,600	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Storage Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room, Storage Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Community Room, Storage Space, Public Restroom</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room, Storage Space</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard At West Facade And Columns At South Facade</i>								
<i>Explanation : Concrete Seats At Courtyard And Columns At Basement Level</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
<b>Retaining Walls</b>								
Cast in Place Concrete	25%			2066		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Ramp</i>								
<i>Explanation : Cheek Wall</i>								
Concrete Masonry Unit	5%	Now	\$200	2041		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping Stones At Courtyard Retaining Wall</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping Stones At Courtyard Retaining Wall</i>								
<i>Explanation : Missing Joints And Delaminated Surface</i>								
Masonry: Brick	70%	Now	\$7,100	2041		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044		**		
<b>On-Site Walkways</b>								
Cast in Place Concrete	25%			2044		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ramp And Landings At Entrance</i>								
<i>Explanation : Walkways</i>								
Cast in Place Concrete	75%	Now	\$800	2036		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Courtyard And Steps To Basement From Courtyard</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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 : One 600 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2036	**	10	\$400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
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	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Wall</i>						
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	

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Water Heater Gas Fired	100%			2031	\$5,200	2	\$100
			<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 36 Gallon</i>					
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2031	\$1,300	4	\$300
Fixtures	Generic	100%						

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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
<b>Total</b>	<b>\$60,300</b>	<b>\$1,300</b>	<b>\$300</b>	<b>\$10,900</b>
Importance Code A	\$59,300	\$100		\$6,500
Importance Code B	\$1,000	\$1,200	\$300	\$4,400
Importance Code C				
<b>Total</b>	<b>\$60,300</b>	<b>\$1,300</b>	<b>\$300</b>	<b>\$10,900</b>



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**  
**BROAD CHANNEL BRANCH LIBRARY**

**Asset # : 13282**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	30%	Now	\$19,800	2061	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> <i>Location : At Base Of Building Along Perimeter</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout Building</i> <i>Not Insulated, Extent : Severe, Area Affected : 100%</i> <i>Location : Originally A Temporary Structure, Not Insulated For Various Weather Conditions</i> <i>Paint Peeling, Extent : Severe, Area Affected : 5%</i> <i>Location : Throughout Facade And Window Trims</i> <i>Seams Open/Split, Extent : Severe, Area Affected : 1%</i> <i>Location : At Rear Below Window Sill</i>								
Window Wall	35%			2041	**	5	\$6,300	
Window Wall	35%			2041	**	5	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : All Facades</i> <i>Explanation : Curved Glass</i>								
Roof								
Metal Panel	100%	Now	\$25,900	2036	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : Gutters Misaligned, Leaking And Missing Leader Lines</i> <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i> <i>Location : Gutters</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Roof Leaks Evident In Staff And Public Bathrooms</i>								
Soffits								
Alum/Vinyl Siding	90%	Now	\$12,700	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> <i>Location : Edges Of Soffit At Metal Structure</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Edges Of Soffit At Metal Structure</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout Soffit</i> <i>Explanation : Composite Aluminum Panels</i>								
Exposed Struc: Steel	10%	Now	\$1,000	LIFE	**	5	\$600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Joint Between Soffit Structure And Panels</i> <i>Worn/Eroded, Extent : Light, Area Affected : 10%</i> <i>Location : At Bottom Of Soffit Structure</i>								
Interior								
Floors								
Carpet	65%			2030		3	\$2,800	
Ceramic Tile	10%			2040	**	5	\$300	
Vinyl Tile	25%			2036	**	3	\$300	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i> <i>Location : Behind Service Desk</i>								

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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**  
**BROAD CHANNEL BRANCH LIBRARY**

**Asset # : 13282**

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

**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

\*\*

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

**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.*

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Not Accessible	100%							
<b>Lighting</b>								
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		
<b>Exterior Lighting</b>								
HID	30%			2026			\$2,500	10
No Component	70%							
<b>Alarm</b>								
Security System No Component	20%							
Generic	80%			2031			\$5,300	1
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Electricity	100%			2051	**	1		
<b>Conversion Equipment</b>								
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>								
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	100%			2036	**	1	\$600	
<b>Air Conditioning</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Heat Pump Air Sourced	80%			2032	\$16,100	2	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 6 Units</i>								
	Split Unit	20%			2039	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit. R-410a</i>								
<b>Terminal Devices</b>								
	Fan Coil - 2 Pipe	20%			2039	**	1	\$100
	No Component	80%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	20%			2039	**	2	\$300
	No Component	80%						
<b>Ventilation</b>								
<b>Exhaust Fans</b>								
	Roof	10%			2031	\$300	2	
	No Component	90%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2051	**	1	
<b>Water Heater</b>								
	Electric	100%			2029	\$1,800	4	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 10 Gallon</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	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 #** : QPLOB12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007  
**Area Sq Ft** : 17,814 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 10-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 676 **Lot** : 50 **BIN** : 4011018

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

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			
<b>Total</b>	<b>\$153,300</b>	<b>\$2,400</b>	<b>\$16,100</b>	<b>\$3,200</b>
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	
<b>Total</b>	<b>\$153,300</b>	<b>\$2,400</b>	<b>\$16,100</b>	<b>\$3,200</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
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	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Upper Parapet</i>								
Roof								
Modified Bitumen	100%	Now	\$28,700	2037	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
<b>Interior</b>								
Floors								
Carpet	20%			2031		3	\$8,000	
Carpet	30%			2031		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		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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<b>Site Enclosure</b>								
Fence/Gates								
Chain Link	100%			2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
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		
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.  
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**QUEENS PUBLIC LIBRARY - 039**  
**BROADWAY BRANCH LIBRARY**  
**Asset # : 13283**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	\$20,000	10	\$1,600	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fluorescent	70%			2040	**	10	\$11,400	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	20%			2032	\$40,000	10	\$3,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
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	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras And Intrusion System</i>					
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	\$41,400	1-3	\$2,300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,300	

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

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

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

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

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

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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$66,600</b>	<b>\$17,300</b>	<b>\$29,500</b>	<b>\$52,500</b>
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
<b>Total</b>	<b>\$66,600</b>	<b>\$17,300</b>	<b>\$29,500</b>	<b>\$52,500</b>



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**  
**CAMBRIA HEIGHTS COMMUNITY LIBRARY**

**Asset # : 14110**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
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	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section Over Northeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Northeast Corner In Childrens Area</i>								
Modified Bitumen	90%			2036	**	10	\$23,600	
<b>Interior</b>								
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			

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

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**

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\* \*

1-3

\$8,100

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

## 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.

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**QUEENS PUBLIC LIBRARY - 039**  
**CAMBRIA HEIGHTS COMMUNITY LIBRARY**

**Asset # : 14110**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%		LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : One Unit</i>					
<b>Fire Suppression</b>								
	Standpipe Generic	100%		2054	* *	1-5	\$9,500	
	Sprinkler No Component	70%						
	Generic	30%		2054	* *	1-2	\$1,600	

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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 : 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
<b>Total</b>	<b>\$94,400</b>	<b>\$168,600</b>
Importance Code A	\$94,400	
Importance Code B		\$168,600
<b>Total</b>	<b>\$94,400</b>	<b>\$168,600</b>

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
<b>Total</b>	<b>\$30,600</b>	<b>\$2,000</b>	<b>\$8,400</b>	<b>\$3,400</b>
Importance Code A	\$9,700	\$400	\$5,200	\$1,100
Importance Code B	\$21,000	\$1,600	\$3,300	\$2,300
Importance Code C				
<b>Total</b>	<b>\$30,600</b>	<b>\$2,000</b>	<b>\$8,400</b>	<b>\$3,400</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
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
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Multi-purpose Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Multi-purpose Room, Librarians Area</i>								
<b>Interior</b>								
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Reading Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Multi-purpose Room, Librarians Office</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
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	
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	Thermoplastic	40%			2030	\$12,400	1	
	Thermoplastic	20%			2040	**	1	
Motor Controllers								
	Locally Mounted	100%			2028	\$16,900	5	
<b>Ground</b>								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$100
<b>Lighting</b>								
Interior Lighting								
	Fluorescent	55%			2030	\$43,700	10	\$3,600
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	30%			2030	\$23,900	10	\$1,900
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%			2030	\$8,000	10	\$600
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
	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%						
<b>Alarm</b>								
Security System								
	No Component	50%						
	Generic	50%			2030	\$12,000	1	\$1,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside Of The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>							

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

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

## Alarm

Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2030	\$41,100	1-3	\$2,200	

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

## Heating

Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Furnace	100%			2030	\$17,500	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								

## Air Conditioning

Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2030	\$93,100	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit. Roof</i>								

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

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	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
<b>Type</b>	<b>Total</b>	<b>(Years)</b>			<b>FY</b>		<b>(Yrs)</b>	
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.  
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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** : 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
<b>Total</b>	<b>\$100,000</b>	<b>\$309,900</b>
Importance Code A	\$100,000	\$61,500
Importance Code B		\$248,400
<b>Total</b>	<b>\$100,000</b>	<b>\$309,900</b>

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
<b>Total</b>	<b>\$79,100</b>	<b>\$2,600</b>	<b>\$6,100</b>	<b>\$4,200</b>
Importance Code A	\$13,200	\$400	\$500	\$400
Importance Code B	\$63,300	\$2,300	\$5,600	\$3,900
Importance Code C	\$2,600			
<b>Total</b>	<b>\$79,100</b>	<b>\$2,600</b>	<b>\$6,100</b>	<b>\$4,200</b>



*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**  
**DOUGLSTON / LITTLE NECK BRANCH LIBRARY**

**Asset # : 13285**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$100,000	LIFE	**	5	\$9,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade On 249th Street</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, Chimney</i>								
Windows								
Aluminum	98%	Now	\$300	2046	**	5	\$200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Work Room</i>								
Metal Louvers	2%			2039	**	10		
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$700	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	92%	Now	\$11,700	LIFE	**	5	\$900	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Parapet</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Parapet</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Parapet</i>								
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		3	\$2,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Library Office Area</i>								
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	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Staff Room, Kitchen And Storage Area</i>								

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**DOUGLSTON / LITTLE NECK BRANCH LIBRARY**

**Asset # : 13285**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2043	**	5	\$900	
Concrete Masonry Unit	10%	4+	\$2,200	LIFE	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Area</i>								
Gypsum Board	75%			LIFE	**	5	\$7,900	
Masonry: Brick	10%			LIFE	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2035	**	5	\$700	
AcousTileSusp.Lay-In	75%			2047	**	5	\$8,400	
AcousTileSusp.Lay-In	10%	Now	\$10,200	2050	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pantry</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pantry</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pantry</i>								
Gypsum Board	10%			LIFE	**	5	\$1,400	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2040	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2035	**			
<b>Parking/Driveway</b>								
Asphalt	100%			2033	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2040	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2040	**	1		
<b>Panelboards</b>								
Fused Disc Sw	50%			2038	**	5	\$100	
Molded Case Bkrs	50%			2038	**	5	\$100	

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**QUEENS PUBLIC LIBRARY - 039**  
**DOUGLSTON / LITTLE NECK BRANCH LIBRARY**

**Asset # : 13285**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$4,800	
		<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>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	\$61,500	1	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$400	

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**QUEENS PUBLIC LIBRARY - 039**  
**DOUGLSTON / LITTLE NECK BRANCH LIBRARY**

**Asset # : 13285**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	70%			2030	\$78,600	1	\$3,300	
Convactor/Radiator	30%			2035	**	1	\$700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2028	\$169,800	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling</i>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2030	\$16,100	2	\$5,300	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	100%			2030	\$28,400	2	\$200	
<b>Plumbing</b>								
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	

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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			
<b>Total</b>	<b>\$110,000</b>	<b>\$5,300</b>	<b>\$3,200</b>	<b>\$1,400</b>
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	
<b>Total</b>	<b>\$110,000</b>	<b>\$5,300</b>	<b>\$3,200</b>	<b>\$1,400</b>



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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**  
**EAST ELMHURST BRANCH LIBRARY**  
**Asset # : 13286**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$25,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Garden</i>								
<i>Explanation : Terrazzo Block</i>								
Masonry: Brick	45%	0-2	\$4,900	LIFE	**	5	\$7,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 95th Street</i>								
Metal Panel	10%			2058	**	5-10	\$11,100	
Window Wall	35%			2058	**	5	\$21,300	
Windows								
Aluminum	90%			2048	**	5	\$1,400	
Metal Louvers	10%			2045	**	10	\$1,000	
Roof								
Modified Bitumen	90%			2040	**	10	\$19,800	
Sloped Glazing	10%			LIFE	**	5	\$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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : New Wing</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Polished Concrete</i>								
Ceramic Tile	5%			2041	**	5	\$600	
Sheet Vinyl/Rubber	10%	Now	\$2,000	2040	**	5	\$900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Reading Room</i>								
Vinyl Tile	5%			2040	**	3	\$200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	10	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Terrazzo Block</i>								
Ceramic Tile	3%			2045	**	5	\$300	
Concrete Masonry Unit	15%	Now	\$2,200	LIFE	**	5	\$700	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Lounge</i>								
Folding Partition	5%			2054	**	5	\$1,500	
Glass: Single Pane	15%			LIFE	**	5	\$2,600	
Gypsum Board	32%			LIFE	**	5-10	\$6,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**	10	\$200	
Wood	15%			LIFE	**	5	\$13,900	
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$1,400	2049	**	5	\$3,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Children Room</i>								
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	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 95th Street</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 95th Street</i>								
<i>Explanation : Fence On Free Standing Wall</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$100	2067	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 95th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Pavers/Stone	100%			2045	**			
Activity Yard								
Pavers/Stone	100%			2045	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2032	\$1,700	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$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		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	87%			2040	**	10	\$6,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Mechanical Rooms</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	3%			2040	**	10	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
LED	10%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Meeting Room</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2032	\$5,900	10	\$900	
Exit, LED	50%			2067	**	1		
Exterior Lighting								
Fluorescent	5%			2037	**	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
HID	25%			2037	**	10		
No Component	70%							

**Alarm**

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

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

**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*

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

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

**Asset # : 13286**

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

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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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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			
<b>Total</b>	<b>\$48,200</b>	<b>\$3,800</b>	<b>\$47,500</b>	<b>\$2,700</b>
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			
<b>Total</b>	<b>\$48,200</b>	<b>\$3,800</b>	<b>\$47,500</b>	<b>\$2,700</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$63,800	LIFE	**	5	\$9,400	
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Of Building At Front Facade And Side Yard Base</i>								
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	
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Face Of Parapet Walls</i>								
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	
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Clogged Drain</i>								
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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Left Side And Rear Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	100%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## On-Site Walkways

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

*Location : Side Yard*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2030	\$1,700	5	\$200	
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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%			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	
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Molded Case Bkrs	10%			2046	**	5		
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## 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	
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Exit, Service	50%			2035	**	1		
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## 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.

