

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX 12 GARAGE
Address : 1635 EAST 233RD ST. @ PROVOST AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0037.000 / 4133 **Yr Built/Renovated** : 1992 /
Area Sq Ft : 115,996 **Project Type** : SANITATION
Date of Survey : 30-Apr-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4974 **Lot** : 28 **BIN** : 2090261

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$6,597,300	\$2,306,600
Interior Architecture	\$2,745,000	\$351,400
Electrical	\$459,700	\$832,000
Mechanical	\$577,900	\$243,500
Site Enclosure	\$142,300	
Site Pavements	\$177,300	
Total	\$10,699,500	\$3,733,500
Importance Code A	\$6,597,300	\$2,333,900
Importance Code B	\$3,357,500	\$1,399,500
Importance Code C	\$744,700	
Total	\$10,699,500	\$3,733,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,100			
Interior Architecture	\$74,700			\$2,300
Electrical		\$5,900	\$4,300	\$4,000
Mechanical	\$74,200	\$41,600	\$27,000	\$71,100
Total	\$160,000	\$47,500	\$31,400	\$77,300
Importance Code A	\$16,800	\$5,700	\$5,700	\$6,000
Importance Code B	\$111,100	\$41,800	\$25,600	\$71,400
Importance Code C	\$32,100			
Total	\$160,000	\$47,500	\$31,400	\$77,300



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.

DEPARTMENT OF SANITATION - 827
BRONX 12 GARAGE
Asset # : 4133

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	50%	Now	\$478,800	LIFE	**	5	\$74,300		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Metal Coiling Doors	50%	Now	\$4,502,500	2050	**	5	\$116,100	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 15%									
Location : Base Of Coiling Doors									
Windows									
Aluminum	95%	Now	\$72,600	2046	**	5	\$2,700		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Hardware Missing, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Glass Block	5%	Now	\$4,500	LIFE	**	5	\$200	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Parapets									
Masonry: Brick	90%	0-2	\$95,300	LIFE	**	5	\$15,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Efflorescence, Extent : Light, Area Affected : 5%									
Location : Mechanical Penthouse									
Pre-Cast Concrete	10%	Now	\$6,600	LIFE	**	5	\$10,800	1	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Parapet Wall Coping Stone									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%									
Location : Parapet Wall Coping Stone									
Roof									
Built-Up (BUR)	85%	Now	\$634,900	2030	\$2,116,200				
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Mechanics Area									
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Skylight, Metal/Glass	15%	Now	\$813,200	2040	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Locker Rooms And Hallways									
Soffits									
Stucco Cement	100%			2043	**	5			

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

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BRONX 12 GARAGE
Asset # : 4133

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	60%	4+	\$456,800	LIFE	**	5	\$300,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Ceramic Tile	2%	0-2	\$9,500	2039	**	5	\$2,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Quarry Tile	30%			2043	**	5	\$102,900		
Vinyl Tile	8%	Now	\$33,200	2035	**	3	\$6,900		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	15%	Now	\$284,100	LIFE	**				
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Throughout								
Concrete Masonry Unit	50%	0-2	\$221,700	LIFE	**	5	\$18,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Glass: Single Pane	5%	0-2	\$30,000	LIFE	**	5	\$3,500		
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Gypsum Board	5%	0-2	\$2,100	LIFE	**	5	\$2,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
SGFT/Glazed Masonry	25%	2-4	\$96,600	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Ceilings									
AcousTileSusp.Lay-In	25%	Now	\$296,100	2043	**	5	\$28,600		
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Staining/Discoloring, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Exposed Concrete	35%	Now	\$824,400	LIFE	**	5	\$12,500		
	Corrosion/Rusting, Extent : Severe, Area Affected : 15%								
	Location : Throughout Basement And Underside Of Ramp								
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout Basement And Underside Of Ramp								
	Exposed Reinforcement, Extent : Severe, Area Affected : 40%								
	Location : Throughout Basement And Underside Of Ramp								
Exposed Struc: Steel	40%	4+	\$513,900	LIFE	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								

