

Print Date : 09-Sep-2020

TAXI & LIMOUSINE COMMISSION - FY 2021

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 : 20-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1016 **Lot** : 45 **BIN** : 4022499

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,607,800	\$2,180,600
Interior Architecture	\$2,921,700	\$476,200
Electrical		\$206,800
Mechanical		\$292,200
Site Pavements	\$420,900	
Total	\$4,950,300	\$3,155,800
Importance Code A	\$1,607,800	\$2,180,600
Importance Code B	\$2,675,800	\$975,300
Importance Code C	\$666,800	
Total	\$4,950,300	\$3,155,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,100		\$13,700	
Interior Architecture	\$18,200		\$1,200	\$6,400
Electrical	\$6,800	\$4,900	\$7,400	\$5,000
Mechanical	\$32,900	\$4,700	\$9,800	\$4,100
Site Enclosure	\$21,400			
Site Pavements	\$15,800			
Total	\$135,300	\$9,600	\$32,100	\$15,500
Importance Code A	\$53,000	\$1,500	\$17,500	\$1,500
Importance Code B	\$38,700	\$8,100	\$14,700	\$14,000
Importance Code C	\$43,600			
Total	\$135,300	\$9,600	\$32,100	\$15,500



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Asset # : 14462

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$158,700	LIFE	**	5	\$43,900	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Concrete Masonry Unit	48%	Now	\$556,300	LIFE	**	5	\$26,400	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Glass Block	2%	Now	\$4,700	LIFE	**	5	\$1,100		
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%									
Location : At Perimeter Openings									
Masonry: Brick	30%	Now	\$339,600	LIFE	**	5	\$26,400	1	
Efflorescence, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : At Brooklyn Queens Expressway West Facade									
Staining/Discoloring, Extent : Light, Area Affected : 75%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Metal Sect. OHD	10%			2029	\$292,900	5	\$27,500		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : All Overhead Doors									
Explanation : Doors Are Overused Due To Twice The Original Capacity. Mechanisms Are Under Constant Repair.									
Windows									
Aluminum	90%	Now	\$9,900	2047	**	5	\$1,100		
Air Infiltration, Extent : Moderate, Area Affected : 10%									
Location : Throughout Administration Offices									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout Administration Offices									
Steel	10%	Now	\$13,800	2056	**	5	\$1,500		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Remaining Steel Windows In Garage Area									
Broken/Missing Elements, Extent : Moderate, Area Affected : 80%									
Location : Remaining Steel Windows In Garage Area									
Parapets									
Concrete Masonry Unit	75%			LIFE	**	5-10	\$12,500		
Masonry: Brick	10%			LIFE	**	5-10	\$2,100		
Metal Panel	5%			2041	**	5	\$600		
Metal Panel	10%			2051	**	5	\$1,200		

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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	\$553,100	2031	\$1,843,700			1
	<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 : Severe, Area Affected : 20%</i>								
	<i>Location : At Second And First Floor Of Administration Offices</i>								
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Main Roof</i>								
	<i>Explanation : Water Penetration Through Hatch</i>								
Soffits									
	Metal Panel	100%			2041	* *	5-10		
Interior									
Floors									
	Carpet	2%			2027	\$22,100	3	\$3,200	
	Cast in Place Concrete	40%	Now	\$108,100	LIFE	* *	5	\$71,000	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout Service Garage Area, Stairwell</i>								
	<i>Uneven Surface, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Throughout Service Garage Area</i>								
	Ceramic Tile	3%			2034	* *	5	\$2,400	
	Vinyl Tile	55%	Now	\$121,600	2031	\$405,200	3	\$16,700	
	<i>Adhesion Failure, Extent : Severe, Area Affected : 25%</i>								
	<i>Location : Baseboards Along Corridors</i>								
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : First And Second Floor Corridors, First Floor Stockroom</i>								
	<i>Uneven Surface, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Throughout Administration Corridors</i>								
	<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Throughout Administration Offices, Maintenance Shop And Room 124 Slab Is Sinking</i>								