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

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

**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*

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

**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.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	50%			2025	\$11,700	2	\$100
	Roof	50%			2025	\$5,500	2	\$100
<b>Plumbing</b>								
	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.  
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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** : 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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$24,500</b>	<b>\$68,900</b>	<b>\$96,300</b>	<b>\$21,000</b>
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	
<b>Total</b>	<b>\$24,500</b>	<b>\$68,900</b>	<b>\$96,300</b>	<b>\$21,000</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$254,600	
Masonry: Brick	5%			LIFE	**	5	\$3,300	
Metal, Corrugated	5%			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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Composite Plastic Product At Entrances To Library Spaces</i>								
Wood	5%			LIFE	**	5	\$9,400	
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		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Entrances To Library Rooms</i>								
<i>Explanation : Composite Plastic Material Used As Soffits</i>								
Wood	5%			LIFE	**	5	\$20,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Free Standing Walls								
Cast in Place Concrete	100%			2073	**			
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2046	**			
Pavers/Stone	10%			2042	**			
Activity Yard								
Pavers/Stone	100%			2038	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Amperes Main Service Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2049	**	5		
Molded Case Bkrs	90%			2055	**	5	\$700	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$700	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$200	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$27,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2029		10	\$3,800	
Exit, LED	50%			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**  
**ELMHURST BRANCH LIBRARY**  
**Asset # : 14553**

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	100%			2029	\$117,500	2	\$1,000
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Floors</i>					
			<i>Explanation : 2 Elevators</i>					
	Escalators							
	Not Accessible	100%						
<b>Fire Suppression</b>								
	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
<b>Total</b>	<b>\$54,000</b>	<b>\$4,275,900</b>
Importance Code A		\$616,300
Importance Code B	\$54,000	\$3,659,700
<b>Total</b>	<b>\$54,000</b>	<b>\$4,275,900</b>

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
<b>Total</b>	<b>\$79,000</b>	<b>\$72,700</b>	<b>\$78,000</b>	<b>\$30,700</b>
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			
<b>Total</b>	<b>\$79,000</b>	<b>\$72,700</b>	<b>\$78,000</b>	<b>\$30,700</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
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	
<b>Windows</b>								
Aluminum	98%			2045	**	5	\$22,200	
Metal Louvers	2%			2038	**	10	\$2,800	
<b>Parapets</b>								
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Built-Up (BUR)	90%			2029	\$616,300	10	\$40,500	
Plaza Roof: Stone Panels	8%			2049	**			
Skylight, Plastic	2%			2042	**	1		
<b>Soffits</b>								
Metal Panel	40%			2049	**	5-10		
Stucco Cement	60%			2042	**	5		
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Treads On Main Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Treads On Main Stairs</i>								
Wood	5%			2057	**	5	\$8,200	
<b>Interior Walls</b>								
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**

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting Fluorescent	5%			2034	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
HID	15%			2034	**	10		
No Component	80%							
<b>Alarm</b>								
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	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$28,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units - Providing Chilled Water Also</i>								
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	
<b>Air Conditioning</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	99%			2029	\$1,256,300	1	\$62,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : 2 Combination Heater - Chiller Units</i>								
Split Unit	1%			2029	\$13,100			
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$4,300	

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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**  
**FLUSHING BRANCH LIBRARY**  
**Asset # : 4200**

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

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

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

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

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

Print Date : 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 #** : QPLOF22.000 / 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
<b>Total</b>	<b>\$242,800</b>	<b>\$589,600</b>
Importance Code A	\$242,800	
Importance Code B		\$589,600
<b>Total</b>	<b>\$242,800</b>	<b>\$589,600</b>

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
<b>Total</b>	<b>\$53,100</b>	<b>\$22,300</b>	<b>\$22,000</b>	<b>\$14,500</b>
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				
<b>Total</b>	<b>\$53,100</b>	<b>\$22,300</b>	<b>\$22,000</b>	<b>\$14,500</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$192,100	LIFE	**	5	\$28,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%	Now	\$21,200	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
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	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	100%			2037	**	10	\$23,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
Site Enclosure								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2034	**	5-10		
Iron Picket	80%			2049	**			
Free Standing Walls								
Masonry: Brick	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Cast in Place Concrete	100%			2034	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,800	5	\$100	
<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%			2029	\$36,200	5	\$600	
Raceway								
Conduit	90%			2039	**	1		
Conduit	10%	4+	\$100	2039	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooftop</i>								
Panelboards								
Fused Disc Sw	20%			2028	\$5,000	5	\$100	
Molded Case Bkrs	20%			2037	**	5	\$100	
Molded Case Bkrs	60%			2028	\$15,100	5	\$300	
Wiring								
Braided Cloth	65%	4+	\$20,200	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	35%			2039	**	1		
Motor Controllers								
Locally Mounted	10%			2027	\$5,100	5		
Motor Control Center	90%			2027	\$11,300	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$16,600	10	\$2,600	
Exit, Battery	50%			2029	\$5,700	10	\$700	
<b>Exterior Lighting</b>								
HID	10%			2029	\$9,300	10		
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
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>								
<b>Fire/Smoke Detection</b>								
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>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2045	**	1		

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

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

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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 #** : QPLOG24.000 / 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	
<b>Total</b>	<b>\$67,600</b>	
Importance Code C	\$67,600	
<b>Total</b>	<b>\$67,600</b>	

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
<b>Total</b>	<b>\$29,100</b>	<b>\$13,500</b>	<b>\$9,400</b>	<b>\$51,700</b>
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	
<b>Total</b>	<b>\$29,100</b>	<b>\$13,500</b>	<b>\$9,400</b>	<b>\$51,700</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$700	
Embossed Metal	83%	4+	\$4,600	LIFE	**	5	\$5,300	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor And 2nd Floor Reading Room</i>								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	10%	0-2	\$8,000	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bsmnt Reading Room Skylight Utopia Parkway</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Cast in Place Concrete	20%			2066	**			
Metal Panel	10%			LIFE	**			
Wood	70%			2032				
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	80%			2044	**			
Pavers/Stone	20%			2040	**			
<b>On-Site Walkways</b>								
Slate	90%	0-2	\$67,600	LIFE	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Intersection Utopia Parkway And 256th Street</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Utopia Parkway And 256th Street</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entry</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Utopia Parkway</i>								
No Component	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Along Utopia Parkway And 256th Street</i>								
<i>Explanation : Glass Skylight</i>								

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	80%			2036	**	1	\$7,100	
Hot Water Boiler	20%			2044	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2053	**	4	\$200	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2044	**	1	\$1,200	
No Component	80%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2036	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Split Unit	40%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. R-410a</i>								
Terminal Devices								
Fan Coil - 2 Pipe	40%			2036	**	1	\$2,300	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2036	**	2	\$5,000	
No Component	60%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	0-2	\$3,500	LIFE	**	2-5	\$10,000	
<i>Unbalanced System, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Defective Building Management System</i>								
Exhaust Fans								
Roof	100%			2036	**	2	\$600	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
Water Heater								
Electric	100%			2029		4	\$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**  
**GLEN OAKS BRANCH LIBRARY**  
**Asset # : 13291**

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

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

Print Date : 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 #** : QPLOG25.000 / 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
<b>Total</b>	<b>\$255,300</b>	<b>\$74,700</b>
Importance Code A	\$188,400	
Importance Code B	\$67,000	\$74,700
<b>Total</b>	<b>\$255,300</b>	<b>\$74,700</b>

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
<b>Total</b>	<b>\$245,700</b>	<b>\$96,200</b>	<b>\$8,200</b>	<b>\$8,500</b>
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			
<b>Total</b>	<b>\$245,700</b>	<b>\$96,200</b>	<b>\$8,200</b>	<b>\$8,500</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$129,400	LIFE	**	5	\$19,100	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner, Chimney</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Window Openings Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,900	2033	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Above Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall Above Roof</i>								
Windows								
Aluminum	90%			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
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Carpet	40%			2024		3	\$9,100	
Carpet	15%			2029		3	\$4,600	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2031		5	\$800	
Vinyl Tile	30%			2028		3	\$1,700	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$600	
Plaster	5%	Now	\$500	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library At Windows</i>								
Plaster	70%			LIFE	**	5	\$2,300	
Wood	15%			LIFE	**	5	\$6,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Split Unit	20%			2023	\$45,400			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%			2023	\$40,500	1	\$700	
Heat Rejection Dry Cooler No Component	20% 80%			2023	\$11,600	2	\$1,400	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans Roof No Component	30% 70%			2033	**	2	\$100	
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	

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

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

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

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

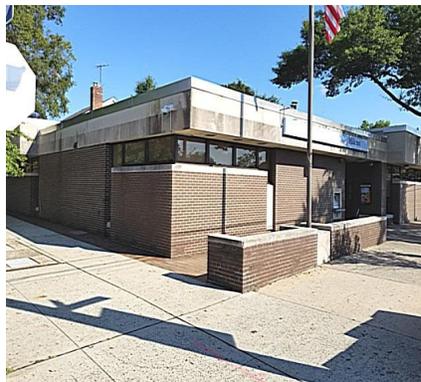
Print Date : 19-Oct-2021

**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	
<b>Total</b>	<b>\$305,000</b>	<b>\$4,300</b>
Importance Code A	\$109,700	
Importance Code B	\$195,400	\$4,300
<b>Total</b>	<b>\$305,000</b>	<b>\$4,300</b>

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			
<b>Total</b>	<b>\$42,000</b>	<b>\$2,100</b>	<b>\$104,600</b>	<b>\$5,700</b>
Importance Code A	\$20,600	\$400	\$2,300	\$400
Importance Code B	\$21,500	\$1,500	\$102,300	\$5,300
Importance Code C		\$200		
<b>Total</b>	<b>\$42,000</b>	<b>\$2,100</b>	<b>\$104,600</b>	<b>\$5,700</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$9,100	
Masonry: Limestone	25%	4+	\$18,600	LIFE	**	5	\$2,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	100%	2-4	\$1,300	2038	**	5	\$700	
<i>Hardware Missing, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Meeting Room</i>								
Parapets								
Metal Panel	50%			2050	**	5	\$1,900	
Metal Panel	50%			2050	**	5	\$1,900	
Roof								
Modified Bitumen	100%	Now	\$109,700	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Sides</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Sides</i>								
Soffits								
Stucco Cement	100%	4+	\$300	2043	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Union Turnpike</i>								
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	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Work Room</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	4+	\$7,400	2043		**		
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*Misaligned/Bulging, Extent : Severe, Area Affected : 5%*

*Location : Union Turnpike At Tree*

## On-Site Walkways

Cast in Place Concrete	20%			2043		**		
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Pavers/Stone	80%			2039		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

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

Conduit	10%			2040		**	1	
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Conduit	90%			2030	\$31,600		1	
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## Panelboards

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

Thermoplastic	10%			2040		**	1	
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Thermoplastic	90%			2030	\$28,000		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	90%			2025	\$76,800	10	\$6,300	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent	5%			2030	\$4,300	10	\$300	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*

*Location : Book Case Area*

Fluorescent	5%			2038		**	10	\$300
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*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	
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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**

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

**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*

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

**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	
No Component	30%							

## Terminal Devices

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

**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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	70%			2025	\$47,400	1	\$2,500
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit. Mechanical Room</i>								
	Ext Pkg Unit - Heating/Cooling	30%			2030	\$30,000	2	\$100
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit. Roof</i>								
<b>Terminal Devices</b>								
	Air Handler/Dir Expansion	70%			2025	\$62,500	1	
	No Component	30%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	70%			2025	\$11,300	2	\$3,700
	No Component	30%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200
<b>Exhaust Fans</b>								
	Interior	70%			2025	\$19,900	2	\$200
	Roof	30%			2025	\$4,000	2	\$100
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2040	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2028	\$4,900	2	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	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** : HOLLIS BRANCH LIBRARY  
**Address** : 202-05 HILLSIDE AVE.  
**Borough** : QUEENS **Agency's Number** : HO  
**Program / Asset #** : QPLOH27.000 / 13294 **Yr Built/Renovated** : 1973 / 1990  
**Area Sq Ft** : 7,930 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 16-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 10532 **Lot** : 20 **BIN** : 4224387

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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			
<b>Total</b>	<b>\$58,900</b>	<b>\$3,500</b>	<b>\$4,100</b>	<b>\$42,600</b>
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			
<b>Total</b>	<b>\$58,900</b>	<b>\$3,500</b>	<b>\$4,100</b>	<b>\$42,600</b>



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**  
**HOLLIS BRANCH LIBRARY**  
**Asset # : 13294**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	2-4	\$33,200	LIFE	**	5	\$19,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Facade At Steps</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Rear Facade</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 60%</i>								
<i>Location : South And West Facades</i>								
Metal Panel	5%	4+	\$1,800	2041	**	5	\$2,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Window Sills</i>								
Window Wall	5%			2041	**	5	\$4,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lintels</i>								
<b>Roof</b>								
Modified Bitumen	100%	2-4	\$71,400	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Inadequate Pitch From Perimeter Corners</i>								
<i>Ponding, Extent : Light, Area Affected : 20%</i>								
<i>Location : Northwest, Northeast And Southeast Corners</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%	4+	\$700	LIFE	**	5	\$1,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Ceramic Tile	3%			2034	**	5	\$400	
Vinyl Tile	92%			2031	\$104,100	3	\$4,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Office And Lunch Room</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$3,400	2034	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Public Bathroom</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Public Bathroom</i>								
<i>Explanation : Unfilled Screw Holes Exposed</i>								
Concrete Masonry Unit	40%	Now	\$4,400	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staff Office Area</i>								
Glass: Single Pane	5%			LIFE	**	5	\$800	
Masonry: Brick	50%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	4+	\$1,900	2036	**	5	\$5,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Community Room</i>								
Exposed Struc: Steel	10%			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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Aluminum Rail	5%	4+	\$600	2044	**	5	\$100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Rear Exit Railings</i>								
Chain Link	90%	Now	\$5,300	2041	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Top Rail Of Rear Fence</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Fence</i>								
Iron Picket	5%	Now	\$800	2051	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate To Rear</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	Now	\$1,800	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Wall</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	25%	2-4	\$3,500	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear</i>								
<i>Explanation : Vegetation Growth</i>								
Cast in Place Concrete	75%			2036	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
<b>Raceway</b>								
Conduit	100%			2031	\$35,200	1		
<b>Panelboards</b>								
Molded Case Bkrs	85%			2030	\$14,200	5	\$200	
Molded Case Bkrs	15%			2039	**	5		
<b>Wiring</b>								
Thermoplastic	100%			2031	\$31,100	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%	0-2	\$92,100	2041	**	1-3	\$4,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Obsolete Fire Alarm System. Manual Pull Station, Alarm Bells Only</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$64,200	1	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			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		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Split Unit	100%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2026	\$93,400	1	\$4,900	
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2036	**	2	\$5,500	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
<b>Exhaust Fans</b>								
Interior	90%			2026	\$26,700	2	\$200	
Roof	10%			2036	**	2		
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2041	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2030	\$5,100	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 30 Gallons</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Backflow Preventer</b>								
Generic	100%			2031	\$2,100	1	\$500	
<b>Fixtures</b>								
Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 #** : QPLOH28.000 / 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
<b>Total</b>		<b>\$174,500</b>
Importance Code B		\$174,500
<b>Total</b>		<b>\$174,500</b>

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			
<b>Total</b>	<b>\$42,700</b>	<b>\$9,600</b>	<b>\$4,100</b>	<b>\$7,100</b>
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	
<b>Total</b>	<b>\$42,700</b>	<b>\$9,600</b>	<b>\$4,100</b>	<b>\$7,100</b>



