

Print Date : 19-Sep-2018

TAXI & LIMOUSINE COMMISSION - FY 2019

Asset Name : WOODSIDE INSPECTION FACILITY TLC ENFORCE SAFETY AND EMISSIONS
Address : 24-55 BQE WEST @ 25TH AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : TLC0001.000 / 14462 **Yr Built/Renovated** : 1950 / 2012
Area Sq Ft : 54,226 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 16-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1016 **Lot** : 45 **BIN** : 4022499

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,125,400	\$1,806,400
Interior Architecture	\$647,600	\$458,400
Electrical	\$49,700	
Mechanical	\$311,400	\$43,000
Total	\$2,134,100	\$2,307,800
Importance Code A	\$1,125,400	\$1,806,400
Importance Code B	\$807,500	\$501,400
Importance Code C	\$201,200	
Total	\$2,134,100	\$2,307,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,000		\$14,600	
Interior Architecture	\$25,000			\$60,500
Electrical	\$7,600	\$4,200	\$6,500	\$4,200
Mechanical	\$39,000	\$7,700	\$28,200	\$7,600
Total	\$91,600	\$11,800	\$49,400	\$72,200
Importance Code A	\$45,800	\$3,400	\$16,600	\$3,400
Importance Code B	\$34,600	\$8,400	\$32,800	\$68,800
Importance Code C	\$11,300			
Total	\$91,600	\$11,800	\$49,400	\$72,200



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WOODSIDE INSPECTION FACILITY TLC ENFORCE SAFETY AND EMISSIONS
Asset # : 14462

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%	Now	\$151,700	LIFE	**	5	\$43,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	Now	\$553,900	LIFE	**	5	\$27,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$243,500	LIFE	**	5	\$26,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2032	**	5	\$27,500	
Windows								
Aluminum	90%	Now	\$9,500	2043	**	5	\$1,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5		
Steel	8%	Now	\$10,500	2052	**	5	\$1,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Remaining Steel Windows</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Remaining Steel Windows</i>								
Parapets								
Concrete Masonry Unit	75%			LIFE	**	5	\$2,600	
Masonry: Brick	10%			LIFE	**	5	\$300	
Metal Panel	5%			2037	**	5	\$600	
Metal Panel	10%			2047	**	5	\$1,200	
Roof								
Modified Bitumen	100%	Now	\$176,200	2027	\$1,762,400			
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2023	\$52,900	3	\$8,100	
Cast in Place Concrete	40%	Now	\$103,400	LIFE	**	5	\$71,000	
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Service Garage Area, Stairwell</i>					
			<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Service Garage Area</i>					
Vinyl Tile	55%	Now	\$116,200	2027	\$387,400	3	\$16,700	
			<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Baseboards Along Corridors</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>					
			<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>					
			<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Corridors</i>					
Interior Walls								
Concrete Masonry Unit	50%	Now	\$201,200	LIFE	**	5	\$11,800	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Throughout</i>					
Glass Block	5%			LIFE	**			
Gypsum Board	45%	Now	\$11,300	LIFE	**	5	\$16,000	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout Corridors</i>					
Ceilings								
AcousTileSusp.Lay-In	35%	Now	\$11,700	2032	**	5	\$14,200	
			<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Rooms 201 And 218</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Various Locations Throughout</i>					
Exposed Struc: Steel	65%	Now	\$226,800	LIFE	**			
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Throughout Service Garage Ceiling</i>					

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Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$200	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$100	
Molded Case Bkrs	90%			2035	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$14,700	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2032	**	1	\$16,700	
Generators								
Diesel	100%			2030	**	1	\$21,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 230 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$2,000	
		<i>Corroded Terminals, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
Fuel Storage								
Main Tank	100%			2042	**	5	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 550 Gallons</i>						
Lighting								
Interior Lighting								
Fluorescent	50%			2032	**	10	\$24,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	50%			2032	**	10	\$24,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						

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

Lighting

Egress Lighting

Emergency, Service	40%			2032	**	1		
Emergency, Battery	10%			2032	**	10	\$1,300	
Exit, LED	20%			2055	**	1		
Exit, Service	10%			2032	**	1		
Exit, Service	20%			2027	\$1,200	1		

Exterior Lighting

LED	100%			2035	**			
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Alarm

Security System

No Component	80%							
Generic	20%			2032	**	1	\$4,100	

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

Heating

Energy Source

Electricity	1%			2037	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Operator Booths

Explanation : Electric Strip Heaters In Place

Natural Gas	99%			2047	**	1		
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Conversion Equipment

Furnace	20%	2-4	\$24,400	2037	**	1	\$4,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Roof

Explanation : 4 Gas Fired Rooftop Units Beyond Useful Life

Furnace	20%			2035	**	1	\$5,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 3 Newly Installed Gas Fired Packaged Rooftop Units

Hot Water Boiler	30%			2047	**	1	\$8,000	
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Recent Installation, Extent : Light, Area Affected : 30%

Location : Boiler Room

Other Observation, Extent : Light, Area Affected : 60%

Location : Boiler Room

Explanation : 1 Gas Fired Hot Water Boiler

Radiant Heater	30%			2035	**	2	\$7,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Inspection Garage

Explanation : Newly Installed Infrared Radiant Heater

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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								
Distribution								
Ductwork/Diffusers	50%	Now	\$68,000	LIFE	**	2-5	\$15,100	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Hot Wtr Piping/Pump	50%			2049	**	4	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Newly Installed Hot Water Circulating Pump</i>								
Terminal Devices								
Convactor/Radiator	60%			2032	**	1	\$10,500	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2022	\$194,700	2	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
Ext Pkg Unit - Heating/Cooling	30%			2035	**	2	\$1,000	
Window/Wall Unit	10%			2025	\$10,800	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	100%	Now	\$48,700	LIFE	**	2	\$70,600	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$9,100	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Inspection Lanes</i>								
<i>Explanation : Soft Fresh Air Supply Ducts</i>								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$21,200	
Exhaust Fans								
Roof	50%			2027	\$43,000	2	\$800	
Wall Unit	50%			2027	\$9,200	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Westside Of Facility</i>								
<i>Explanation : Fresh Air Intake Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		

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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
Plumbing								
	Water Heater Gas Fired	100%			2026	\$31,600	2	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Gallons With Additional Storage Tank. Storage Tank Needs To Be Insulated</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping								
	Cast Iron	100%	0-2	\$10,800	LIFE	* *	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inspection Garage Floor Drains</i>								
Sump Pump(s)								
	Non-Submersible	100%			2035	* *	4	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
	Sprinkler Generic	100%			2047	* *	1-2	\$15,200

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