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Asset # : 4133

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	40%			2065	**			
Chain Link	20%	Now	\$45,500	2060	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Rear Of Yard								
Masonry: Brick	40%	Now	\$96,700	2060	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Provost Ave								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$177,300	2043	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Provost Avenue, East 233rd Street								
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$5,200	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$78,300	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three Vertical Sections								
Raceway								
Conduit	100%			2030	\$16,000	1		
Panelboards								
Fused Disc Sw	5%			2029	\$2,400	5	\$100	
Molded Case Bkrs	95%			2029	\$45,500	5	\$2,900	
Wiring								
Thermoplastic	100%			2030	\$34,900	1		
Motor Controllers								
Locally Mounted	15%			2028	\$15,000	5	\$100	
Motor Control Center	85%			2028	\$19,500	5	\$2,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								

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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
Lighting									
	Interior Lighting								
	Fluorescent	70%			2030	\$189,800	10	\$74,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Locker Rooms, Offices, Parking Space							
		Explanation : T-8 Lamps							
	HID	30%			2030	\$303,600	10	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		Explanation : Metal Halide							
Egress Lighting									
	Exit, Service	100%			2030	\$33,400	1		
Exterior Lighting									
	HID	30%			2030	\$140,300	10	\$100	
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2033	* *	5	\$3,400	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$74,900	2040	* *	1	\$7,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : CCTV Surveillance Cameras. Not Functional							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	Now	\$384,800	2040	* *	1-3	\$19,500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Garage, Offices							
		Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells .							
		The Fire Alarm System Is Not Functional							

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								
	Fuel Oil No 2	30%			2040	**	5	\$10,800	
	Natural Gas	70%			2040	**	1		

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BRONX 12 GARAGE
Asset # : 4133

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Furnace	60%			2038	* *	1	\$34,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout The Garage							
Furnace		10%			2030	\$27,300	1	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Garage							
Hot Water Boiler		Explanation : 6 Older Gas Fire Units Remain							
		30%			2035	* *	1	\$17,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
Distribution									
Hot Wtr Piping/Pump		30%			2038	* *	4	\$2,600	
	No Component	70%							
Terminal Devices									
Air Handler		20%	0-2	\$16,300	2025	\$326,200	1	\$12,900	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Fan Room							
Convector/Radiator		10%			2028	\$62,100	1	\$3,800	
	No Component	70%							
Air Conditioning									
Energy Source									
Electricity		100%			2038	* *	1		
Conversion Equipment									
Reciprocating Compr/Chiller		10%			2025	\$98,500	1	\$5,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor Roof							
Window/Wall Unit		10%			2023	\$24,200	1		
	No Component	80%							
Terminal Devices									
Air Handler/Cool/Ht		10%			2025	\$26,000	1	\$7,200	
	No Component	90%							
Heat Rejection									
Air Cooled Condenser Unit		10%			2025	\$4,700	2	\$8,100	
	No Component	90%							
Ventilation									
Distribution									
Ductwork/Diffusers		100%			LIFE	* *	2-5	\$64,700	
Exhaust Fans									
Interior		20%			2025	\$82,500	2	\$700	
Roof		80%	0-2	\$15,400	2030	\$154,100	2	\$2,300	
		Not in Service, Extent : Moderate, Area Affected : 80%							
		Location : Roof							

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DEPARTMENT OF SANITATION - 827
BRONX 12 GARAGE
Asset # : 4133

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2040	**	1		
	Water Heater Gas Fired	100%			2025	\$70,700	2	\$1,700	
	Sanitary Piping Cast Iron	100%	0-2	\$17,000	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 30% Location : Water Backup At Wash Bay And Garage Floor During Rain Corroded, Extent : Moderate, Area Affected : 20% Location : Basement Parking Lot								
	Storm Drain Piping Cast Iron	100%	0-2	\$4,800	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 80% Location : Roof								
	Sewage Ejector(s) Electric	100%			2030	\$33,400	4	\$6,900	
	Fixtures Generic	100%							
	Leaking Connections, Extent : Severe, Area Affected : 5% Location : Toilets And Showers								
Fire Suppression									
	Standpipe Generic	100%			2040	**	1-5	\$60,600	
	Sprinkler Generic	100%			2040	**	1-2	\$32,500	
	Fire Pump Generic	100%	0-2	\$1,500	2033	**	1	\$19,500	
	Corroded, Extent : Moderate, Area Affected : 10% Location : Water Supply Room								
	Chemical System No Component Generic	99% 1%			2025	\$300	1-3		
	Other Observation, Extent : Light, Area Affected : 100% Location : Top Of Gas Refill Stations, Garage Explanation : 2 Sets								