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**  
**HOWARD BEACH BRANCH LIBRARY**  
**Asset # : 13295**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	90%			LIFE	**	5	\$11,800	
Metal Panel	5%			2051	**	5-10	\$4,500	
Window Wall	5%			2051	**	5	\$2,500	
<b>Windows</b>								
Aluminum	98%			2039	**	5	\$900	
Metal Louvers	2%			2034	**	10	\$100	
<b>Parapets</b>								
Masonry: Brick	35%			LIFE	**	5	\$300	
Metal Panel	50%			2051	**	5	\$1,700	
No Component	15%							
<b>Roof</b>								
Modified Bitumen	100%	Now	\$21,000	2036	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Flashing And Corners</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Outside Corners</i>								
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
Ceramic Tile	5%			2040	**	5	\$800	
Concrete Masonry Unit	95%	0-2	\$7,200	LIFE	**	5	\$5,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Community Room</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	75%	Now	\$8,700	2044	**	5	\$6,000	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	25%			LIFE	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	2-4	\$3,300	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 156th Avenue</i>								

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**QUEENS PUBLIC LIBRARY - 039**  
**HOWARD BEACH BRANCH LIBRARY**  
**Asset # : 13295**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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 400 Amperes.</i>								
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	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
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%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2031	\$8,700	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Book Drop Area</i>								
<i>Explanation : CCTV Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2031	\$98,700	1-3	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								

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

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**  
**HOWARD BEACH BRANCH LIBRARY**  
**Asset # : 13295**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2048	**	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
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 Compr/Chiller	100%			2031	\$75,800	1	\$3,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	**	1	\$5,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	**	2	\$5,900	
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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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 #** : QPLOJ29.000 / 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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$237,300</b>	<b>\$7,600</b>	<b>\$21,200</b>	<b>\$14,700</b>
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
<b>Total</b>	<b>\$237,300</b>	<b>\$7,600</b>	<b>\$21,200</b>	<b>\$14,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	67%	Now	\$100,000	LIFE	**	5	\$14,800	1
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Second Floor Rear Windows Header</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Second Floor Rear Windows</i>								
Masonry: Limestone	25%	Now	\$67,500	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	3%			2052	**	5-10	\$4,500	
Granite Panels	5%			LIFE	**	5	\$1,700	
Windows								
Aluminum	97%	Now	\$255,300	2057	**	5	\$2,700	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2035	**	10	\$1,100	
Parapets								
Masonry: Brick	80%	Now	\$49,400	LIFE	**	5	\$3,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Face Of West And South Parapets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	15%	Now	\$16,800	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
Metal Rail	5%			2037	**	5-10	\$4,300	
Roof								
Modified Bitumen	100%	Now	\$66,400	2032	\$332,200			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor Various Location</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance Soffit Area</i>								

## Interior

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%	0-2	\$15,900	2031	\$52,800	3	\$5,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor</i>								
Carpet	35%	0-2	\$37,000	2033	**	3	\$12,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Units</i>								
<b>Interior Walls</b>								
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	
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Second Floor Ceiling</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,000	
<b>Ceilings</b>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2052	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2067	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2045	**			

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2032	\$1,700	5	\$400	
		<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%			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		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	10%			2052	**	1		
Thermoplastic	10%			2032	\$3,100	1		
Motor Controllers								
Locally Mounted	100%			2030	\$33,900	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	2%			2027	\$3,700	10	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Lighting</i>						
Fluorescent	10%			2037	**	10	\$1,500	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Ballast And Bulb New But Fixtures Are Old</i>						
LED	88%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$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**

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

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

**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*

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

**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

Convector/Radiator

50%

2037

\* \*

1

\$2,700

**Air Conditioning**

## Energy Source

Electricity

100%

2040

\* \*

1

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	60%			2027	\$88,000	1	\$4,600
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Air Conditioning Room</i>				
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>				
				<i>Location : Basement Air Conditioning Room</i>				
	Exterior Pkg Unit - Cooling Window/Wall Unit	35%			2032	\$49,000	2	\$400
		5%	Now	\$200	2025	\$1,800	1	
				<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : Cyber Center</i>				
<b>Distribution</b>								
	Ductwork/Diffusers	100%	Now	\$23,200	LIFE	**	2	\$21,400
				<i>Inadequate Supply, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Cyber Center</i>				
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht No Component	60%			2032	\$116,200	1	\$6,100
		40%						
<b>Heat Rejection</b>								
	Dry Cooler	40%			2027	\$37,600	2	\$4,600
	No Component	60%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	80%	0-2	\$12,700	LIFE	**	2-5	\$7,300
				<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	No Component	20%						
<b>Exhaust Fans</b>								
	Interior	60%			2032	\$36,900	2	\$300
	Roof	40%			2032	\$11,500	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2042	**	1	
<b>Water Heater</b>								
	Electric	100%			2027	\$15,200	4	\$100
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sewage Ejector(s)</b>								
	Compressed Air	100%			2042	**	4	\$200
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement, 1, 2*

*Explanation : One Unit*

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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.*

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			
<b>Total</b>	<b>\$33,600</b>	<b>\$13,100</b>	<b>\$1,600</b>	<b>\$6,900</b>
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		
<b>Total</b>	<b>\$33,600</b>	<b>\$13,100</b>	<b>\$1,600</b>	<b>\$6,900</b>



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

Maintenance \$ are aggregated over a ten-year period. Site 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	
Exterior								
Exterior Walls								
Fiberglass Panel	40%			2044	**	5	\$22,900	
Masonry: Brick Cavity	20%	4+	\$9,800	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
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	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5	\$100	
Metal Cornice	45%			2066	**	10	\$1,300	
Pre-Cast Concrete	30%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vleigh Place And 72nd Road</i>								
<i>Explanation : Fiberglass Concrete Precast Panels</i>								
No Component	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		3	\$18,200	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	15%			2039	**	3	\$700	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
Gypsum Board	10%			LIFE	**	5	\$1,400	
Metal Panel	80%			LIFE	**	5	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Concealed Spline Metal Panels</i>								
<b>Site Enclosure</b>								
Fence/Gates								
Aluminum Rail	10%			2048	**	5-10	\$1,200	
Chain Link	90%	2-4	\$1,500	2041	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
Retaining Walls								
Not Accessible	100%							
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2048	**			
On-Site Walkways								
Cast in Place Concrete	80%			2048	**			
Pavers/Stone	20%			2040	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2061	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2061	**	5	\$200	
Raceway								
Conduit	100%			2061	**	1		
Panelboards								
Fused Disc Sw	5%			2056	**	5		
Molded Case Bkrs	95%			2056	**	5	\$200	
Wiring								
Thermoplastic	100%			2061	**	1		
Motor Controllers								
Locally Mounted	50%			2051	**	5		
Variable Frequency Drive	50%			2051	**			

**Ground**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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**  
**KEW GARDENS HILLS BRANCH LIBRARY**

**Asset # : 13318**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2041	**	10	\$5,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement And First Floor</i>						
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%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2041	**	1	\$600	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2041	**	1-3	\$1,000	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2057	**	1		
Conversion Equipment								
Furnace	100%			2039	**	1	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Rooftop Units</i>						
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2053	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Units. R-410a</i>						
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	

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

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

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

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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$161,200</b>	<b>\$19,500</b>	<b>\$18,800</b>	<b>\$53,800</b>
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			
<b>Total</b>	<b>\$161,200</b>	<b>\$19,500</b>	<b>\$18,800</b>	<b>\$53,800</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$500	
Masonry: Brick Cavity	83%	Now	\$125,700	LIFE	**	5	\$29,900	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Facade Facing 32nd Avenue Below Window Wall</i>								
Masonry: Granite	2%			LIFE	**	5	\$500	
Metal Panel	10%			2051	**	5-10	\$24,800	
Window Wall	3%			2051	**	5	\$4,100	
Windows								
Aluminum	95%			2047	**	5	\$3,400	
Metal Louvers	5%	Now	\$600	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Vent Below Grating At 100th Street</i>								
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick Cavity	45%			LIFE	**	5	\$1,600	
Metal Panel	3%			2051	**	5	\$400	
Metal Rail	15%			2044	**	5-10	\$9,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof								
Metal Panel	5%			2044	**	10	\$2,400	
Modified Bitumen	90%	2-4	\$35,700	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Roof</i>								
Sloped Glazing	5%			LIFE	**	5	\$17,400	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Glazing In Gallery Area</i>								
Soffits								
Metal Panel	100%	Now	\$1,000	2051	**	5	\$2,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard Soffit At Masonry Brick Joint</i>								

Interior

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

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

**Asset # : 4519**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	45%	Now	\$47,600	2030	\$237,900	3	\$24,900	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Childrens Room And Auditorium</i>								
Cast in Place Concrete	5%	Now	\$4,300	LIFE	**	5	\$4,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Areas</i>								
Ceramic Tile	15%			2040	**	5	\$5,500	
Vinyl Tile	30%	Now	\$5,300	2036	**	3	\$4,200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room Corridor</i>								
Wood	5%			2059	**	5	\$3,500	
Interior Walls								
Cast in Place Concrete	5%	4+	\$9,100	LIFE	**			
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room At Exterior Wall Vent</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Sprinkler Room</i>								
Concrete Masonry Unit	20%	4+	\$12,700	LIFE	**	5	\$4,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Perimeter Of Mechanical Rooms</i>								
Folding Partition	2%			2047	**	5	\$2,600	
Gypsum Board	3%	Now	\$400	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A</i>								
Gypsum Board	70%			LIFE	**	5	\$21,400	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$23,500	2036	**	5	\$12,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement And Second Floor Office Corridors</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$6,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Auditorium</i>								
Wood	10%			LIFE	**	5	\$32,300	
Site Enclosure								

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
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>								
<b>Free Standing Walls</b>								
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>								
<b>Retaining Walls</b>								
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>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	10%			2044	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	80%			2040	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2051	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2051	**	5	\$700	
<b>Raceway</b>								
Conduit	100%			2051	**	1		

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

**Asset # : 4519**

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

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

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

**Asset # : 4519**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	10%	0-2	\$800	2039	**	4	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Building Management System</i>								
Hot Wtr Piping/Pump	90%			2047	**	4	\$1,600	
Terminal Devices								
Air Handler	60%			2031	\$218,700	1	\$9,200	
Convactor/Radiator	40%			2036	**	1	\$3,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2029	\$55,100	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit For Auditorium</i>								
Reciprocating Compr/Chiller	80%			2031	\$176,000	1	\$9,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$1,000	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	\$209,300	1	\$12,200	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$47,000	2	\$17,200	
<b>Ventilation</b>								
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	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1 Unit On Roof</i>								
<b>Plumbing</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Water Heater Gas Fired	100%			2031	\$15,800	2	\$400
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s) Electric	100%			2031	\$7,500	4	\$1,500
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
<b>Fire Suppression</b>								
	Sprinkler Generic	100%			2041	**	1-2	\$6,900

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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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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			
<b>Total</b>	<b>\$208,000</b>	<b>\$7,000</b>	<b>\$4,200</b>	<b>\$37,200</b>
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
<b>Total</b>	<b>\$208,000</b>	<b>\$7,000</b>	<b>\$4,200</b>	<b>\$37,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$6,500	LIFE	**	5	\$5,100	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Cast Stone/Terra Cotta	2%	Now	\$3,300	LIFE	**	5	\$3,200	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Window And Door Surround At Front Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Window Sill And Lintel</i>								
Ceramic Tile	10%	Now	\$4,700	2041	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	63%	4+	\$87,600	LIFE	**	5	\$12,900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse Corner Walls</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Parapet Level Throughout And Front Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Bulkhead Corners</i>								
Masonry: Fieldstone	20%	Now	\$19,900	LIFE	**	5	\$3,100	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Staining Below Window Sill</i>								
Windows								
Aluminum	100%	Now	\$107,500	2056	**	5	\$1,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Facade</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$46,100	LIFE	**	5	\$2,400	1
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Damaged Copper Flashing Below Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Below Coping At Exterior Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Parapet Exterior Facades</i>								
Masonry: Limestone	20%	Now	\$20,900	LIFE	**	5	\$700	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Front Facade Coping And Top Of Coping Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$66,500	2031	\$332,500			1
<i>Blisters, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Light, Area Affected : 5%</i>								
<i>Location : All Roofs</i>								
<i>Ponding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All Roofs</i>								
<i>Ridging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Lower Roof Above Library Desk Area, South East Corner</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$800	LIFE	**	5	\$600	
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Entrance</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Soffit At Front Facade</i>								

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2027	\$96,300	3	\$10,100	
Cast in Place Concrete	10%	0-2	\$1,600	LIFE	**	5	\$2,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Hot Water Tank In Basement</i>								
Ceramic Tile	3%			2040	**	5	\$400	
Mosaic Tile	2%			2036	**	5	\$700	
Vinyl Tile	20%			2036	**	3	\$1,000	
Vinyl Tile 9" X 9"	15%	Now	\$24,900	2041	**	3	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Exit From Staff Area</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Staff Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Areas</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	10%	Now	\$3,500	LIFE	**	5	\$1,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Areas</i>								
Folding Partition	5%			2047	**	5	\$3,500	
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	60%	4+	\$4,000	LIFE	**	5	\$10,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathroom Foyer Entry</i>								
Masonry: Brick	3%	Now	\$3,700	LIFE	**			
<i>Efflorescence, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Penthouse Wall Facing North</i>								
Plaster	5%			LIFE	**	5	\$400	
Wood	5%			LIFE	**	5	\$5,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	75%	Now	\$18,300	2036	**	5	\$6,300	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Librarians Front Desk Area</i>								
AcousTileSusp.Lay-In	5%	4+	\$600	2036	**	5	\$300	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Community Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Community Meeting Room</i>								
Exposed Struc: Concrete	10%	Now	\$2,400	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement And Mechanical Penthouse</i>								
Exposed Struc: Steel	2%	4+	\$1,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Gypsum Board	8%			LIFE	**	5	\$1,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2036	**	5-10	\$4,400	
Chain Link	80%	Now	\$2,600	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Free Standing Walls								
Cast in Place Concrete	70%	Now	\$100	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vertical Cracks On Southeast Facade</i>								
Masonry: Fieldstone	30%			2041	**			
Retaining Walls								
Cast in Place Concrete	90%			2051	**			
Masonry: Brick	10%	Now	\$100	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cheek Wall Corner At Railing Connection</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Ramp Cheek Walls</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cheek Wall Of Ramp</i>								
<i>Explanation : Staining</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			

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

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			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.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2026	\$90,800	10	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	8%			2031	\$8,100	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2026	\$2,000	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2031	\$6,800	10	\$1,100	
Exit, Battery	50%			2031	\$2,300	10	\$300	
<b>Exterior Lighting</b>								
HID	30%			2031	\$11,400	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	20%							
Generic	80%			2036	**	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Meeting Room</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2026	\$104,400	1-3	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells</i>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$700	2039	**	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler	50%			2026	\$66,400	1	\$2,800	
Convactor/Radiator	50%	0-2	\$2,500	2029	\$25,300	1	\$1,300	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2039	**	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : R-410a</i>								
Exterior Pkg Unit - Cooling	30%			2036	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : R-410a</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	70%			2026	\$74,100	1	\$3,900	
	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2039	**	2	\$4,400	
No Component	30%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Exhaust Fans								
Interior	70%			2026	\$23,500	2	\$200	
Roof	30%			2036	**	2	\$100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater								
Gas Fired	100%			2030	\$5,800	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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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 \*\* 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	
<b>Total</b>	<b>\$121,900</b>	
Importance Code A	\$121,900	
<b>Total</b>	<b>\$121,900</b>	

