Print Date : 09-Sep-2020 TAXI & LIMOUSINE COMMISSION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: 24-55 BQ : QUEENS	DE WEST @ 25TH A S 1.000 / 14462 019		ated : 1950 / 2012 : PUBLIC BUILDING	
Block	: 1016	Lot : 45	BIN	: 4022499	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$1,607,800		\$2,180,600
Interior Architect	ure		\$2,921,700		\$476,200
Electrical					\$206,800
Mechanical					\$292,200
Site Pavements			\$420,900		
Total			\$4,950,300		\$3,155,800
Importance Code	А		\$1,607,800		\$2,180,600
Importance Code			\$2,675,800		\$975,300
Importance Code	С		\$666,800		
Total			\$4,950,300		\$3,155,800
EXPENSE		FY 20	22 FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$40,1	00	\$13,700	
Interior Architect	ure	\$18,2	00	\$1,200	\$6,400
Electrical		\$6,8	00 \$4,900	\$7,400	\$5,000
Mechanical		\$32,9	00 \$4,700	\$9,800	\$4,100

Total	\$135,300	\$9,600	\$32,100	\$15,500
Importance Code C	\$43,600			
Importance Code B	\$38,700	\$8,100	\$14,700	\$14,000
Importance Code A	\$53,000	\$1,500	\$17,500	\$1,500
Total	\$135,300	\$9,600	\$32,100	\$15,500
Site Pavements	\$15,800			
Site Enclosure	\$21,400			
Mechanical	\$32,900	\$4,700	\$9,800	\$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.

Asset # : 14462

chitecture	Current Repair Future Replacem			e Replacement	cement Maintenance				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Exterior Walls									
Cast in Place Concrete		Now	\$158,700	LIFE	* *	5	\$43,900	1	
	-	-	Extent : Severe, A	rea Affec	ted : 20%				
		: Through							
			ent : Severe, Area A	Affected :	10%				
		: Through	out						
Concrete Masonry Unit	48%	Now	\$556,300	LIFE	* *	5	\$26,400	1	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 30%				
	Location	: Through	out						
Glass Block	2%	Now	\$4,700	LIFE	* *	5	\$1,100		
	Caulking L	Deteriorate	ed, Extent : Modera	ite, Area .	Affected : 5%				
	Location	: At Perim	eter Openings						
Masonry: Brick	30%	Now	\$339,600	LIFE	* *	5	\$26,400	1	
inasoni y. Brien			. ,		25%	5	\$20,100	1	
	•••	<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
	-		lyn Queens Expres						
			Extent : Light, Ar						
	-	: Through	-						
		-	ent : Severe, Area A	Affected ·	20%				
		: Through			_0/0				
Metal Sect. OHD	10%			2029	\$292,900	5	\$27,500		
Metal Sect. OHD		arvation F	Extent : Severe, Are			5	\$27,500		
				u Affecte	u . 10070				
	Location : All Overhead Doors Explanation : Doors Are Overused Due To Twice The Original Capacity. Mechanisms Are								
	•	onstant Re		ie 10 1 Wi	ce me Originai C	upucny.	mechanisms Are		
Windows	0.11401 0								
Aluminum	90%	Now	\$9,900	2047	* *	5	\$1,100		
	Air Infiltre	ition, Exter			: 10%	-	•)		
	-	Air Infiltration, Extent : Moderate, Area Affected : 10% Location : Throughout Administration Offices							
		-	xtent : Moderate, A		cted : 10%				
	multiter								
			out Administration	Offices					
Steel	Location	: Through	out Administration		* *	5	\$1.500		
Steel	Location	: Through Now	out Administration \$13,800	2056		5	\$1,500		
Steel	Location 10% Air Infiltre	: Through Now ution, Exter	out Administration \$13,800 nt : Moderate, Area	2056 a Affected	: 100%	5	\$1,500		
Steel	Location 10% Air Infiltra Location	: Through Now ation, Exter : Remainin	out Administration \$13,800 nt : Moderate, Area ng Steel Windows A	2056 a Affected In Garage	' : 100% e Area	5	\$1,500		
Steel	Location 10% Air Infiltra Location Broken/M	: Through Now ution, Exter : Remainin issing Elem	out Administration \$13,800 at : Moderate, Area ng Steel Windows tents, Extent : Mod	2056 a Affected In Garage lerate, Are	' : 100% 2 Area ea Affected : 80%	5	\$1,500		
	Location 10% Air Infiltra Location Broken/M	: Through Now ution, Exter : Remainin issing Elem	out Administration \$13,800 nt : Moderate, Area ng Steel Windows A	2056 a Affected In Garage lerate, Are	' : 100% 2 Area ea Affected : 80%	5	\$1,500		
Parapets	Location 10% Air Infiltra Location Broken/M Location	: Through Now ation, Exter : Remainin issing Elem : Remainin	out Administration \$13,800 at : Moderate, Area ng Steel Windows tents, Extent : Mod	2056 a Affected In Garage lerate, Ara In Garage	' : 100% 2 Area ea Affected : 80%				
Parapets Concrete Masonry Unit	Location 10% Air Infiltra Location Broken/M Location 75%	: Through Now ation, Exter : Remainin issing Elem : Remainin	out Administration \$13,800 at : Moderate, Area ng Steel Windows tents, Extent : Mod	2056 a Affected In Garage lerate, Ara In Garage LIFE	: 100% e Area ea Affected : 80% e Area * *	5-10	\$12,500		
Parapets Concrete Masonry Unit Masonry: Brick	Location 10% Air Infiltra Location Broken/M Location 75% 10%	: Through Now ttion, Exter : Remainin issing Elem : Remainin	out Administration \$13,800 at : Moderate, Area ng Steel Windows tents, Extent : Mod	2056 a Affected In Garage lerate, Ara In Garage LIFE LIFE LIFE	: 100% 2 Area 2 Affected : 80% 2 Area	5-10 5-10	\$12,500 \$2,100		
Parapets Concrete Masonry Unit	Location 10% Air Infiltra Location Broken/M Location 75%	: Through Now ttion, Exter : Remainin issing Elem : Remainin	out Administration \$13,800 at : Moderate, Area ng Steel Windows tents, Extent : Mod	2056 a Affected In Garage lerate, Ara In Garage LIFE	: 100% e Area ea Affected : 80% e Area ** **	5-10	\$12,500		