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX 5 GARAGE
Address : 1331 CROMWELL AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0067.000 / 14758 **Yr Built/Renovated** : 1942 / 2009
Area Sq Ft : 13,963 **Project Type** : SANITATION
Date of Survey : 10-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2871 **Lot** : 77 **BIN** : 2008640

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$622,600	
Interior Architecture	\$157,700	
Electrical		\$73,100
Total	\$780,300	\$73,100
Importance Code A	\$622,600	
Importance Code B	\$157,700	\$73,100
Total	\$780,300	\$73,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$61,600			
Interior Architecture	\$41,600		\$1,600	\$1,200
Electrical	\$35,600	\$200	\$300	\$400
Mechanical	\$37,300	\$2,200	\$3,600	\$2,200
Site Pavements			\$400	
Total	\$176,000	\$2,400	\$5,800	\$3,800
Importance Code A	\$62,900	\$1,400	\$1,400	\$1,400
Importance Code B	\$78,500	\$1,000	\$2,500	\$2,400
Importance Code C	\$34,600		\$2,000	
Total	\$176,000	\$2,400	\$5,800	\$3,800



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DEPARTMENT OF SANITATION - 827
BRONX 5 GARAGE
Asset # : 14758

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$24,900	LIFE	**	5	\$6,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Window Sills									
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
	Masonry: Brick	75%	Now	\$399,000	LIFE	**	5	\$20,600	1
Diagonal Cracks, Extent : Severe, Area Affected : 30%									
Location : South Facade, Corners Of Building, At Wall Penetrations									
Horizontal Cracks, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Severe, Area Affected : 25%									
Location : Street Facade									
Repointing Failure, Extent : Severe, Area Affected : 25%									
Location : Various Locations Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 25%									
Location : North And South Facades									
Worn/Eroded, Extent : Severe, Area Affected : 15%									
Location : At Door Openings									
	Metal Panel	5%			2051	**	5-10	\$9,500	
	Metal Coiling Doors	10%	Now	\$166,700	2051	**	5	\$4,300	1
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : All Doors									
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : All Doors									
Misaligned/Bulging, Extent : Severe, Area Affected : 20%									
Location : All Doors									
Windows									
	Aluminum	65%	0-2	\$17,000	2039	**	5	\$900	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Office Areas									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Exterior Perimeter Of Windows									
	Steel	35%	Now	\$56,900	2056	**	5	\$6,400	1
Corrosion/Rusting, Extent : Severe, Area Affected : 80%									
Location : Boiler Room									
Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%									
Location : Boiler Room									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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BRONX 5 GARAGE
Asset # : 14758

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	75%			LIFE	**	5-10	\$22,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Parapet Walls							
	Explanation : Covered With Metal Panel							
Metal Panel	25%			2051	**	5	\$4,200	
Roof								
Modified Bitumen	100%			2039	**	10	\$32,800	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$48,700	LIFE	**	5	\$32,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Garage							
	Ponding, Extent : Severe, Area Affected : 2%							
	Location : 1st Floor							
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : East Side Of Garage Due To Floor Drain							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout Garage							
Ceramic Tile	5%			2040	**	5	\$1,000	
Vinyl Tile	25%	Now	\$47,400	2041	**	3	\$2,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$3,300	
Concrete Masonry Unit	80%	2-4	\$31,000	LIFE	**	5	\$10,400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
	Location : 1st Floor Near Room 104 Mens Toilet							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Womens Locker Room							
Gypsum Board	10%			LIFE	**	5-10	\$5,500	