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			
<b>Total</b>	<b>\$41,600</b>	<b>\$3,700</b>	<b>\$1,700</b>	<b>\$16,900</b>
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			
<b>Total</b>	<b>\$41,600</b>	<b>\$3,700</b>	<b>\$1,700</b>	<b>\$16,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	\$121,900	LIFE	**	5	\$14,500	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Side Elevation</i>								
Pre-Cast Concrete	5%	4+	\$1,500	LIFE	**	5	\$2,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade Columns</i>								
Window Wall	5%			2041	**	5	\$3,000	
Windows								
Aluminum	95%	0-2	\$6,900	2039	**	5	\$700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$500	2034	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Louvers</i>								
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	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	70%	4+	\$5,200	2030	\$104,100	3	\$10,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Purple Carpet</i>								
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	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Meeting Room And Staff Offices</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$500	2040	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mens Staff Bathroom</i>								
Concrete Masonry Unit	80%			LIFE	**	5	\$2,100	
Glass: Single Pane	5%			LIFE	**	5	\$200	
Gypsum Board	10%	4+	\$100	LIFE	**	5	\$400	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Customer Service Area</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	10%	Now	\$500	2044	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Staff Lounge</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staff Bathrooms</i>								
AcousTileSusp.Lay-In	78%	2-4	\$1,500	2044	**	5	\$4,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Damage At Front</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	2%			LIFE	**	5	\$300	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%	2-4	\$900	2051	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	Now	\$300	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Book Return Walk</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	0-2	\$3,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Of Driveway</i>								
<i>Explanation : Moss Growth</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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 225 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
<b>Raceway</b>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	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	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Mechanical Rooms</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2036	**	10	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
			<i>Explanation : T-5 Lamps</i>					
Fluorescent	5%			2036	**	10	\$300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Exit, Service	50%			2036	**	1		
Exterior Lighting								
Fluorescent	15%			2026	\$3,700	10	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
HID	15%			2031	\$4,400	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$1,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Book Drop Area</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$4,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights</i>					

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**  
**LEFFERTS BRANCH LIBRARY**  
**Asset # : 13298**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>			
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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	
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Roof</i>					
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	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : 2nd Floor Mechanical Room</i>					
				<i>Explanation : One 40 Gallon</i>					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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
<b>Total</b>	<b>\$384,400</b>	<b>\$280,000</b>
Importance Code A	\$384,400	
Importance Code B		\$280,000
<b>Total</b>	<b>\$384,400</b>	<b>\$280,000</b>

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
<b>Total</b>	<b>\$140,700</b>	<b>\$9,300</b>	<b>\$34,800</b>	<b>\$11,400</b>
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
<b>Total</b>	<b>\$140,700</b>	<b>\$9,300</b>	<b>\$34,800</b>	<b>\$11,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$384,400	2042	**			
<i>Blisters, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B, Custodian Office</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Air Pockets, Trapped Water And Adhesion Failure</i>								
<b>Interior</b>								
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	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Floor</i>								
Glass: Single Pane	2%			LIFE	**	5	\$600	
Gypsum Board	90%			LIFE	**	5-10	\$32,500	
Ceilings								
AcousTileSusp.Lay-In	90%			2045	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodian Office, Stair B And Library Area</i>								
Gypsum Board	10%			LIFE	**	5-10	\$9,900	
<b>Site Enclosure</b>								

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**

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

## 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**

<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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## 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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	10%			2032	\$6,600	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Generic	10%			2032	\$6,600	1	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Reading Area And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$67,300	1-3	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lihgts, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,400	
Terminal Devices								
Air Handler	90%			2037	**	1	\$10,800	
Convector/Radiator	10%			2045	**	1	\$600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2048	**	1		

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**QUEENS PUBLIC LIBRARY - 039**  
**LONG ISLAND CITY COMMUNITY LIBRARY**

**Asset # : 14111**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2037	**	1	\$9,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%			2037	**	1	\$12,000
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	100%			2037	**	2	\$13,500
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,100
Exhaust Fans								
	Roof	100%			2037	**	2	\$600
<b>Plumbing</b>								
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%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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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	
<b>Total</b>	<b>\$433,500</b>	<b>\$292,300</b>
Importance Code A	\$141,600	
Importance Code B	\$291,800	\$292,300
<b>Total</b>	<b>\$433,500</b>	<b>\$292,300</b>

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
<b>Total</b>	<b>\$30,300</b>	<b>\$2,700</b>	<b>\$68,400</b>	<b>\$3,200</b>
Importance Code A	\$28,500	\$400	\$1,000	\$400
Importance Code B	\$1,800	\$2,300	\$67,400	\$2,800
Importance Code C				
<b>Total</b>	<b>\$30,300</b>	<b>\$2,700</b>	<b>\$68,400</b>	<b>\$3,200</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North, South And East Facades</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 5%</i>								
<i>Location : North, South And East Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade Facing Pharmacy Parking Lot, Corners</i>								
Masonry: Marble	3%			LIFE	**	5	\$300	
Windows								
Aluminum	100%	Now	\$13,900	2038	**	5	\$500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	20%			2050	**	5	\$1,100	
Masonry: Brick Cavity	75%	Now	\$13,500	LIFE	**	5	\$900	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exterior Face Of Parpaet Wall</i>								
Masonry: Limestone	5%	Now	\$700	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	0-2	\$61,500	2035	**			
<i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Managers Office And Librarian Area</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	47%			2031	\$72,500	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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
AcousTileConcealSpLn	95%	2-4	\$92,900	2050	**	5	\$6,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Directly Under Southwest Drain</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Managers Office And Librarian Area</i>								
Exposed Struc: Steel	5%			LIFE	**			
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	90%			2050	**			
Iron Picket	10%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2035	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2030	\$1,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
<b>Raceway</b>								
Conduit	90%			2030	\$31,600	1		
Conduit	10%			2040	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	85%			2029	\$14,200	5	\$200	
Molded Case Bkrs	10%			2038	**	5		
<b>Wiring</b>								
Thermoplastic	90%			2030	\$28,000	1		
Thermoplastic	10%			2040	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Ballast And Bulb Are New But Housing Fixtures Are Old</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$25,100	1-3	\$1,300	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$3,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			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		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	80%			2025	\$51,400	1	\$2,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Exterior Pkg Unit - Cooling	20%			2030	\$12,200	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht No Component	80%			2025	\$67,900	1	\$3,600	
	20%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	80%			2030	\$12,200	2	\$4,000	
No Component	20%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
<b>Exhaust Fans</b>								
Interior	70%			2030	\$18,800	2	\$200	
Roof	30%			2030	\$3,800	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2029	\$4,600	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
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	
<b>Total</b>	<b>\$66,400</b>	
Importance Code A	\$66,400	
<b>Total</b>	<b>\$66,400</b>	

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
<b>Total</b>	<b>\$5,600</b>	<b>\$3,400</b>	<b>\$14,900</b>	<b>\$5,400</b>
Importance Code A	\$400	\$400	\$2,700	\$1,200
Importance Code B	\$5,100	\$3,100	\$12,200	\$4,200
Importance Code C	\$200			
<b>Total</b>	<b>\$5,600</b>	<b>\$3,400</b>	<b>\$14,900</b>	<b>\$5,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%			LIFE	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And West Facades</i>								
<i>Explanation : Ribbed Face Units</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$2,300	
Metal Panel	10%			2050	**	5-10	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Corner</i>								
<i>Explanation : Standing Seam Metal Fascia</i>								
Windows								
Aluminum	100%			2046	**	5	\$1,700	
Roof								
Modified Bitumen	100%	Now	\$66,400	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	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	
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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
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**

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

## 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*

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

## 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 Compr/Chiller	100%			2038	**	1	\$3,600	
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*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 Unit	100%			2038	**	2	\$5,400	
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## Ventilation

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300
<b>Exhaust Fans</b>								
	Interior	80%			2038	**	2	\$200
	Roof	20%			2038	**	2	\$100
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	50%			2040	**	1	
	Galvanized Steel	50%			2028	\$17,900	1	
<b>Water Heater</b>								
	Gas Fired	100%	0-2	\$100	2028	\$5,000	2	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit With Defects.</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
	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	
<b>Total</b>	<b>\$209,600</b>	
Importance Code A	\$209,600	
<b>Total</b>	<b>\$209,600</b>	

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
<b>Total</b>	<b>\$30,700</b>	<b>\$1,300</b>	<b>\$8,300</b>	<b>\$1,400</b>
Importance Code A	\$25,200	\$200	\$500	\$200
Importance Code B	\$5,100	\$1,100	\$7,800	\$1,200
Importance Code C	\$400			
<b>Total</b>	<b>\$30,700</b>	<b>\$1,300</b>	<b>\$8,300</b>	<b>\$1,400</b>



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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
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		
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Base Of Windows On Union Street Facade</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Base Of Windows On Union Street Facade</i>									
<b>Parapets</b>									
Masonry: Brick	95%			LIFE	**	5	\$800		
Pre-Cast Concrete	5%			LIFE	**	5	\$300		
<b>Roof</b>									
Modified Bitumen	100%	0-2	\$209,600	2034	**				
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Ponding, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Mechanical Room, Reading Room</i>									
<b>Interior</b>									
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		
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>									
<i>Location : Main Area Of Library</i>									
Gypsum Board	10%			LIFE	**	5	\$1,600		
<b>Site Pavements</b>									
Public Sidewalk									
Cast in Place Concrete	100%			2042	**				

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

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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2055	**	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%			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		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$6,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	1%			2037	**	10	\$100	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Toilets</i>						
Fluorescent	5%			2037	**	10	\$400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
Egress Lighting								
Emergency, Battery	40%			2037	**	10	\$800	
Exit, LED	60%			2064	**	1		
<b>Alarm</b>								
Security System								
No Component	20%							
Generic	80%			2037	**	1	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
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
<b>Total</b>	<b>\$437,100</b>	<b>\$62,900</b>
Importance Code A	\$103,200	\$62,900
Importance Code B	\$333,900	
<b>Total</b>	<b>\$437,100</b>	<b>\$62,900</b>

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			
<b>Total</b>	<b>\$9,800</b>	<b>\$1,600</b>	<b>\$116,300</b>	<b>\$2,900</b>
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			
<b>Total</b>	<b>\$9,800</b>	<b>\$1,600</b>	<b>\$116,300</b>	<b>\$2,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	82%	4+	\$103,200	LIFE	**	5	\$12,300	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade Front Elevation, West Facade</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%			2050	**	5-10	\$10,300	
Pre-Cast Concrete	3%	Now	\$3,300	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			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	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Bookcase Area And Front Desk*

*Explanation : Compact Fluorescent Lighting*

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

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

**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

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

**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.

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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**  
**NORTH FOREST PARK BRANCH LIBRARY**  
**Asset # : 13301**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
<b>Type</b>	<b>Total</b>	<b>(Years)</b>	<b>FY</b>	<b>(Yrs)</b>	<b>Priority</b>			
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	
<b>Total</b>	<b>\$238,200</b>	<b>\$66,800</b>
Importance Code A	\$52,200	\$66,800
Importance Code B	\$185,900	
<b>Total</b>	<b>\$238,200</b>	<b>\$66,800</b>

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			
<b>Total</b>	<b>\$62,100</b>	<b>\$2,800</b>	<b>\$95,600</b>	<b>\$5,800</b>
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		
<b>Total</b>	<b>\$62,100</b>	<b>\$2,800</b>	<b>\$95,600</b>	<b>\$5,800</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	95%	Now	\$52,200	LIFE	**	5	\$66,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$5,200	
Windows								
Aluminum	100%	Now	\$14,100	2046	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Roof								
Metal Panel	75%			2043	**	10	\$37,900	
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gutter Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dorm Roof</i>								
<i>Explanation : Covered With A Liquid Applied Membrane</i>								
Single Ply Membrane	25%			2035	**	10	\$6,900	
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Carpet	85%			2029		3	\$13,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Meeting Room Auditorium</i>								
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%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Space Under The Dome</i>								
<i>Explanation : This Area Is Covered With Canvas Fabric</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
Parking/Driveway								
Asphalt	100%			2039	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$1,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			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	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Computer Desk Area</i>								
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**

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

**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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$61,300	1-3	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells And Manual Pull Stations</i>								

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

**Heating**

Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	\$42,800	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	\$8,600	4	\$300	
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		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2025	\$47,100	1	\$2,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Court Yard</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$62,200	1	\$3,300	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2030	\$11,200	2	\$3,700	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,900	
<b>Exhaust Fans</b>								
Interior	50%			2025	\$9,900	2	\$100	
Roof	50%			2025	\$4,600	2	\$100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2025	\$3,400	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 40 Gallons</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
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
<b>Total</b>	<b>\$1,500</b>	<b>\$26,900</b>	<b>\$6,000</b>	<b>\$6,300</b>
Importance Code A	\$400	\$21,300	\$400	\$400
Importance Code B	\$1,000	\$5,600	\$5,600	\$6,000
Importance Code C	\$200			
<b>Total</b>	<b>\$1,500</b>	<b>\$26,900</b>	<b>\$6,000</b>	<b>\$6,300</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
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	
<b>Interior</b>								
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	
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2029	\$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 600 Amperes.</i>								
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.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Meeting Rooms</i>						
Fluorescent	4%			2037	**	10	\$300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
Fluorescent	1%			2037	**	10	\$100	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
LED	1%			2037	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : LED Lights</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Hallways, And Outside-front And Rear Of Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$4,600	
		<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>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Furnace	100%			2034	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Unit. R-410a Refrigerant</i>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans Roof	100%			2034	**	2	\$200	
<b>Plumbing</b>								
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.  
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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** : PENINSULA BRANCH LIBRARY  
**Address** : 92-25 ROCKAWAY BEACH BLVD.  
**Borough** : QUEENS **Agency's Number** : PRC  
**Program / Asset #** : QPLOP41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998  
**Area Sq Ft** : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 13-Feb-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 16135 **Lot** : 1 **BIN** : 4303629

**CAPITAL**

**Total**

Importance Code

**Total**

EXPENSE	FY 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			
<b>Total</b>	<b>\$33,900</b>	<b>\$11,100</b>	<b>\$5,600</b>	<b>\$42,800</b>
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	
<b>Total</b>	<b>\$33,900</b>	<b>\$11,100</b>	<b>\$5,600</b>	<b>\$42,800</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$7,100	
Metal Panel	10%	Now	\$4,800	2041	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Beach 94th Street And Rear Alley</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Rear Alley</i>								
Metal Panel	20%			2041	**	5-10	\$16,200	
Stucco Cement	2%			2044	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : Art Wall</i>								
Window Wall	8%	4+	\$1,000	2041	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Wall Front Entry</i>								
<i>Explanation : Interior Top Trim Missing</i>								
Windows								
Aluminum	100%	4+	\$3,100	2039	**	5	\$1,700	
<i>Hardware Missing, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	13%			LIFE	**	5	\$1,000	
Pre-Cast Concrete	2%	4+	\$1,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Parapet</i>								
No Component	85%							
Roof								
Modified Bitumen	100%			2036	**	10	\$36,600	
Soffits								
Stucco Cement	100%	4+	\$7,700	2044	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Front Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	75%			2030	\$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.  
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**QUEENS PUBLIC LIBRARY - 039**  
**PENINSULA BRANCH LIBRARY**  
**Asset # : 13304**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	4+	\$8,000	2044	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Staff Lounge</i>								
Fiber Board	5%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Cement Board</i>								
Gypsum Board	5%			LIFE	**	5	\$1,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	90%	0-2	\$4,100	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear</i>								
Iron Picket	10%	Now	\$100	2051	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2036	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2036	**			