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.

Asset # : 14462

Architecture	Current Rep	Current Repair Future Replacement			М			
ystem Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior								
Roof Modified Bitumen	100% Now	\$553,100	2031	\$1,843,700			1	
Modified Bitumen	Drains Clogged, Extent.						1	
	Location : Throughout		a njjeete	<i>a</i> . 270				
	Ponding, Extent : Moder		ted : 5%					
	Location : Throughout							
	Water Penetration, Exter	nt : Severe, Are	a Affected	d : 20%				
	Location : At Second A	nd First Floor	Of Admin	istration Offices				
	Other Observation, Exte	nt : Severe, Are	a Affecte	d : 10%				
	Location : Main Roof			_				
~	Explanation : Water Pe	enetration Thro	ugh Hatc	h				
Soffits Metal Panel	100%		2041	* *	5-10			
terior	100%		2041		3-10			
Floors								
Carpet	2%		2027	\$22,100	3	\$3,200		
Cast in Place Concrete	40% Now	\$108,100	LIFE	* *	5	\$71,000		
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout	0						
	Uneven Surface, Extent.		00	d : 20%				
	Location : Throughout	Service Garage	e Area					
Ceramic Tile	3%		2034	* *	5	\$2,400		
Vinyl Tile	55% Now	\$121,600	2031	\$405,200	3	\$16,700		
	Adhesion Failure, Extent : Severe, Area Affected : 25% Location : Baseboards Along Corridors							
		-		4-1.200/				
	Cracking/Crumbling, Ex Location : First And Se				om			
	Uneven Surface, Extent :				om			
	Location : Throughout							
	Uneven Substrate, Exten							
	Location : Throughout Sinking				o And Ro	om 124 Slab Is		