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,600	2044	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Areas Throughout 2nd Floor</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$1,300	
Gypsum Board	5%			LIFE	**	5-10	\$3,600	
Plaster	70%	Now	\$61,500	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Within Garage From Roof Leak Above</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	95%			2044	**			
Metal	5%			2051	**	1-3	\$1,200	
Parking/Driveway								
Asphalt	100%			2040	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$1,600	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At 200 Amperes Each.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$26,100	5	\$400	
Raceway								
Conduit	90%			2031	\$3,600	1		
Conduit	10%			2041	**	1		
Panelboards								
Fused Disc Sw	10%			2030	\$800	5		
Molded Case Bkrs	80%			2030	\$6,400	5	\$300	
Molded Case Bkrs	10%			2039	**	5		
Wiring								
Thermoplastic	90%			2031	\$7,800	1		
Thermoplastic	10%			2041	**	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.

DEPARTMENT OF SANITATION - 827
BRONX 5 GARAGE
Asset # : 14758

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2029	\$15,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	35%			2031	\$11,400	10	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms And Hallways							
		Explanation : T-8 Lamps							
	HID	60%			2031	\$73,100	10	\$300	
	LED	5%			2036	* *			
Egress Lighting									
	Exit, Service	100%			2031	\$4,000	1		
Exterior Lighting									
	HID	30%			2031	\$16,900	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%	Now	\$4,500	2041	* *	1	\$500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Front Of The Building							
		Explanation : CCTV Surveillance Cameras Not Functioning							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Analog	20%	Now	\$30,900	2041	* *	1-3	\$1,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations Not Functioning							

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								
	Fuel Oil No 2	100%			2051	* *	5	\$4,300	
	Conversion Equipment								
	Steam Boiler	100%			2044	* *	1	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								
	Explanation : Recent Instalation: New Boiler Accessories								
	Terminal Devices								
	Convector/Radiator	20%			2044	* *	1	\$900	
	Fan Coil Unit/Heat	80%			2036	* *	1	\$3,600	

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DEPARTMENT OF SANITATION - 827
BRONX 5 GARAGE
Asset # : 14758

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2029	\$2,900	1		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,300	
	Exhaust Fans								
	Roof	100%			2031	\$23,200	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Electric	50%			2029	\$6,200	4		
	Gas Fired	50%			2029	\$4,300	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$30,700	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Garage Room								
	Explanation : Leaks From Top Floor Bathroom To Garage Room								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$7,000	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX 6 AND 6A GARAGE
Address : 800 EAST 176 STREET @PROSPECT AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0031.000 / 2008 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 83,629 **Project Type** : SANITATION
Date of Survey : 21-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$558,700	
Interior Architecture	\$863,400	\$181,800
Electrical	\$184,900	\$300,100
Mechanical	\$270,100	\$1,191,700
Site Enclosure	\$375,200	
Site Pavements	\$721,600	
Total	\$2,974,000	\$1,673,700
Importance Code A	\$578,400	\$96,700
Importance Code B	\$2,009,600	\$1,577,000
Importance Code C	\$385,900	
Total	\$2,974,000	\$1,673,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$36,000			
Interior Architecture		\$14,400	\$3,200	\$2,400
Electrical	\$28,300	\$2,300	\$1,200	\$3,000
Mechanical	\$73,300	\$8,100	\$16,500	\$20,600
Site Enclosure	\$1,800			
Site Pavements	\$1,300			
Total	\$140,600	\$24,800	\$21,000	\$26,000
Importance Code A	\$58,600	\$4,100	\$4,100	\$4,300
Importance Code B	\$79,000	\$20,700	\$16,900	\$21,600
Importance Code C	\$3,000			
Total	\$140,600	\$24,800	\$21,000	\$26,000



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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	70%	4+	\$118,400	LIFE	* *	5	\$29,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Columns Flanking Doors							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	27%	2-4	\$138,200	2043	* *	5	\$17,800	
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : West Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : West Facade							
	Pre-Cast Concrete	3%	4+	\$900	LIFE	* *	5	\$4,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Windows									
	Aluminum	92%	Now	\$152,400	2046	* *	5	\$5,700	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
	Glass Block	5%	4+	\$700	LIFE	* *	5	\$400	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%							
		Location : East 176th Street Facade							
	Metal Louvers	3%	2-4	\$600	2033	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 40%							
		Location : Throughout							