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2053	**	5		
Molded Case Bkrs	95%			2053	**	5	\$300	
Wiring								
Thermoplastic	100%			2057	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$11,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	4%			2039	**	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,600	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	30%			2039	**	10		
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2039	**	1	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$8,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors And Horns</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2051	**	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**  
**PENINSULA BRANCH LIBRARY**  
**Asset # : 13304**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Furnace	100%			2039	**	1	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Rooftop Units</i>								
<hr/>								
Terminal Devices Fan Coil Unit/Heat No Component	10% 90%			2036	**	1	\$400	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2047	**	1		
<hr/>								
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On The Roof</i>								
<i>Explanation : 3 Units. Refrigerant 410a</i>								
<hr/>								
Heat Rejection Air Cooled Condenser Unit	100%			2039	**	2	\$9,100	
<hr/>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	
<hr/>								
Exhaust Fans Roof	100%			2039	**	2	\$400	
<hr/>								
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2057	**	1		
<hr/>								
Water Heater Electric	100%			2030	\$12,100	4	\$100	
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Fixtures</b>								
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
<b>Total</b>		<b>\$450,100</b>
Importance Code B		\$450,100
<b>Total</b>		<b>\$450,100</b>

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
<b>Total</b>	<b>\$46,700</b>	<b>\$11,200</b>	<b>\$66,400</b>	<b>\$11,100</b>
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			
<b>Total</b>	<b>\$46,700</b>	<b>\$11,200</b>	<b>\$66,400</b>	<b>\$11,100</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	4+	\$23,600	LIFE	**	5	\$12,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front And Rear Elevations</i>								
Masonry: Limestone	15%	4+	\$6,700	LIFE	**	5	\$1,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Window</i>								
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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gate Off Hinge And Bent Sections</i>								
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**  
**POPPENHUSEN BRANCH LIBRARY**  
**Asset # : 13305**

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

## Site Pavements

## On-Site Walkways

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

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

## 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**  
**POPPENHUSEN BRANCH LIBRARY**  
**Asset # : 13305**

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

**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*

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

**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.*

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	100%			2030	\$31,600	2	\$200
<b>Plumbing</b>								
	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
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
	Sewage Ejector(s)							
	Electric	100%	0-2	\$100	2030	\$2,600	4	\$300
				<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : Auto Start Not Working</i>				
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 1st Floor</i>				
				<i>Explanation : 1 Unit</i>				

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** : 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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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
<b>Total</b>	<b>\$9,663,100</b>	<b>\$5,930,200</b>
Importance Code A	\$4,070,400	\$373,800
Importance Code B	\$5,533,700	\$5,505,000
Importance Code C	\$59,100	\$51,500
<b>Total</b>	<b>\$9,663,100</b>	<b>\$5,930,200</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$1,324,200</b>	<b>\$213,300</b>	<b>\$226,700</b>	<b>\$344,900</b>
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	
<b>Total</b>	<b>\$1,324,200</b>	<b>\$213,300</b>	<b>\$226,700</b>	<b>\$344,900</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement - Fiber Panel	10%			2036	**	10	\$30,600	
Glass: Special Gauge	20%			LIFE	**	1		
Masonry: Brick	15%	Now	\$248,300	LIFE	**	5	\$14,700	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse, 1966 Building At Rear 2nd Floor, Above Loading Dock</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Wall At 1st And 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Administration Area Under Windows</i>								
Granite Panels	5%	0-2	\$29,100	LIFE	**	5	\$3,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along 90th Street</i>								
Panel: Limestone	45%	2-4	\$269,800	LIFE	**	5	\$33,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Main Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entrance, All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 90th Street Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Side Main Entrance</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Window Wall	5%	Now	\$13,200	2051	**	5	\$9,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	95%	Now	\$287,400	2047	**	5	\$13,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
Metal Louvers	5%			2040	**	10	\$8,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$88,000	LIFE	**	5	\$6,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Cafeteria Roof, Upper Roof</i>								
Masonry: Limestone	50%			LIFE	**	5	\$14,200	
Metal Panel	5%			2051	**	5	\$4,400	
Metal Rail	5%			2044	**	5-10	\$20,500	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Aluminum Railing With Glass Panels</i>								
Metal Rail	5%			2044	**	5-10	\$20,500	
Panel: Limestone	5%	Now	\$14,200	LIFE	**	5	\$1,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Over Main Entrance</i>								
Roof								
Built-Up (BUR)	45%	Now	\$1,681,900	2041	**			
<i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, 1980 Addition</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout I T S Area, 1980 Addition</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition</i>								
Modified Bitumen	10%			2031	\$373,800	10	\$24,600	
Modified Bitumen	40%	Now	\$1,495,000	2041	**			1
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Roof Over 2nd Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Roof Over 2nd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Corridors And 2nd Floor Offices</i>								
Skylight, Metal/Glass	5%			2051	**	10	\$40,900	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Soffits</b>								
Cast in Place Concrete	50%	4+	\$12,400	LIFE	**	5	\$9,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Cafeteria Bulkhead Overhang</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Cafeteria Bulkhead Overhang</i>								
Stucco Cement	50%			2044	**	5	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Other Additional Location</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2030	\$1,180,600	3	\$123,700	
Carpet	15%	Now	\$885,400	2033	**	3	\$92,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$90,200	
Ceramic Tile	5%	0-2	\$179,200	2040	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Basement Mens And Womens Toilets</i>								
Raised Access Floor	2%			2040	**	5	\$30,900	
Sheet Vinyl/Rubber	13%			2036	**	5	\$80,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Discovery Library Center</i>								
Terrazzo	25%			LIFE	**	5	\$80,500	
Vinyl Tile	10%	Now	\$19,700	2031	\$393,200	3	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	1%	Now	\$59,100	2046	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, 1st Floor Toilet Area, And Hallway Toilet Aea</i>								
Ceramic Tile	4%			2040	**	5	\$7,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Glass: Single Pane	5%			LIFE	**	5	\$7,200	
Gypsum Board	45%	Now	\$20,000	LIFE	**	5	\$51,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library Area At Base In Corridors, Basement At Soffit</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Offices</i>								
Plaster	25%	Now	\$21,500	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell 5 At Bulkhead</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 2nd Floor</i>								
<i>Explanation : Wallpaper Peeling</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$38,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$21,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
AcousTileSusp.Lay-In	15%	0-2	\$46,400	2044	**	5	\$25,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Security Office, 2nd Floor Corridor And Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, I T S And Corridors Of 1980 Addition, Cafeteria</i>								
AcousTileSusp.Lay-In	35%			2048	**	5	\$119,400	
Exposed Struc: Concrete	5%			LIFE	**	5	\$2,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%	Now	\$48,300	LIFE	**	5	\$21,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Childrens Discovery Library Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Discovery Library Center</i>								
<i>Explanation : Acoustical Plaster Hung Ceiling System</i>								
Metal Panel	5%	Now	\$159,600	LIFE	**	5	\$21,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement 1st Floor Receiving And Shipping Preparation Room</i>								
Plaster	15%	4+	\$75,300	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Administrative Offices At Windows</i>								
Plaster	10%			LIFE	**	5	\$21,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2044	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Attached To Roof</i>								
Chain Link	75%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$1,300	2066	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock Area</i>								
Site Pavements								

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**Asset # : 1867**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057		**	5	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect For Switch Board Distribution 1 And 2</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057		**	5	\$7,300
Raceway								
Conduit	40%			2031	\$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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$4,000	
<b>Stand-by Power</b>								
Transfer Switches Automatic	100%			2044	**	1	\$84,800	
<b>Generators</b>								
Diesel	90%			2044	**	1	\$96,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : One 1,250 Kilowatts</i>							
Diesel	5%	Now	\$4,100	2046	**	1	\$4,800	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Loading Dock Storage Rooftop</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Loading Dock</i>							
	<i>Explanation : Abandoned In Place, 2 Generators</i>							
Natural Gas	5%	Now	\$4,100	2046	**	1	\$4,800	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
<b>Batteries</b>								
Lead/Acid	100%			2026	\$1,700	5	\$10,200	
<b>Fuel Storage</b>								
Day Tank	50%			2053	**	5	\$25,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : One 275 Gallons. The Tank Is In Satisfactory Condition But It Is Not Able To Auto Fill. A Person Must Manually Push The Fill In Button.</i>							
Main Tank	50%			2034	**	5	\$4,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : One 6,000 Gallons. The Tank Is In Satisfactory Condition, But It Is Not Filling The Day Tank</i>							
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2039	**	10	\$12,600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Meeting Room, C D L C Area And Some Office 3rd Floor</i>						
Fluorescent	5%			2031	\$154,700	10	\$12,600	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	50%			2036	**	10	\$126,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Sub-basement, 1st, 2nd, 3rd Floor Bathroom, Some Offices</i>						
Fluorescent	20%			2039	**	10	\$50,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cafeteria, Some Offices 2nd, 3rd Floors And New Bathroom</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2039	**	10	\$25,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading And Book Area 1st Floor, Some Mechanical Room</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2036	**	10	\$12,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby 1st Floor, Auditorium And Some Offices</i>						
LED	5%			2036	**			
<b>Egress Lighting</b>								
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		
<b>Exterior Lighting</b>								
Fluorescent	2%			2036	**	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
		<i>Explanation : Fluorescent Fixtures Installed In The Statue Area.</i>						
HID	10%			2036	**	10	\$100	
HID	13%			2026	\$151,700	10	\$100	
No Component	75%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2036	**	1	\$41,200	

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**Asset # : 1867**

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

## 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*

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

## 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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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$162,800	2036	**	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Handler Servicing Childrens Discovery Library Center, Broken Return Fan Oil Bearing</i>								
Air Handler	50%			2031	\$2,034,600	1	\$85,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement And Roof</i>								
<i>Explanation : 5 Units In Total. 2 Old Units In Basement.</i>								
Convactor/Radiator	15%			2044	**	1	\$13,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Children Discovery Library Center On 1st Floor</i>								
<i>Explanation : Radiant Heating System</i>								
Unit Heater - Hot Water	5%			2026	\$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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 20 Tons Gas Driven Chillers</i>								
Exterior Pkg Unit - Cooling	10%			2036	**	2	\$1,700	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : With Electric Reheat</i>								
Split Unit	10%			2031	\$617,700			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Administration Office And Server Rooms</i>								
<i>Explanation : Computer Room Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	2%	Now	\$100	2031	\$7,100	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Piping To Air Handlers At Basement Level</i>								
No Component	98%							

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**QUEENS PUBLIC LIBRARY - 039**  
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**Asset # : 1867**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%			2026	\$2,921,000	1	\$153,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : See Heating Air Terminal Devices</i>								
No Component	10%							
<b>Heat Rejection</b>								
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	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Fills With Water Creating Inefficient Operation</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,600	
<b>Exhaust Fans</b>								
Interior	10%			2026	\$103,000	2	\$800	
Roof	90%			2031	\$432,400	2	\$7,600	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	60%			2041	**	1		
Galvanized Steel	40%			2036	**	1		
<b>HW Heat Exchanger</b>								
HTHW/HW	100%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Plate Heat Exchanger With Summer Option From Gas Driven Chiller Engine Heat.</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2026	\$44,100	4	\$5,800	
<b>Sewage Ejector(s)</b>								
Electric	100%			2036	**	4	\$16,400	
<b>Backflow Preventer</b>								
Generic	100%			2036	**	1	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 3 Components</i>								
<b>Fixtures</b>								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Outdated Bathrooms</i>								

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

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

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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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			
<b>Total</b>	<b>\$212,600</b>	<b>\$9,100</b>	<b>\$3,300</b>	<b>\$22,800</b>
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		
<b>Total</b>	<b>\$212,600</b>	<b>\$9,100</b>	<b>\$3,300</b>	<b>\$22,800</b>



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 \*\* 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$300	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Door At Rear</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	85%	Now	\$69,900	LIFE	**	5	\$10,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear And Side Facade At Window Lintel Level</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Facade Window Lintels, Including Blocked Up Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade Below Windows And Along Pipes, Front Facade</i>								
Masonry: Limestone	5%	Now	\$3,700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entry Top Of Molding</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills At Front Facade</i>								
Granite Panels	5%			LIFE	**	5	\$500	
Window Wall	3%	Now	\$3,900	2041	**	5	\$700	
<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Condensation Present</i>								
Windows								
Aluminum	98%	Now	\$19,500	2039	**	5	\$2,100	
<i>Condensation Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2034	**	10	\$500	
Parapets								
Concrete Masonry Unit	40%	2-4	\$800	LIFE	**	5	\$1,500	
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Interior Facades</i>								
Masonry: Brick	50%	0-2	\$10,800	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Rear And Side Facades</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$289,200	2041			**	
<i>Blisters, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South Parapet</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Drains</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Checkout Area, Childrens Reading Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Carpet	50%	2-4	\$69,500	2030	\$139,100	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
Carpet	10%			2030	\$27,800	3	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Carpet Tiles</i>								
Ceramic Tile	5%			2034		**	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	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$20,700	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room Through Window And Vent Openings</i>								
Ceramic Tile	5%			2034	**	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	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Openings In Basement Community Room</i>								
Marble Panels	2%			LIFE	**			
Plaster	10%	Now	\$1,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Stair To Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Stair To Basement</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	55%	Now	\$9,700	2036	**	5	\$5,300	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations On First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Reading Room, Check Out Area</i>								
AcousTileSusp.Lay-In	25%	Now	\$13,200	2044	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Bathroom And Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Plaster	15%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$2,800	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Fence Towards 94th Avenue</i>								
Iron Picket	70%			2051	**			

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Site Enclosure</b>									
<b>Retaining Walls</b>									
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>									
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%			2044		**			
<b>On-Site Walkways</b>									
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>									
<b>Parking/Driveway</b>									
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>									

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2031	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2031	\$800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	\$36,200	5	\$300	
<b>Raceway</b>								
Conduit	100%			2031	\$35,200	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	95%			2030	\$15,900	5	\$300	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$15,600	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	50%			2031	\$15,600	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	\$33,900	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2036	**	10	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2036	**	10	\$1,600	
Exit, Service	50%			2036	**	1		
<b>Exterior Lighting</b>								
HID	100%			2026	\$55,000	10		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2036	**	1	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
<b>Distribution</b>								
Steam Piping/Pump	10%	Now	\$2,400	2041	**			
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Vacuum Pump Tank, Basement Boiler Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump Tank, Basement Boiler Room</i>								
Steam Piping/Pump	90%			2041	**			
<hr/>								
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2044	**	1	\$4,200	
<hr/>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2039	**	1		
<hr/>								
<b>Conversion Equipment</b>								
Exterior Pkg Unit - Cooling	100%			2026	\$110,400	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Roof</i>								
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,200	
<hr/>								
<b>Exhaust Fans</b>								
Roof	100%			2031	\$22,600	2	\$400	
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2041	**	1		
<hr/>								
<b>Water Heater</b>								
Gas Fired	100%			2029	\$8,300	2	\$200	
<hr/>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2026	\$2,100	4	\$300	
<hr/>								
<b>Backflow Preventer</b>								
Generic	100%			2039	**	1	\$800	
<hr/>								
<b>Fixtures</b>								
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.