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

Asset # : 14462

Architecture		Current R	lepair	Futur	e Replaceme	nt	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C		Cycle (Yrs)	Estimated Cost	Priorit
terior									
Interior Walls	- 0 (*	• • • •			_	.	
Ceramic Tile		Now	\$17,400	2034		* *	5	\$1,500	
			ent : Severe, Area	Affected	: 10%				
		: Bathroon		A	-4-1.200/				
		etration, Es : Bathroon	ctent : Moderate, .	4rea Affe	ctea : 20%				
~						ala ala	_		
Concrete Masonry Unit		Now	\$210,500	LIFE		* *	5	\$11,800	
	-		ent : Severe, Area						
		-	out Administration						
			ctent : Severe, Are			11			
		-	out Administration			well			
	-		Extent : Severe, Ai						
		-	out Administration						
			nt : Severe, Area A			long E	inat Ela	on Dathnoom And	
	Boiler R		eler Of Stairwell,	Iraining	Room, Corria	ors, Fi	irst Flo	or Bathroom And	
Gypsum Board		Now	\$35,400	LIFE		* *	5	\$16,000	
Gypsull Doard			Extent : Light, Ar		ed · 10%		5	\$10,000	
	-	: Through	-	cu nyjeen	. 1070				
		-	Extent : Severe, Ai	ea Affeci	ed · 100%				
	-		perating From Cel			n Area	\$		
		-	Extent : Moderate	-					
	-	-	out Corridors	, eu	<i>Jeeleu</i> : 1070				
Ceilings									
AcousTileSusp.Lay-In	35%	Now	\$73,600	2036		* *	5	\$14,200	
1 2	Broken/Mi	ssing Elem	ents, Extent : Ligh	t, Area A	ffected : 30%			-	
	Location	: Througho	out Administration	Areas, F	ooms 201 And	d 218			
	Misaligne	d/Bulging, I	Extent : Moderate,	Area Afj	fected : 20%				
	Location	: Througho	out Administration	Areas					
	Staining/L	iscoloring,	Extent : Moderate	e, Area A	ffected : 10%				
	Location	: Various 1	Locations Through	iout					
Exposed Struc: Steel	65%	Now	\$2,372,500	LIFE		* *			
1			xtent : Moderate, 1		cted : 70%				
	Location	: Service C	Garage Ceiling						
	Paint Peel	ing, Extent	: Severe, Area Afj	fected : 1	0%				
	Location	: Service C	Garage Ceiling						
te Enclosure									
Fence/Gates									
Chain Link		Now	\$21,400	2051		* *			
			nt : Moderate, Are	ea Affecte	ed : 10%				
	Location	: North At	Fedex Property						
Retaining Walls									
Cast in Place Concrete	100%			2051		* *			
			xtent : Light, Area		: 100%				
			Cementary And P	-					
	Explana	ion · Ratain	ing Wall On Cem	ontary Si	de And At Ray	mns To	Garas	re	

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 14462

		Asset # : 14	1462				
Architecture	Cı	ırrent Repair	Future	e Replacement	Μ	aintenance	
System Component Type		il Date Estimated Cost Tears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% N	. ,	2036	* *			
		llging, Extent : Severe, Ar		ed : 10%			
		rooklyn Queens Expressw					
		tion, Extent : Light, Area		: 10%			
		rooklyn Queens Expressw	-				
	Explanation	: Temporary Repair With	Asphalt				
On-Site Walkways	1000/ 3	¢4.700	2026	* *			
Cast in Place Concrete	100% N	. ,	2036				
	-	ling, Extent : Severe, Ared Jain Futus Stans	a Affectea	: 10%			
D. 1	Location . M	ain Entry Steps					
Parking/Driveway	95% N	low \$420,900	2034	* *			
Asphalt		nbling, Extent : Severe, A					
	Location : T		reu Ajjec	ieu . 2070			
		nt : Severe, Area Affected	1 · 10%				
	Location : T		1.1070				
		ling, Extent : Severe, Area	a Affactad	. 10%			
	0	outh Parking Area	u Affecteu	. 10/0			
Cast in Place Concrete	5%	in t anning thea	2036	* *			
	570		2030				
Electrical	Cı	ırrent Repair	Future	e Replacement	Μ	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2041	* *	5	\$200	
	Other Observe	ution, Extent : Light, Area	Affected	: 100%			
	Location : E	lectrical Room					
	Explanation	: Main Service Disconne	ct Switch .	Rated At 1,600 An	nperes.		
Switchgear / Switchboard							
Fused Disc Sw	100%		2041	* *	5	\$200	
Raceway							
Conduit	100%		2041	* *	1		
Panelboards						• · · ·	
Fused Disc Sw	10%		2039	* *	5	\$100	
Molded Case Bkrs	90%		2039	* *	5	\$1,300	
Wiring Thermoplastic	100%		2041	* *	1		
Motor Controllers	100/0				-		
Locally Mounted	100%		2029	\$15,400	5	\$400	
Ground				<i>410</i> ,.00	2	4.00	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,600	
Stand-by Power						. , -	