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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	60%			LIFE	**	5	\$9,600	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Roof							
		Explanation : Covered With Modified Bitumen							
	Masonry: Brick	20%	Now	\$52,700	LIFE	**	5	\$2,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Metal Rail	15%	2-4	\$18,300	2043	**	5	\$15,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Parapet Railing							
		Explanation : Pitch Pocket Deteriorated							
	Pre-Cast Concrete	5%	4+	\$500	LIFE	**	5	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Other Observation, Extent : Moderate, Area Affected : 2%							
		Location : West Side Of Roof							
		Explanation : Detached Coping Stone Flashing							
Roof									
	Modified Bitumen	95%			2035	**	10	\$97,100	
		Debris Present, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Skylight, Metal/Glass	5%			2050	**	10	\$17,000	
Soffits									
	Stucco Cement	100%	4+	\$15,000	2035	**	5	\$6,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Front Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

Interior

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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$92,300	LIFE	**	5	\$181,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Severe, Area Affected : 25%								
Location : Both Garages								
Ceramic Tile	5%			2039	**	5	\$6,400	
Quarry Tile	15%			2043	**	5	\$28,800	
Vinyl Tile	15%	Now	\$174,100	2040	**	3	\$7,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
Location : Offices								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
Location : Offices								
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$12,800	
Glass Block	5%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$165,700	2043	**	5	\$16,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 60%								
Location : Second Floor In 6, 6a And Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Second Floor								
Exposed Struc: Steel	75%	4+	\$431,300	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Garage Area								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%	0-2	\$1,800	2065	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Parking Area								
Masonry: Brick	50%	Now	\$106,000	2060	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Throughout								

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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Masonry: Brick	100%	Now	\$269,200	2060		* *		
	Broken/Missing Elements, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
	Location : Throughout, Front Of Building								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%								
	Location : Throughout								
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%	Now	\$441,700	2045		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
	Location : East 176th And 175th Street								
	Tripping Hazard, Extent : Severe, Area Affected : 20%								
	Location : East 175th Street								
On-Site Walkways									
	Cast in Place Concrete	50%			2035		* *		
	Pavers/Stone	50%	Now	\$1,300	2039		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Parking/Driveway									
	Asphalt	70%	Now	\$218,600	2039		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Parking Area								
	Potholes, Extent : Severe, Area Affected : 20%								
	Location : Parking Area Off East 176th Street								
	Cast in Place Concrete	30%	Now	\$61,300	2043		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								

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%			2040	* *	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	* *	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two Vertical Sections								
	Raceway								
	Conduit	100%			2040	* *	1		

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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2038	**	5	\$200	
	Molded Case Bkrs	90%			2038	**	5	\$2,000	
Wiring									
	Thermoplastic	100%			2040	**	1		
Motor Controllers									
	Locally Mounted	10%			2035	**	5	\$100	
	Motor Control Center	90%			2035	**	5	\$2,100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$1,200	
Lighting									
Interior Lighting									
	Fluorescent	40%			2030	\$78,200	10	\$30,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Locker Rooms And Offices									
	HID	5%			2030	\$36,500	10	\$100	
	LED	55%			2038	**			
Egress Lighting									
	Emergency, Battery	70%			2030	\$84,300	10	\$14,100	
	Exit, Service	30%			2030	\$7,200	1		
Exterior Lighting									
	HID	30%			2030	\$101,200	10	\$100	
	No Component	70%							
Alarm									
Security System									
	No Component	90%							
	Generic	10%	Now	\$27,000	2040	**	1	\$2,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Perimeter Of The Building									
Explanation : CCTV Cameras Not Functional									
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2025	\$184,900	1-3	\$10,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Hallways									
Explanation : Alarm Bells, Manual Pull Stations And Smoke Detectors									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	85%			2040	* *	1		
	Interruptible Gas/Dual Fuel	15%			2040	* *	1		