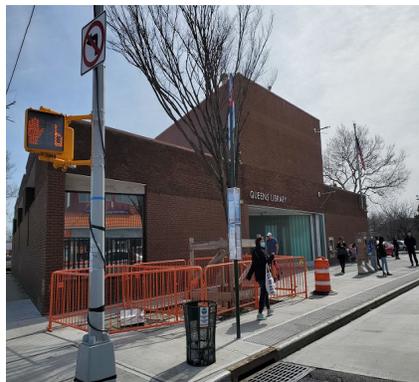
Print Date : 19-Oct-2021

**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
<b>Total</b>	<b>\$85,900</b>	<b>\$260,000</b>
Importance Code A	\$85,900	
Importance Code B		\$260,000
<b>Total</b>	<b>\$85,900</b>	<b>\$260,000</b>

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
<b>Total</b>	<b>\$47,300</b>	<b>\$6,400</b>	<b>\$4,200</b>	<b>\$2,600</b>
Importance Code A	\$27,800	\$400	\$400	\$400
Importance Code B	\$9,600	\$6,000	\$3,800	\$2,200
Importance Code C	\$9,900			
<b>Total</b>	<b>\$47,300</b>	<b>\$6,400</b>	<b>\$4,200</b>	<b>\$2,600</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$85,900	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, West Facade</i>								
Window Wall	10%	Now	\$12,300	2051	**	5	\$4,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	90%	Now	\$15,200	2047	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tiled Glass Reading Room</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Area</i>								
<i>Explanation : Channel Glass At Entrance</i>								
Metal Louvers	5%			2040	**	10	\$600	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	40%			LIFE	**	5	\$5,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%			2039	**	10	\$20,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2051	**	10	\$3,600	
Interior								
Floors								
Carpet	70%			2030	\$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	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lightwell In Adult Reading Room</i>								

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**  
**QUEENSBORO HILL BRANCH LIBRARY**  
**Asset # : 13307**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	65%	4+	\$7,000	2044	**	5	\$4,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
AcousTileSusp.Lay-In	10%			2044	**	5	\$1,200	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Plaster	5%			LIFE	**	5	\$400	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Street</i>								
<i>Explanation : Barricades On Side Walk Surrounding Tree Pits</i>								
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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 800 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
<b>Raceway</b>								
Conduit	100%			2031	\$35,200	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2030	\$16,800	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2031	\$31,100	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	\$16,900	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	5%			2031	\$4,500	10	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : T-5 Lamps</i>								
LED	95%			2039	**			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
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%							
<b>Alarm</b>								
Security System								
No Component	30%							
Generic	70%			2039	**	1	\$2,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$4,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>					
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
Terminal Devices								
Air Handler	70%			2031	\$82,300	1	\$3,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Level Machine Room</i>					
			<i>Explanation : Combination Heat And Air Conditioner Fan</i>					
Convactor/Radiator	30%			2044	**	1	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : About 7 Feet Off Floor Level</i>					
			<i>Explanation : Radiators</i>					
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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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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
<b>Total</b>	<b>\$137,400</b>	<b>\$133,800</b>
Importance Code A	\$55,900	\$58,800
Importance Code B	\$81,500	\$75,000
<b>Total</b>	<b>\$137,400</b>	<b>\$133,800</b>

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
<b>Total</b>	<b>\$59,800</b>	<b>\$1,700</b>	<b>\$59,600</b>	<b>\$5,700</b>
Importance Code A	\$33,400	\$400	\$10,800	\$800
Importance Code B	\$26,400	\$1,000	\$48,800	\$4,900
Importance Code C		\$400		
<b>Total</b>	<b>\$59,800</b>	<b>\$1,700</b>	<b>\$59,600</b>	<b>\$5,700</b>



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**  
**REGO PARK BRANCH LIBRARY**  
**Asset # : 13308**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$55,900	LIFE	**	5	\$8,300	
<i>Efflorescence, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
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	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Roof								
Modified Bitumen	100%	4+	\$32,500	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Restrooms, Children Room</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	70%	2-4	\$21,800	2029	\$108,800	3	\$11,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Library Area</i>								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Restrooms Teens Reading Area</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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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	Priority

## 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	Priority

## 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.

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

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

## Alarm

## Fire/Smoke Detection

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

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

## Heating

## Energy Source

Natural Gas	100%			2040	**	1		
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## Conversion Equipment

Hot Water Boiler	100%			2028	\$58,800	1	\$3,600	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
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## 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		
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## Conversion Equipment

Ext Pkg Unit - Heating/Cooling	90%			2035	**	2	\$400	
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*R-22 Refrigerant, Extent : Light, Area Affected : 90%*

*Location : 1 Unit On Roof*

## Split Unit

	10%			2035	**			
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*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	
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## 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.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
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	
<b>Total</b>	<b>\$993,300</b>	<b>\$378,400</b>
Importance Code A	\$480,500	\$89,700
Importance Code B	\$176,700	\$288,700
Importance Code C	\$336,000	
<b>Total</b>	<b>\$993,300</b>	<b>\$378,400</b>

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			
<b>Total</b>	<b>\$181,300</b>	<b>\$7,700</b>	<b>\$4,200</b>	<b>\$44,300</b>
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			
<b>Total</b>	<b>\$181,300</b>	<b>\$7,700</b>	<b>\$4,200</b>	<b>\$44,300</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$13,400	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney Crown And Band</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Openings And Chimney Crown</i>								
Masonry: Brick	80%	Now	\$183,300	LIFE	**	5	\$13,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above And Below Crown Molding At Dunnage</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade Of Main Building</i>								
Masonry: Limestone	10%	Now	\$69,100	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade At Main Building Base And Crown</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Base</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Facades At Base, Door Lintel In Rear And Throughout Crown</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Crown Molding</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above And Below Basement Window At South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade At Of Main Building At Base And Crown</i>								
Stucco Cement	5%			2036	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade At Base</i>								
<i>Explanation : Stucco</i>								
Windows								
Aluminum	100%	Now	\$228,200	2056	**	5	\$2,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Parapets								
Metal Rail	10%			2036	**	5-10	\$6,000	
No Component	90%							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	30%	Now	\$4,000	2059	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Leaf Guards At Gutters</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Copper</i>								
Modified Bitumen	70%			2036	**	10	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Replaced In 2011</i>								
<i>Explanation : All Roofs</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$2,300	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps From First Floor At Lefferts Boulevard</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Below Steps From First Floor At Lefferts Boulevard</i>								
Interior								
Floors								
Carpet	15%			2030	\$42,400	3	\$4,400	
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Ceramic Tile	5%	Now	\$21,500	2046	**	5	\$500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Public And Staff Bathrooms</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Public And Staff Bathrooms</i>								
Vinyl Tile	70%	Now	\$131,800	2041	**	3	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement First Floor And Mezzanine</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Entrance Foyer</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$12,200	2041	**	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	\$1,000	2040	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Public And Staff Bathrooms On First Floor</i>								
Ceramic Tile	2%	Now	\$1,300	2034	**	5	\$100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Bathroom</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Bathroom</i>								
Gypsum Board	5%	Now	\$200	LIFE	**	5	\$300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Basement Foyer</i>								
Gypsum Board	25%			LIFE	**	5	\$1,600	
Plaster	65%	Now	\$30,800	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Base And At Window Openings</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	35%			2044	**	5	\$6,900	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Plaster	65%	Now	\$37,800	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%	Now	\$300	2036	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Front Stair Railing</i>								
Iron Picket	85%	Now	\$29,900	2051	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Connection Throughout</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner At Hillside And Lefferts</i>								

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Free Standing Walls Masonry: Brick	100%	Now	\$336,000	2061		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Perimeter Property Wall</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Property Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Perimeter Property Wall</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Perimeter Property Wall</i>								
<i>Explanation : Southwest Walls Are Tilting</i>								
<hr/>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	Now	\$700	2066		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Driveway Ramp</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Steps To Basement, Retaining Wall At Driveway</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entry Ramp At Cheek Walls</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front Entry Ramp At Cheek Walls</i>								
<hr/>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044		**		
<hr/>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	0-2	\$6,400	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%	2-4	\$1,300	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Towards Building</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2031	\$1,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	\$36,200	5	\$300	
<hr/>								
<b>Raceway</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	95%			2030	\$15,900	5	\$300	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$15,600	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2031	\$15,600	1		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
<b>Interior Lighting</b>								
LED	100%			2039	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2039	**	10	\$1,600	
Exit, Service	50%			2039	**	1		
<b>Exterior Lighting</b>								
HID	20%			2039	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2039	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2031	\$153,200	1-3	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors And Alarm Bells Only</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2041	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2029	\$89,700	1	\$13,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
<b>Distribution</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
	Terminal Devices							
	Convactor/Radiator	100%		2029	\$74,200	1	\$4,300	
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%		2039	**	1		
	Conversion Equipment							
	Exterior Pkg Unit - Cooling	40%		2026	\$44,900	2	\$300	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
	Exterior Pkg Unit - Cooling	60%		2039	**	2	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : R-410a</i>					
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$7,400	
	Exhaust Fans							
	Roof	50%		2026	\$11,500	2	\$200	
	Roof	50%		2039	**	2	\$200	
<b>Plumbing</b>								
	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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$131,500	
Electrical		\$154,200
Mechanical		\$121,700
<b>Total</b>	<b>\$131,500</b>	<b>\$275,900</b>
Importance Code A	\$131,500	
Importance Code B		\$275,900
<b>Total</b>	<b>\$131,500</b>	<b>\$275,900</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$111,000</b>	<b>\$6,900</b>	<b>\$27,300</b>	<b>\$6,800</b>
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	
<b>Total</b>	<b>\$111,000</b>	<b>\$6,900</b>	<b>\$27,300</b>	<b>\$6,800</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**RIDGEWOOD BRANCH LIBRARY**  
**Asset # : 13310**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%	Now	\$71,000	LIFE	**	5	\$34,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	80%	Now	\$60,500	LIFE	**	5	\$17,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	100%			2040	**	5	\$5,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$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	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Retaining Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$31,800	2049	**			
<i>Tripping Hazard, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Tree Roots Area</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Activity Yard								
Pavers/Stone	100%			2035	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**RIDGEWOOD BRANCH LIBRARY**  
**Asset # : 13310**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	90%			2042	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amperes</i>								
	Fused Disc Sw	10%			2042	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2042	**	5	\$400
<b>Raceway</b>								
	Conduit	100%			2042	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2040	**	5	
	Molded Case Bkrs	95%			2040	**	5	\$300
<b>Wiring</b>								
	Thermoplastic	100%			2042	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2037	**	5	\$100
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$400
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	70%			2032	\$107,900	10	\$8,800
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	10%			2032	\$15,400	10	\$1,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
	Fluorescent	20%			2032	\$30,800	10	\$2,500
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2032	\$10,400	10	\$1,700
	Exit, LED	45%			2060	**	1	
	Exit, Service	5%			2032	\$100	1	
<b>Exterior Lighting</b>								
	HID	30%			2032	\$17,400	10	
	No Component	70%						

**Alarm**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**QUEENS PUBLIC LIBRARY - 039**  
**RIDGEWOOD BRANCH LIBRARY**  
**Asset # : 13310**

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

**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	

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

**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	
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*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 Piping/Pmp	40%			2052	**	4	\$400	

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	
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**Air Conditioning**

Energy Source								
Electricity	100%			2048	**	1		

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

**QUEENS PUBLIC LIBRARY - 039**  
**RIDGEWOOD BRANCH LIBRARY**  
**Asset # : 13310**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2032	\$24,500	1	\$1,300
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Refrigerant: R-22</i>					
	Ext Pkg Unit - Heating/Cooling	80%			2037	**	2	\$700
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 3 Package Units. R-410a Refrigerant</i>					
<b>Terminal Devices</b>								
	Air Handler/Dir Expansion	20%			2032	\$32,300	1	
	No Component	80%						
<b>Heat Rejection</b>								
	Dry Cooler	20%			2032	\$15,700	2	\$1,900
	No Component	80%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100
Exhaust Fans								
	Roof	100%			2037	**	2	\$400
<b>Plumbing</b>								
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
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Located Outside</i>					
			<i>Explanation : Reduced Pressure Zone (RPZ) Device</i>					
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : One Unit</i>					

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**QUEENS PUBLIC LIBRARY - 039  
RIDGEWOOD BRANCH LIBRARY  
Asset # : 13310**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
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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 #** : QPLOR51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008  
**Area Sq Ft** : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 28-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 12495 **Lot** : 175 **BIN** : 4270057

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$127,600	
Interior Architecture	\$55,900	
Mechanical	\$54,000	\$220,300
<b>Total</b>	<b>\$237,500</b>	<b>\$220,300</b>
Importance Code A	\$127,600	
Importance Code B	\$54,000	\$220,300
Importance Code C	\$55,900	
<b>Total</b>	<b>\$237,500</b>	<b>\$220,300</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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			
<b>Total</b>	<b>\$138,400</b>	<b>\$9,200</b>	<b>\$6,900</b>	<b>\$51,200</b>
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	
<b>Total</b>	<b>\$138,400</b>	<b>\$9,200</b>	<b>\$6,900</b>	<b>\$51,200</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$71,400	LIFE	**	5	\$13,900	
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Northwest Corner</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner, Northeast Facade And Southeast Facade</i>								
Weathering Steel	10%			LIFE	**	1		
Window Wall	6%	Now	\$56,200	2061	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade Window Wall Interior</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Interior And Exterior</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Window Wall	4%			2051	**	5	\$2,600	
Windows								
Aluminum	88%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Aluminum	10%			2047	**	5	\$100	
Metal Louvers	2%			2034	**	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	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Perimeter Of Parapet, Skylight And Hatch</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Joint And Hatch</i>								
Modified Bitumen	75%	0-2	\$36,200	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof At Flat Areas Along Perimeter</i>								
Skylight, Metal/Glass	10%			2051	**	10	\$10,600	
Soffits								
Aluminum Sunshades	10%			2040	**	10	\$2,100	
Cast in Place Concrete	90%	0-2	\$19,500	LIFE	**	5	\$15,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facades</i>								