Stand-by Power

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

Asset # : 14462

Electrical	Current Repair Future Replacement				Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
tand-by Power							
Transfer Switches	1000/	2026	* *	1	¢17 700		
Automatic Generators	100%	2036	<u>ት</u> ት	1	\$16,700		
Diesel	100%	2034	* *	1	\$21,000		
Dieser	Other Observation, Extent : Light, Are		: 100%	1	\$21,000		
	Location : Rear Of The Building						
	Explanation : Emergency Generator	Rated At 2	88 Kilovolt Ampe	res.			
Batteries	1000/			_	†• • • • •		
Lead/Acid	100%	2024	\$1,600	5	\$2,000		
Fuel Storage Main Tank	100%	2046	* *	5	\$1,600		
	Other Observation, Extent : Light, Are			5	\$1,000		
	Location : Rear Of The Building						
	Explanation : 550 Gallons Rated Ca	pacity					
ighting	· · · · · · · · · · · · · · · · · · ·						
Interior Lighting							
Fluorescent	30%	2031	\$47,100	10	\$14,900		
	Other Observation, Extent : Light, Are	a Affected	: 100%				
	Location : Inspection Lanes Explanation : T-5 Lamps						
Fluorescent	70%	2031	\$110,000	10	\$34,800		
Photescent	Other Observation, Extent : Light, Are			10	\$34,800		
	Location : Offices, Lobby						
Egress Lighting	Explanation : T-8 Lamps						
Egress Lighting Emergency, Service	40%	2031	\$11,400	1			
Emergency, Battery	10%	2031	\$7,800	10	\$1,300		
Exit, LED	20%	2046	**	1	\$1,000		
Exit, Service	10%	2031	\$600	1			
Exit, Service	20%	2031	\$1,300	1			
Exterior Lighting							
LED	30%	2036	* *				
No Component	70%						
larm							
Security System No Component	50%						
Generic	50%	2036	* *	1	\$10,100		
Seliene	Other Observation, Extent : Light, Are		: 100%	1	\$10,100		
	Location : Inspection Lanes, Hallwa						
	Explanation : CCTV Surveillance Co	imeras					
Fire/Smoke Detection							
No Component	95%		• -	<u> </u>	• .		
Generic, Analog	5%	2031	\$30,000	1-3	\$1,700		
	Other Observation, Extent : Light, Are	a Affected	: 100%				
	Location : Front Desk	Comina Th	Fuel Pump Ort	Alaum I	Call Manual Dull		
	Explanation : Fire Alarm System Is S	erving 1ne	e r uei r ump Only.	Alarm E	pen, manual Pull		