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System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$17,400	2034	**	5	\$1,500	
Adhesion Failure, Extent : Severe, Area Affected : 10%									
Location : Bathrooms									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Bathrooms									
	Concrete Masonry Unit	50%	Now	\$210,500	LIFE	**	5	\$11,800	
Diagonal Cracks, Extent : Severe, Area Affected : 20%									
Location : Throughout Administration Office Area									
Horizontal Cracks, Extent : Severe, Area Affected : 10%									
Location : Throughout Administration Office Area And Stairwell									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Throughout Administration Office Area									
Vertical Cracks, Extent : Severe, Area Affected : 60%									
Location : At Perimeter Of Stairwell, Training Room, Corridors, First Floor Bathroom And Boiler Room									
	Gypsum Board	45%	Now	\$35,400	LIFE	**	5	\$16,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 100%									
Location : Walls Separating From Ceilings At Administration Areas									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout Corridors									
Ceilings									
	AcousTileSusp.Lay-In	35%	Now	\$73,600	2036	**	5	\$14,200	
Broken/Missing Elements, Extent : Light, Area Affected : 30%									
Location : Throughout Administration Areas, Rooms 201 And 218									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Throughout Administration Areas									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Various Locations Throughout									
	Exposed Struc: Steel	65%	Now	\$2,372,500	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 70%									
Location : Service Garage Ceiling									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : Service Garage Ceiling									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$21,400	2051	**			
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : North At Fedex Property									
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Between Cementary And Parking									
Explanation : Retaining Wall On Cementary Side And At Ramps To Garage									

Site Pavements

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,100	2036		* *		
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : Brooklyn Queens Expressway West							
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Brooklyn Queens Expressway West							
	Explanation : Temporary Repair With Asphalt							
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,700	2036		* *		
	Sinking/Subsiding, Extent : Severe, Area Affected : 10%							
	Location : Main Entry Steps							
Parking/Driveway								
Asphalt	95%	Now	\$420,900	2034		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Potholes, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Sinking/Subsiding, Extent : Severe, Area Affected : 10%							
	Location : South Parking Area							
Cast in Place Concrete	5%			2036		* *		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
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								
Locally Mounted	100%			2029	\$15,400	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,600	

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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	* *	1	\$16,700	
Generators								
Diesel	100%			2034	* *	1	\$21,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Of The Building								
Explanation : Emergency Generator Rated At 288 Kilovolt Amperes.								
Batteries								
Lead/Acid	100%			2024	\$1,600	5	\$2,000	
Fuel Storage								
Main Tank	100%			2046	* *	5	\$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Of The Building								
Explanation : 550 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	30%			2031	\$47,100	10	\$14,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inspection Lanes								
Explanation : T-5 Lamps								
Fluorescent	70%			2031	\$110,000	10	\$34,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices, Lobby								
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		
Exit, Service	10%			2031	\$600	1		
Exit, Service	20%			2031	\$1,300	1		
Exterior Lighting								
LED	30%			2036	* *			
No Component	70%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2036	* *	1	\$10,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inspection Lanes, Hallways, Lobby, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%			2031	\$30,000	1-3	\$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Desk								
Explanation : Fire Alarm System Is Serving The Fuel Pump Only. Alarm Bell, Manual Pull Station								

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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Furnace	15%	2-4	\$9,600	2041	* *	1	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Gas Fired Rooftop Units Beyond Useful Life							
	Furnace	25%			2036	* *	1	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Newly Installed Gas Fired Packaged Rooftop Units							
	Hot Water Boiler	15%			2044	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gas Fired Hot Water Boiler							
	Radiant Heater	45%			2036	* *	2	\$11,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inspection Garage							
		Explanation : Gas Fired Infrared Radiant Heater							
	Distribution								
	Hot Wtr Piping/Pump	15%			2030	\$12,700	4	\$600	
	No Component	85%							
	Terminal Devices								
	Convactor/Radiator	15%			2029	\$43,500	1	\$2,600	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%			2026	\$203,700	2	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : On Extended Life. R-22							
	Ext Pkg Unit - Heating/Cooling	30%			2036	* *	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a							
	Window/Wall Unit	10%			2026	\$11,300	1		
	No Component	30%							
Ventilation									

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Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$14,400	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Inspection Lanes							
		Explanation : Soft Fresh Air Supply Ducts							
	Ductwork/Diffusers	70%	0-2	\$7,000	LIFE	**	2-5	\$21,200	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Unbalanced System, Extent : Moderate, Area Affected : 15%							
		Location : Rooms 100, 101, 1108 And Large Conference Room In 1st Floor							
Exhaust Fans									
	Roof	50%			2031	\$45,000	2	\$800	
	Wall Unit	50%			2031	\$9,600	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Westside Of Faciliity							
		Explanation : Fresh Air Intake Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$33,100	2	\$800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$5,700	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Inspection Garage Floor Drains							
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$8,300	4	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2041	**	1-2	\$15,200	
	Chemical System								
	Dry	1%			2026	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : Fuel Station Only							
	No Component	99%							

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