Interior

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

**QUEENS PUBLIC LIBRARY - 039**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	65%			2030	\$140,600	3	\$14,700	
Cast in Place Concrete	10%	4+	\$900	LIFE	**	5	\$3,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Rooms</i>								
Ceramic Tile	5%	0-2	\$800	2040	**	5	\$400	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathroom</i>								
Vinyl Tile	20%	Now	\$2,900	2036	**	3	\$1,100	
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lobby</i>								
Interior Walls								
Ceramic Tile	3%			2040	**	5	\$500	
Concrete Masonry Unit	65%	Now	\$55,900	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Meeting Room At Northwest Corner At Pipe Penetration</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Lounge, Meeting Room, Office At North Facade</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Staff Lounge</i>								
Glass: Single Pane	5%			LIFE	**	5	\$600	
Gypsum Board	25%			LIFE	**	5	\$2,600	
Masonry: Brick	2%	4+	\$900	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Brick At Window Wall Locations</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**QUEENS PUBLIC LIBRARY - 039**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	
<b>Interior</b>									
<b>Ceilings</b>									
AcousTileConcealSpLn	65%	Now	\$17,800	2044	**	5	\$6,100		
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Main Library Space</i>									
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Library Space</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Main Library Space</i>									
Exposed Struc: Concrete	10%	4+	\$2,700	LIFE	**	5	\$200		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : New Wing</i>									
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>									
<i>Location : New Wing</i>									
Exposed Struc: Concrete	3%			LIFE	**	5	\$100		
Exposed Struc: Wood	20%			LIFE	**				
Gypsum Board	2%	Now	\$300	LIFE	**	5	\$400		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>									
<i>Location : New Wing</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : New Wing</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Chain Link	75%	Now	\$14,700	2041	**				
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>									
<i>Location : 137th Avenue</i>									
Iron Picket	25%			2051	**				
<b>Free Standing Walls</b>									
Cast in Place Concrete	100%			2066	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%			2036	**				
<b>On-Site Walkways</b>									
Asphalt	85%	Now	\$4,200	2040	**				
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Next To Trees On 137th Avenue</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 137th Avenue</i>									
<i>Explanation : Asphalt Pavers</i>									
Cast in Place Concrete	15%			2044	**				
<b>Parking/Driveway</b>									
Asphalt	100%			2040	**				
<b>Electrical</b>									
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2051	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$300	
Raceway								
Conduit	70%			2031	\$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		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
Thermoplastic	50%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$33,900	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	28%			2036	**	10	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Adult Learning Center</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	2%			2036	**	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
LED	70%			2036	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : LED Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,200	
Exit, LED	25%			2059	**	1		
Exit, Service	25%			2036	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting Fluorescent	20%			2026	\$7,300	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Incandescent	10%			2031	\$3,600	2		
No Component	70%							
<b>Alarm</b>								
Security System Generic	100%			2036	**	1	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>						
Fire/Smoke Detection Generic, Analog	100%			2036	**	1-3	\$6,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment Hot Water Boiler	100%			2044	**	1	\$5,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						
Distribution Hot Wtr Piping/Pump	100%	0-2	\$800	2039	**	4	\$500	
		<i>Broken, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Control Valve Behind The Boiler</i>						
Terminal Devices Air Handler	100%			2031	\$149,100	1	\$6,200	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2039	**	1		

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

**QUEENS PUBLIC LIBRARY - 039**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	60%			2026	\$54,000	1	\$2,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
Split Unit	40%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Back Yard</i>								
<i>Explanation : 3 Units. R-410a</i>								
<b>Distribution</b>								
Ductwork/Diffusers	80%			LIFE	**	2	\$10,500	
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	60%			2031	\$71,200	1		
Fan Coil - 2 Pipe	40%			2039	**	1	\$1,300	
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	40%			2039	**	2	\$2,800	
Dry Cooler	60%			2026	\$34,600	2	\$4,200	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
<b>Exhaust Fans</b>								
Interior	80%			2031	\$30,200	2	\$200	
Roof	20%	0-2	\$700	2031	\$3,500	2		
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2041	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2029	\$6,500	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 50 Gallons</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							

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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
<b>Total</b>	<b>\$72,800</b>	<b>\$1,700</b>	<b>\$19,100</b>	<b>\$2,300</b>
Importance Code A	\$36,800		\$4,400	\$900
Importance Code B	\$36,000	\$1,100	\$14,700	\$1,400
Importance Code C		\$600		
<b>Total</b>	<b>\$72,800</b>	<b>\$1,700</b>	<b>\$19,100</b>	<b>\$2,300</b>



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**  
**SAINT ALBANS BRANCH LIBRARY**  
**Asset # : 13312**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	80%	4+	\$36,100	LIFE	**	5	\$10,700	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Facades And Below Window Sills</i>								
Metal Panel	5%			2050	**	5-10	\$4,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Window Wall	10%			2050	**	5	\$5,000	
<b>Windows</b>								
Aluminum	100%			2046	**	5	\$1,700	
<b>Roof</b>								
Under Construction	100%							
<b>Soffits</b>								
Pre-Cast Concrete	100%			LIFE	**	5		
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	**	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	**	5	\$6,700	
Gypsum Board	20%			LIFE	**	5	\$2,700	
<b>Ceilings</b>								
AcousTileConcealSpLn	90%			2043	**	5	\$11,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$1,300	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2050	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2030	\$36,200	5	\$200	

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**QUEENS PUBLIC LIBRARY - 039**  
**SAINT ALBANS BRANCH LIBRARY**  
**Asset # : 13312**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2043	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2035	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
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%							
<b>Alarm</b>								
Security System								
No Component	30%							
Generic	70%			2035	**	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights And Horns</i>								

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

**Heating**

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**QUEENS PUBLIC LIBRARY - 039**  
**SAINT ALBANS BRANCH LIBRARY**  
**Asset # : 13312**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Radiant Heater	100%			2035	**	2	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler</i>								
Terminal Devices								
Air Handler	100%			2035	**	1	\$4,400	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible To The Roof Due To Construction In Progress.</i>								
Distribution								
Not Accessible	100%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2035	**	1		
Heat Rejection								
Not Accessible	100%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans								
Interior	50%			2035	**	2	\$100	
Not Accessible	50%							
<b>Plumbing</b>								
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%							

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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
<b>Total</b>		<b>\$79,900</b>
Importance Code B		\$79,900
<b>Total</b>		<b>\$79,900</b>

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			
<b>Total</b>	<b>\$36,500</b>	<b>\$7,700</b>	<b>\$2,900</b>	<b>\$36,300</b>
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		
<b>Total</b>	<b>\$36,500</b>	<b>\$7,700</b>	<b>\$2,900</b>	<b>\$36,300</b>



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**QUEENS PUBLIC LIBRARY - 039**  
**SEASIDE BRANCH LIBRARY**  
**Asset # : 13313**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$2,300	LIFE	**	5	\$8,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Panel Over Window At Front Facade</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Panels Over And Below Windows And Base Perimeter</i>								
Concrete Masonry Unit	85%	4+	\$17,200	LIFE	**	5	\$9,500	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Below Front Facade Window Sill</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Exterior Facades</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Masonry Block</i>								
Window Wall	5%			2041	**	5	\$3,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facing Parapet</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Masonry Block</i>								
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	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Rebars Are Exposed On Floor</i>								
Ceramic Tile	5%			2034	**	5	\$500	
Vinyl Tile	20%	2-4	\$4,100	2031	\$20,700	3	\$800	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Staff Office And Break Room</i>								
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								

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**QUEENS PUBLIC LIBRARY - 039**  
**SEASIDE BRANCH LIBRARY**  
**Asset # : 13313**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Fence/Gates								
Chain Link	85%			2051		**		
Iron Picket	15%	Now	\$900	2051		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate At Beach 117th Street</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gate At Beach 117th Street</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	4+	\$100	2051		**		
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2044		**		
<b>On-Site Walkways</b>								
Cast in Place Concrete	25%	2-4	\$1,900	2036		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
Cast in Place Concrete	75%			2036		**		

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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 400 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
<b>Raceway</b>								
Conduit	80%			2031	\$28,100	1		
Conduit	20%			2057	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	80%			2030	\$13,400	5	\$200	
Molded Case Bkrs	20%			2053	**	5		
<b>Wiring</b>								
Thermoplastic	80%			2031	\$24,900	1		
Thermoplastic	20%			2057	**	1		
<b>Motor Controllers</b>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	98%			2031	\$79,900	10	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
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%							
<b>Alarm</b>								
Security System								
Generic	100%			2031	\$24,600	1	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	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>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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	
<b>Air Conditioning</b>								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2036	**	1	\$3,400
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit. Roof</i>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%			2036	**	1	\$4,500
<b>Heat Rejection</b>								
	Dry Cooler	100%			2036	**	2	\$5,100
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000
Exhaust Fans								
	Interior	70%			2036	**	2	\$200
	Roof	30%			2031	\$3,800	2	\$100
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2041	**	1	
Water Heater								
	Electric	100%			2026	\$6,700	4	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 30 Gallon</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	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** : 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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$136,400	
Mechanical		\$224,500
<b>Total</b>	<b>\$136,400</b>	<b>\$224,500</b>
Importance Code A	\$136,400	
Importance Code B		\$224,500
<b>Total</b>	<b>\$136,400</b>	<b>\$224,500</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$97,000</b>	<b>\$3,100</b>	<b>\$4,000</b>	<b>\$11,000</b>
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	
<b>Total</b>	<b>\$97,000</b>	<b>\$3,100</b>	<b>\$4,000</b>	<b>\$11,000</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH HOLLIS BRANCH LIBRARY**  
**Asset # : 13314**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick Cavity	85%	Now	\$136,400	LIFE	**	5	\$10,800	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Steel Window Lintels Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North, West And South Facades Mortar Has Eroded Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Steel Lintels At West Facade</i>								
Metal Sect. OHD	5%			2044	**	5	\$2,000	
Window Wall	10%	Now	\$13,700	2041	**	5	\$2,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$33,800	2056	**	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Exterior Of East Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$28,800	2039	**			1
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Partywall At East Facade At Building Joint</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Above Kitchen Area</i>								
<i>Explanation : Soft Spot On Roof. Missing Or Damaged Subsurface.</i>								
<b>Soffits</b>								
Cast in Place Concrete	100%	Now	\$2,600	LIFE	**	5	\$2,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	50%			2032		3	\$9,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Cast in Place Concrete	10%	4+	\$600	LIFE	**	5	\$2,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2040	**	5	\$500	
Vinyl Tile	35%	2-4	\$6,300	2031		3	\$1,200	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Behind Librarian Desk</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH HOLLIS BRANCH LIBRARY**  
**Asset # : 13314**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			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 400 Amperes.</i>								

## 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.

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

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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH HOLLIS BRANCH LIBRARY**  
**Asset # : 13314**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2036	**	10	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Fluorescent	90%			2036	**	10	\$5,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas , Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$3,900	
		<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>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
		<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Air Handler	100%			2031	\$93,500	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH HOLLIS BRANCH LIBRARY**  
**Asset # : 13314**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2031	\$56,400	1	\$2,900
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%			2031	\$74,600	1	\$3,900
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	100%			2031	\$13,400	2	\$4,400
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500
<b>Exhaust Fans</b>								
	Interior	80%			2031	\$18,900	2	\$200
	Roof	20%			2031	\$2,200	2	
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2051	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2031	\$4,100	2	\$100
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Gallons</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2031	\$1,000	4	\$200
<b>Backflow Preventer</b>								
	Generic	100%			2036	**	1	\$400
<b>Fixtures</b>								
	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 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
<b>Total</b>		<b>\$171,000</b>
Importance Code B		\$171,000
<b>Total</b>		<b>\$171,000</b>

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
<b>Total</b>	<b>\$13,400</b>	<b>\$19,300</b>	<b>\$12,000</b>	<b>\$38,200</b>
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	
<b>Total</b>	<b>\$13,400</b>	<b>\$19,300</b>	<b>\$12,000</b>	<b>\$38,200</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**SOUTH JAMAICA BRANCH LIBRARY**

**Asset # : 13394**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$9,400	
Metal Coiling Doors	2%			2044	**	5	\$1,000	
Pre-Cast Concrete	30%			LIFE	**	5	\$15,200	
Window Wall	8%			2051	**	5	\$4,700	
Windows								
Aluminum	95%			2047	**	5	\$4,500	
Metal Louvers	5%			2040	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	75%			LIFE	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Covered With Roof Membrane</i>								
Metal Panel	25%			2051	**	5	\$800	
Roof								
Modified Bitumen	85%			2036	**	10	\$17,200	
Skylight, Metal/Glass	5%			2051	**	10	\$3,400	
Sloped Glazing	10%			LIFE	**	5	\$27,000	
Soffits								
Alum/Vinyl Siding	100%			2051	**	10		
Interior								
Floors								
Carpet	25%			2030	\$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	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH JAMAICA BRANCH LIBRARY**  
**Asset # : 13394**

Electrical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
<b>Under 600 Volts</b>							
Service Equipment Fused Disc Sw	100%			2051	**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room Basement</i>							
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard Fused Disc Sw	100%			2051	**	5	\$100
Raceway Conduit	100%			2051	**	1	
Panelboards Fused Disc Sw	5%			2047	**	5	
Molded Case Bkrs	95%			2047	**	5	\$400
Wiring Thermoplastic	100%			2051	**	1	
Motor Controllers Locally Mounted	100%			2044	**	5	\$100
<b>Ground</b>							
Grounding Devices Generic	100%			LIFE	**	5	\$200
<b>Lighting</b>							
Interior Lighting Fluorescent	55%			2036	**	10	\$7,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2036	**	10	\$700
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
<i>Location : Basement And First Floor</i>							
LED	40%			2039	**		
Egress Lighting Emergency, Battery	50%			2036	**	10	\$1,800
Exit, LED	50%			2059	**	1	
Exterior Lighting HID	30%			2036	**	10	
No Component	70%						
<b>Alarm</b>							
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	100%			2036	**	1	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2047	**	4	\$1,000	
No Component	10%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2036	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Unit</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$171,000	1	\$9,000	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
Exhaust Fans								
Roof	100%			2036	**	2	\$400	
<b>Plumbing</b>								
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Occasional Flooding</i>								
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$500	
Sewage Ejector(s)								
Electric	100%			2036	**	4	\$900	
Backflow Preventer								
No Component	40%							
Generic	60%			2036	**	1	\$500	
<b>Fixtures</b>								
Generic	100%							

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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH JAMAICA BRANCH LIBRARY**

**Asset # : 13394**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE			**
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2051		**	1-5 \$7,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Explanation : One Component</i>								
Sprinkler	No Component	60%						
	Generic	40%			2041		**	1-2 \$1,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Partial Sprinklers</i>								

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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 # : QPL057.000 / 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
<b>Total</b>	<b>\$153,900</b>	<b>\$148,900</b>
Importance Code A	\$70,600	
Importance Code B	\$83,300	\$148,900
<b>Total</b>	<b>\$153,900</b>	<b>\$148,900</b>

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			
<b>Total</b>	<b>\$96,000</b>	<b>\$6,700</b>	<b>\$3,100</b>	<b>\$43,000</b>
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	
<b>Total</b>	<b>\$96,000</b>	<b>\$6,700</b>	<b>\$3,100</b>	<b>\$43,000</b>



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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH OZONE PARK BRANCH LIBRARY**

**Asset # : 13315**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$70,600	LIFE	**	5	\$10,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Explanation : Safety Netting Applied To Areas Where Masonry Is Delaminating</i>								
Metal Coiling Doors	10%			2036	**	5	\$3,800	
Window Wall	5%			2041	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Windows								
Aluminum	75%			2039	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Glass Block	25%	Now	\$2,700	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Clerestory</i>								
Parapets								
Under Construction	100%							
Roof								
Modified Bitumen	100%	Now	\$32,500	2036	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Not Sufficiently Pitched To Drains</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Located On North Side Of Clerestory And Main Roof</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Roofs Replacement 2019</i>								
Soffits								
Stucco Cement	100%			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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Lounge</i>								

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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH OZONE PARK BRANCH LIBRARY**

**Asset # : 13315**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
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*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	**			
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 30%*

*Location : Front Facade Gate*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$3,000	2036	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Front Entry Area*