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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Conversion Equipment	Furnace	35%	0-2	\$13,800	2040	**	1	\$13,000	
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : 7 Rooftop Units, Roof							
	Furnace	40%	0-2	\$1,600	2035	**	1	\$14,900	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Garage							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		Explanation : 25 Units							
	Furnace	10%			2025	\$19,700	1	\$4,100	
Hot Water Boiler		5%	0-2	\$6,400	2028	\$32,200	1	\$1,900	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2 Boiler Rooms							
	Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units								
Hot Water Boiler	10%			2028	\$64,500	1	\$4,100		
Distribution									
Hot Wtr Piping/Pump		15%			2029	\$19,600	4	\$600	
	No Component	85%							
Terminal Devices									
Convactor/Radiator		15%			2028	\$67,200	1	\$4,100	
	No Component	85%							
Air Conditioning									
Energy Source									
Electricity	100%			2038	**	1			
Conversion Equipment									
Exterior Pkg Unit - Cooling		20%			2040	**	2	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Brand New Units, Both Are Not Power Connected Yet. R-410a							
Window/Wall Unit		20%			2028	\$34,900	1		
	No Component	60%							
Ventilation									
Distribution									
Ductwork/Diffusers		100%	4+	\$77,100	LIFE	**	2-5	\$46,600	
		Needs Cleaning, Extent : Severe, Area Affected : 80%							
	Location : Throughout								

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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
Asset # : 2008

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	65%	0-2	\$9,000	2025	\$90,200	2	\$1,300	
		Not in Service, Extent : Moderate, Area Affected : 80%							
		Location : Roof							
	Roof	35%	0-2	\$48,600	2040	* *	2	\$700	
		Broken, Extent : Moderate, Area Affected : 25%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 50%							
		Location : Not In Service, Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	* *	1		
	Galvanized Steel	50%	2-4	\$9,200	2028	\$183,500	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Supply Room							
	Water Heater								
	Gas Fired	50%			2025	\$25,500	2	\$600	
	Gas Fired	50%	0-2	\$25,500	2030	\$25,500	2	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room 6A							
	Sanitary Piping								
	Cast Iron	30%	0-2	\$9,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Wash Bay Area							
	Cast Iron	70%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$43,700	
	Sprinkler								
	Generic	100%			2030	\$818,900	1-2	\$23,400	
	Chemical System								
	No Component	99%							
	Generic	1%			2023	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Refill Stations							
		Explanation : 2 Sets							

*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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING
Address : EAST 176 ST. AND PROSPECT AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0031.010 / 3001 **Yr Built/Renovated** : 1989 /
Area Sq Ft : 5,500 **Project Type** : SANITATION
Date of Survey : 21-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$443,900	\$69,200
Interior Architecture	\$400,000	
Total	\$843,900	\$69,200
Importance Code A	\$443,900	\$69,200
Importance Code B	\$400,000	
Total	\$843,900	\$69,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$83,100			
Interior Architecture				
Electrical	\$12,000			\$4,400
Mechanical				\$4,600
Total	\$95,100			\$9,000
Importance Code A	\$83,100			
Importance Code B	\$12,000			\$9,000
Total	\$95,100			\$9,000



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING
Asset # : 3001

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	60%	Now	\$333,600	LIFE	* *	5	\$69,200	1
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Entrance, Interior Sill At Base Of Fiberglass Panels									
Exposed Reinforcement, Extent : Severe, Area Affected : 35%									
Location : Throughout Interior And Exterior Of Sheds And Entry Points									
Staining/Discoloring, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 50%									
Location : Salt Shed To The Left									
Explanation : Left Salt Shed Building Is Condemned									
	Concrete Masonry Unit	15%	Now	\$45,700	LIFE	* *	5	\$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : West Facade									
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : West Facade									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%									
Location : West Facade									
	Fiberglass Panel	10%	Now	\$5,400	2039	* *	5	\$4,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : East Facade									
Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%									
Location : East Facade									
	Masonry: Brick Cavity	10%	Now	\$18,500	LIFE	* *	5	\$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : South Wall									
	Wood	5%	Now	\$64,700	2050	* *	5	\$2,900	1
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Arch Above Entrances									
Dry Rot/Decay, Extent : Severe, Area Affected : 25%									
Location : Arch Above Entrances									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Arch Above Entrances									

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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.

DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING
Asset # : 3001

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets	Cast in Place Concrete	90%	Now	\$8,400	LIFE	**	5	\$6,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Copings, Extent : Severe, Area Affected : 25%							
	Pre-Cast Concrete	Location : South Wall							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		10%	Now	\$500	LIFE	**	5	\$400	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Coping On South Wall							
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping On South Wall									
Roof									
Asphalt Shingle	Asphalt Shingle	90%	Now	\$34,900	2045	**			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 75%							
	Modified Bitumen	Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		10%	Now	\$15,300	2040	**			1
		Debris Present, Extent : Severe, Area Affected : 20%							
		Location : Flat Section Between Barrel Roofs And Buttresses							
Drains Inad/Misposn, Extent : Severe, Area Affected : 20%									
Location : Flat Section Between Barrel Roofs And Buttresses									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Interior									
Floors	Cast in Place Concrete	100%			LIFE	**	5	\$21,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Presence Of Salt Piles Prevented Full Examination							
Ceilings									
Exposed Struc: Wood	Exposed Struc: Wood	100%	Now	\$400,000	LIFE	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Severe, Area Affected : 20%							
Location : Near Entrance									
Water Penetration, Extent : Severe, Area Affected : 75%									
Location : Throughout									

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DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING
Asset # : 3001

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

Site Pavements

Parking/Driveway

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

Under 600 Volts

Raceway

Conduit	100%	0-2	\$4,000	2060		**	1	
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*Corroded, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Panelboards

Molded Case Bkrs	100%	0-2	\$8,000	2055		**	5	\$100
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*Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Wiring

Thermoplastic	100%			2030		\$8,700	1	
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Lighting

Exterior Lighting

HID	20%			2025		\$4,400	10	
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No Component	80%							
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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

Ventilation

Exhaust Fans

Roof	50%			2025		\$4,600	2	\$100
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No Component	50%							
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Plumbing

H/C Water Piping

Galvanized Steel	100%			2028		\$24,100	1	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Along Side Of Shed**Explanation : Calcium Chloride Spray System*

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Address : 850 ZEREGA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0056.000 / 4199 **Yr Built/Renovated** : 1933 /
Area Sq Ft : 88,000 **Project Type** : SANITATION
Date of Survey : 15-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 3702 **Lot** : 1 **BIN** : 2094842

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,544,500	\$803,900
Interior Architecture	\$7,169,500	\$358,600
Electrical	\$424,300	\$145,600
Mechanical	\$1,175,200	\$1,961,800
Total	\$12,313,500	\$3,269,800
Importance Code A	\$3,544,500	\$803,900
Importance Code B	\$3,764,500	\$2,392,900
Importance Code C	\$5,004,600	\$73,000
Total	\$12,313,500	\$3,269,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$53,600			
Interior Architecture	\$11,100			\$2,000
Electrical	\$82,800		\$11,000	\$2,300
Mechanical	\$68,600	\$14,400	\$25,700	\$14,400
Total	\$216,100	\$14,400	\$36,600	\$18,600
Importance Code A	\$67,500	\$8,700	\$8,700	\$8,700
Importance Code B	\$148,600	\$5,700	\$27,900	\$9,900
Importance Code C				
Total	\$216,100	\$14,400	\$36,600	\$18,600



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

DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

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									
	Fiberglass Panel	10%	Now	\$104,700	2041	* *	5	\$25,100	
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>							
		<i>Location : Throughout</i>							
		<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Masonry: Brick	45%	Now	\$971,500	LIFE	* *	5	\$60,300	
		<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Bulkheads And Throughout Facades</i>							
		<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
		<i>Location : Bulkheads And Throughout Facades</i>							
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Bulkheads, Building Corners</i>							
	Masonry: Brick	25%	Now	\$539,700	LIFE	* *	5	\$33,500	1
		<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Upper Wall</i>							
		<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Upper Wall</i>							
		<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Upper Wall</i>							
		<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Upper Wall</i>							
	Metal Coiling Doors	10%	Now	\$812,000	2046	* *	5	\$20,900	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : East Facade</i>							
		<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Stucco Cement	10%	Now	\$207,300	2031	\$414,600	5	\$16,800	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
		<i>Location : Throughout</i>							