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Mechanical	Current Repai	r Future F	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•					
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Furnace	15% 2-4	\$9,600 2041	* *	1	\$3,600	
	Other Observation, Extent	: Light, Area Affected : I	100%			
	Location : Roof					
	Explanation : 5 Gas Fire	d Rooftop Units Beyond	Useful Life			
Furnace	25%	2036	* *	1	\$6,700	
	Other Observation, Extent	: Light, Area Affected : I	100%			
	Location : Roof					
	Explanation : 3 Newly In	stalled Gas Fired Packag	ged Rooftop Uni	its		
Hot Water Boiler	15%	2044	* *	1	\$4,000	
	Other Observation, Extent	: Light, Area Affected : 1	100%			
	Location : Boiler Room	<i>c u</i>				
	Explanation : 1 Gas Fire	d Hot Water Boiler				
Radiant Heater	45%	2036	* *	2	\$11,300	
Tualant Treater	Other Observation, Extent		100%	-	ψ11,500	
	Location : Inspection Ga					
	Explanation : Gas Fired	-				
Distribution						
Hot Wtr Piping/Pump	15%	2030	\$12,700	4	\$600	
No Component	85%	2000	<i>Q12,700</i>	•	\$000	
Terminal Devices	0070					
Convector/Radiator	15%	2029	\$43,500	1	\$2,600	
No Component	85%	202)	Ф15,500	1	ψ2,000	
ir Conditioning	0070					
Energy Source						
Electricity	100%	2039	* *	1		
Conversion Equipment	10070	2037		1		
Ext Pkg Unit -	30%	2026	\$203,700	2	\$1,000	
Heating/Cooling	5070	2020	φ205,700	2	\$1,000	
Treating/Cooling	Other Observation, Extent	• Moderate, Area Affecte	ed · 100%			
	Location : Roof					
	Explanation : On Extend	ed Life R-22				
Ext Dira Unit	<u>30%</u>	2036	* *	2	\$1,000	
Ext Pkg Unit -	30%	2030		Z	\$1,000	
Heating/Cooling	Other Observation Extent	· Light Area Affected .	100%			
	Other Observation, Extent Location : Roof	. Ligni, Area Ajjecied . I	00/0			
	Explanation : R-410a					

Window/Wall Unit No Component	10% 30%	2026	\$11,300	1		

Ventilation

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

Asset # : 14462

Mechanical	Current Repair	Future	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$14,400	
	Other Observation, Extent : Light, Area	a Affected	: 50%			
	Location : Inspection Lanes	_				
	Explanation : Soft Fresh Air Supply 1					
Ductwork/Diffusers	70% 0-2 \$7,000	LIFE	* *	2-5	\$21,200	
	Corroded, Extent : Moderate, Area Aff	ected : 209	%			
	Location : Roof					
	Unbalanced System, Extent : Moderate					
	Location : Rooms 100, 101, 1108 And	l Large Co	onference Room In	a Ist Floo	Dr	
Exhaust Fans		• • • • •	• • • • • • • • •		* ~~~	
Roof	50%	2031	\$45,000	2	\$800	
Wall Unit	50%	2031	\$9,600	2	\$800	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location : Westside Of Faciliity					
	Explanation : Fresh Air Intake Fans					
Plumbing						
H/C Water Piping	1000/	2041	* *	1		
Brass/Copper	100%	2041		1		
Water Heater Gas Fired	100%	2026	¢22 100	2	\$800	
	10076	2020	\$33,100	2	\$800	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
	10078	LIFE		1		
Storm Drain Piping Cast Iron	100% 0-2 \$5,700	LIFE	* *	1		
Cast IIon	Blockage /Clogged, Extent : Moderate,		cted · 20%	1		
	Location : Inspection Garage Floor 1		cicu : 2070			
Sump Pump(s)	Bocanon : Inspection Garage 1100/1	- and				
Non-Submersible	100%	2031	\$8,300	4	\$1,700	
Non-Submersiole	Other Observation, Extent : Light, Area			-	\$1,700	
	Location : Basement	a nyjeered	. 10070			
	Explanation : 3 Units					
Fixtures						
Generic	100%					
Fire Suppression						
Fire Suppression Sprinkler						
Fire Suppression Sprinkler Generic	100%	2041	* *	1-2	\$15,200	
Sprinkler Generic	100%	2041	* *	1-2	\$15,200	
Sprinkler Generic Chemical System	100%	2041 2026	* *	1-2 1-3	\$15,200	
Sprinkler Generic		2026	\$300		\$15,200	
Sprinkler Generic Chemical System	1%	2026	\$300		\$15,200	
Sprinkler Generic Chemical System	1% Other Observation, Extent : Light, Area	2026	\$300		\$15,200	

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

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