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

*Location : Front Entry*

On-Site Walkways								
Under Construction	100%							

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,700	5	\$200	
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*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	
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Raceway

Conduit	100%			2041	**	1		
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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH OZONE PARK BRANCH LIBRARY**

**Asset # : 13315**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	20%			2039	**	5		
Molded Case Bkrs	60%			2030	\$10,100	5	\$100	
Molded Case Bkrs	20%			2039	**	5		
<b>Wiring</b>								
Thermoplastic	100%			2041	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	\$16,900	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	98%			2026	\$81,700	10	\$6,700	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-12 Lamps</i>				
Fluorescent	2%			2026	\$1,700	10	\$100	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Explanation : Compact Fluorescent Lights</i>				
<b>Egress Lighting</b>								
Emergency, Battery	50%			2031	\$5,600	10	\$900	
Exit, Battery	50%			2031	\$1,900	10	\$300	
<b>Exterior Lighting</b>								
LED	20%			2036	**			
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2036	**	1	\$1,900	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Reading Areas, Front Of The Building</i>				
				<i>Explanation : CCTV Surveillance Cameras</i>				
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Analog	50%	2-4	\$43,100	2041	**	1-3	\$2,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Reading Areas</i>				
				<i>Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only</i>				

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

Heating

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

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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH OZONE PARK BRANCH LIBRARY**

**Asset # : 13315**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$500	
Terminal Devices								
Air Handler	80%			2031	\$87,700	1	\$3,700	
Convactor/Radiator	20%			2029	\$8,300	1	\$500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2026	\$19,800	1	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Reciprocating Compr/Chiller	40%			2039	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-438a</i>								
Exterior Pkg Unit - Cooling	30%			2031	\$18,900	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	70%			2031	\$61,200	1	\$3,200	
	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%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Roof	100%			2031	\$12,900	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		

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**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH OZONE PARK BRANCH LIBRARY**  
**Asset # : 13315**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Water Heater Gas Fired	100%			2026	\$4,800	2	\$100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : 30 Gallon</i>					
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Fixtures	Generic	100%						

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

Print Date : 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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture		\$185,300
Electrical		\$120,700
Mechanical		\$113,100
<b>Total</b>		<b>\$419,100</b>
Importance Code A		\$185,300
Importance Code B		\$233,900
<b>Total</b>		<b>\$419,100</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$80,400</b>	<b>\$10,700</b>	<b>\$2,700</b>	<b>\$9,100</b>
Importance Code A	\$2,900	\$3,100	\$500	\$500
Importance Code B	\$77,500	\$7,600	\$2,200	\$8,600
Importance Code C				
<b>Total</b>	<b>\$80,400</b>	<b>\$10,700</b>	<b>\$2,700</b>	<b>\$9,100</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**STEINWAY BRANCH LIBRARY**  
**Asset # : 13316**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%			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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	10%			2028	\$200	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								
	Molded Case Bkrs	90%			2028	\$1,500	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
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	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	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
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ballast And Bulb Is New But The Fixtures Are Old</i>								
	Fluorescent	5%			2028	\$6,000	10	\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase Landings</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
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**

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

## 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

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

## 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.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%			2028	\$6,900	2	\$200	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2028	\$3,300	4	\$600	
Fixtures Generic	100%							

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

Print Date : 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 #** : QPL059.000 / 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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$61,400	\$307,200
<b>Total</b>	<b>\$61,400</b>	<b>\$307,200</b>
Importance Code A	\$61,400	\$307,200
<b>Total</b>	<b>\$61,400</b>	<b>\$307,200</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$45,100</b>	<b>\$1,200</b>	<b>\$16,000</b>	<b>\$3,000</b>
Importance Code A	\$37,600	\$400	\$4,600	\$600
Importance Code B	\$7,500	\$700	\$11,400	\$2,200
Importance Code C		\$100		\$200
<b>Total</b>	<b>\$45,100</b>	<b>\$1,200</b>	<b>\$16,000</b>	<b>\$3,000</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**SUNNYSIDE BRANCH LIBRARY**  
**Asset # : 13317**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$8,800	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Window Wall	20%			2050	**	5	\$8,200	
Windows								
Aluminum	100%			2046	**	5	\$500	
Roof								
Modified Bitumen	90%	Now	\$61,400	2030	\$307,200			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Children Room, Clerical Desk Area</i>								
Skylight, Metal/Glass	10%	4+	\$37,200	2050	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library Area</i>								
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Explanation : Covered With Tile</i>								
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**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
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 : Main Service Switch Rated At 400 Amperes</i>						
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	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$6,600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	4%			2035	**	10	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Desk Area 1st Floor</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	6%			2035	**	10	\$400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen, Locker Room And Offices</i>						
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,000	
Exit, LED	50%			2058	**	1		
Exterior Lighting								
HID	30%			2035	**	10		
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
Terminal Devices								
Air Handler	100%			2035	**	1	\$4,900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, R-410a Refrigerant</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	50%			2035	**	2	\$100	
Roof	50%			2035	**	2	\$100	
<b>Plumbing</b>								
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
<b>Total</b>	<b>\$180,300</b>	<b>\$251,500</b>
Importance Code B	\$180,300	\$251,500
<b>Total</b>	<b>\$180,300</b>	<b>\$251,500</b>

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			
<b>Total</b>	<b>\$93,800</b>	<b>\$2,900</b>	<b>\$12,600</b>	<b>\$18,300</b>
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			
<b>Total</b>	<b>\$93,800</b>	<b>\$2,900</b>	<b>\$12,600</b>	<b>\$18,300</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$12,900	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Temporary Support In Place</i>								
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	**			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flat Section Over Main Entry</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Entry, Staff Room, Work Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entry</i>								
Metal Panel	60%	4+	\$3,600	2043	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Roll Roofing	10%			2026		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	
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Small Hallway</i>								
Vinyl Tile 9" X 9"	70%	Now	\$95,300	2040	**	3	\$2,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Workarea, Offices</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,700	
Glass: Single Pane	10%			LIFE	**	5	\$600	
Masonry: Brick	30%			LIFE	**			
Plaster	10%			LIFE	**	5	\$200	

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	85%	Now	\$85,000	2050	**	5	\$5,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$600	
Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2050	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	Now	\$2,100	2080	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Rear Of Building And Side</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	2-4	\$3,100	2035	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 14th Road</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$12,600	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Side Of Building</i>								
<b>Activity Yard</b>								
Pavers/Stone	100%	4+	\$1,700	2039	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Vegetation Growth</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
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 Ratings Capacity.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
<b>Raceway</b>								
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.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**QUEENS PUBLIC LIBRARY - 039**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
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	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	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
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bookcase Sections</i>								
	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
<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%			2035	**	1-3	\$4,700
<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>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
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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**QUEENS PUBLIC LIBRARY - 039**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2035	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			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	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit. Mechanical Room</i>								
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.  
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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
<b>Total</b>	<b>\$17,700</b>	<b>\$4,800</b>	<b>\$30,200</b>	<b>\$5,300</b>
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			
<b>Total</b>	<b>\$17,700</b>	<b>\$4,800</b>	<b>\$30,200</b>	<b>\$5,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**WINDSOR PARK BRANCH LIBRARY**  
**Asset # : 13320**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
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	**			
<i>Seams Open/Split, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<b>Interior</b>								
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	**			

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**QUEENS PUBLIC LIBRARY - 039**  
**WINDSOR PARK BRANCH LIBRARY**  
**Asset # : 13320**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,900	2043	**			
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*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	**			
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*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2050	**	5		
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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%			2050	**	5	\$200	
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## Raceway

Conduit	100%			2050	**	1		
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## Panelboards

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

Thermoplastic	100%			2050	**	1		
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Lighting

## Interior Lighting

Fluorescent	95%			2035	**	10	\$5,500	
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*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	5%			2035	**	10	\$300	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Mechanical Room And Electrical Room*

## Egress Lighting

Emergency, Battery	50%			2035	**	10	\$800	
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Exit, Service	50%			2035	**	1		
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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**  
**WINDSOR PARK BRANCH LIBRARY**  
**Asset # : 13320**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
HID	30%			2035	**	10		
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	30%							
Generic	70%			2035	**	1	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	100%			2035	**	1	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Rooftop Package Unit</i>						
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit On Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : There Is No Temperature Control In The Building</i>						
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans								
Roof	100%			2038	**	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		

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**QUEENS PUBLIC LIBRARY - 039**  
**WINDSOR PARK BRANCH LIBRARY**  
**Asset # : 13320**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	* *		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Sub-basement To 1st Floor</i>				
				<i>Explanation : 1 Unit</i>				

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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
<b>Total</b>	<b>\$158,700</b>	<b>\$374,300</b>
Importance Code A	\$158,700	\$186,200
Importance Code B		\$188,200
<b>Total</b>	<b>\$158,700</b>	<b>\$374,300</b>

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			
<b>Total</b>	<b>\$162,600</b>	<b>\$6,100</b>	<b>\$4,500</b>	<b>\$62,500</b>
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	
<b>Total</b>	<b>\$162,600</b>	<b>\$6,100</b>	<b>\$4,500</b>	<b>\$62,500</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**WOODHAVEN BRANCH LIBRARY**  
**Asset # : 13321**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	0-2	\$12,200	LIFE	**	5	\$5,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Top Horizontal Band</i>								
Masonry: Brick	87%	Now	\$65,600	LIFE	**	5	\$19,400	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wall Between Low Roof And Main Roof At Rear</i>								
<i>Explanation : Covered With Temporary Membrane</i>								
Masonry: Limestone	10%	0-2	\$27,300	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building At All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$1,900	2039	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Program Room In Basement Handle Missing</i>								
Metal Louvers	10%			2034	**	10	\$1,400	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$10,300	LIFE	**	5	\$2,800	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Covered With Temporary Membrane</i>								
Masonry: Brick	90%	Now	\$21,000	LIFE	**	5	\$3,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades Interior And Exterior Parapets</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Between Lower And Upper Roof</i>								
<i>Explanation : Covered With Temporary Membrane</i>								
Roof								
Modified Bitumen	100%	Now	\$93,100	2031	\$186,200			1
<i>Alligatoring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper And Lower Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Roof Flashing Worn And Dented</i>								
Interior								

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**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	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	
<i>Uneven Substrate, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Closets And Program Room</i>								
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	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window</i>								
Wood	5%			LIFE	**	5	\$6,700	
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$13,300	
Plaster	20%	Now	\$3,900	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Bathroom In Basement And Mechanical Room</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge And Mechanical Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2051	**			
Iron Picket	15%	4+	\$4,400	2066	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	45%			2066	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$1,600	2066	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Side Entrance To Basement From Sidewalk</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			

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**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	2-4	\$1,100	2044		**		
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*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2031	\$1,700	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room In Basement**Explanation : One 400 Amperes*

## Raceway

Conduit	95%			2031	\$33,400	1		
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Conduit	5%			2041	**	1		
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## Panelboards

Fused Disc Sw	5%			2030	\$800	5		
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Molded Case Bkrs	85%			2030	\$14,200	5	\$200	
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Molded Case Bkrs	10%			2039	**	5		
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## Wiring

Braided Cloth	25%	2-4	\$7,800	2056	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic	25%			2041	**	1		
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Thermoplastic	50%			2031	\$15,600	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

## Interior Lighting

Fluorescent	90%			2039	**	10	\$7,300	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement And First Floor*

Fluorescent	10%			2031	\$10,000	10	\$800	
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*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	
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Exit, Battery	50%			2026	\$2,300	10	\$300	
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**QUEENS PUBLIC LIBRARY - 039**  
**WOODHAVEN BRANCH LIBRARY**  
**Asset # : 13321**

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

**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	

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

**Heating**

Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%	0-2	\$800	2041	**			
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Basement Boiler Room</i>					
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	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
No Component	10%							
Heat Rejection								
Dry Cooler	100%	0-2	\$900	2031	\$45,600	2	\$4,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Pipe Insulation</i>					

**Ventilation**

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,900	
Exhaust Fans								
Interior	70%			2031	\$23,200	2	\$200	
Roof	30%			2026	\$4,600	2	\$100	

**Plumbing**

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**QUEENS PUBLIC LIBRARY - 039**  
**WOODHAVEN BRANCH LIBRARY**  
**Asset # : 13321**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	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	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement Bathroom</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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

Print Date : 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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$494,800	
Interior Architecture		\$34,400
Electrical		\$6,800
Mechanical		\$158,500
<b>Total</b>	<b>\$494,800</b>	<b>\$199,600</b>
Importance Code A	\$494,800	
Importance Code B		\$199,600
<b>Total</b>	<b>\$494,800</b>	<b>\$199,600</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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
<b>Total</b>	<b>\$190,400</b>	<b>\$5,800</b>	<b>\$14,600</b>	<b>\$11,100</b>
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
<b>Total</b>	<b>\$190,400</b>	<b>\$5,800</b>	<b>\$14,600</b>	<b>\$11,100</b>



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

**QUEENS PUBLIC LIBRARY - 039**  
**WOODSIDE BRANCH LIBRARY**  
**Asset # : 13322**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$303,400	LIFE	**	5	\$29,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Brick Fcades</i>								
Masonry: Limestone	10%	0-2	\$191,300	LIFE	**	5	\$2,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stone Base At Front Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Coping Covered With Metal</i>								
Metal Panel	3%			2052	**	5	\$100	
Metal: Cage/Fence	20%			2045	**	5-10	\$1,400	
Roof								
Asphalt Shingle	60%			2035	**	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	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2041	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$2,000	
Plaster	80%	Now	\$17,900	LIFE	**	5	\$6,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Reading Area</i>								
Plaster	5%	Now	\$2,200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2045	**	5	\$900	
Exposed Struc: Wood	35%			LIFE	**	10	\$9,900	
Plaster	55%	Now	\$15,200	LIFE	**	5	\$6,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Reading Area</i>								
Plaster	5%	Now	\$2,800	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Staff Restroom</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2067	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2067	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2045	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2045	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2032	\$1,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
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.  
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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**  
**WOODSIDE BRANCH LIBRARY**  
**Asset # : 13322**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	50%			2032	\$17,600	1		
Conduit	50%			2052	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	55%			2048	**	5	\$200	
Molded Case Bkrs	40%			2031	\$6,700	5	\$100	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$9,300	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	60%			2052	**	1		
Thermoplastic	10%			2032	\$3,100	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2030	\$16,900	5		
Locally Mounted	50%			2045	**	5		
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$400	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2037	**	10	\$10,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$6,800	10	\$600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2037	**	10	\$1,500	
Exit, Service	50%			2037	**	1		
<b>Exterior Lighting</b>								
LED	20%			2040	**			
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2037	**	1	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Inside, Hallway, Reading Area And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</i>								

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**QUEENS PUBLIC LIBRARY - 039**  
**WOODSIDE BRANCH LIBRARY**  
**Asset # : 13322**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
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 Piping/Pmp	70%			2042	**	4	\$400	
<i>Abandoned in Place, Extent : Light, Area Affected : 2% Location : Basement, Condensate Return Pump</i>								
Terminal Devices								
Convactor/Radiator	70%			2037	**	1	\$2,700	
No Component	30%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	\$158,500	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$19,600	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,600	
Exhaust Fans								
Roof	25%			2032	\$5,300	2	\$100	
No Component	75%							
<b>Plumbing</b>								
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%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			

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