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

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									
	Windows								
	Aluminum	5%	Now	\$33,000	2051	* *	5	\$400	
		Air Infiltration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Metal Louvers	5%	Now	\$4,700	2029	\$23,500			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Steel	5%	Now	\$41,100	2051	* *	5	\$4,600	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 30%							
		Location : Area Under Ramp							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Area Under Ramp							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Area Under Ramp							
	No Component	85%							
Parapets									
	Masonry: Brick	25%	Now	\$146,400	LIFE	* *	5	\$2,400	1
		Diagonal Cracks, Extent : Severe, Area Affected : 30%							
		Location : Upper Parapet							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
		Location : Upper Parapet							
		Misaligned/Bulging, Extent : Severe, Area Affected : 50%							
		Location : Upper Parapet							
	Masonry: Brick	70%	Now	\$123,000	LIFE	* *	5	\$6,700	
		Diagonal Cracks, Extent : Moderate, Area Affected : 30%							
		Location : Corners							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$15,900	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Coping							

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	30%	Now	\$350,200	2036		**		
		Blisters, Extent : Severe, Area Affected : 50%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Garage Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 60%							
		Location : Lower Roof							
	Roll Roofing	70%	Now	\$248,500	2028	\$248,500	5	\$47,000	
		Seams Open/Split, Extent : Moderate, Area Affected : 40%							
		Location : Upper Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Garage Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Upper Roof							
Interior									
	Floors								
	Cast in Place Concrete	80%	Now	\$584,100	LIFE		**	5	\$230,200
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Area Under Ramp And Shops Throughout							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Uneven Surface, Extent : Moderate, Area Affected : 40%							
		Location : Area Under Ramp							
	Ceramic Tile	5%	Now	\$136,100	2041		**	5	\$3,300
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Toilets And Shower Rooms							
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	Steel Plate	3%	4+	\$153,800	LIFE		**	1	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Stairs							
	Vinyl Tile	12%	Now	\$143,300	2036		**	3	\$5,900
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Lunch Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Lunch Room							

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$537,800	2041	**	5	\$9,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
Concrete Masonry Unit	50%	Now	\$1,731,500	LIFE	**	5	\$73,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Masonry: Brick	45%	Now	\$2,735,300	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Electrical Room And Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : South East Area Near East Side Exit							
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$11,100	2031	\$55,400	5	\$3,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
	Location : Recreation Room							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Recreation Room							
	Worn/Eroded, Extent : Moderate, Area Affected : 40%							
	Location : Recreation Room							
Exposed Concrete	30%	Now	\$661,100	LIFE	**	5	\$6,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Under Ramp Area							
	Spalling, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Under Ramp Area							
Exposed Concrete	25%			LIFE	**	5	\$5,000	
Exposed Struc: Steel	30%	Now	\$432,700	LIFE	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 40%							
	Location : Throughout							
Plaster	10%	Now	\$53,900	LIFE	**	5	\$8,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Locker Room							
	Paint Peeling, Extent : Moderate, Area Affected : 35%							
	Location : Locker Room							

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%	2-4	\$5,200	2056	* *	5	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Explanation : No Nameplate Ratings Available. On Extended Life									
Switchgear / Switchboard									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : 1st Floor									
Explanation : The Room Is Locked No Available Keys									
Raceway									
	Conduit	100%			2026	\$33,500	1		
Panelboards									
	Fused Disc Sw	5%			2025	\$2,100	5	\$100	
	Molded Case Bkrs	15%			2025	\$6,200	5	\$300	
	Molded Case Bkrs	80%	2-4	\$32,900	2051	* *	5	\$900	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : 1st And 2nd Floors									
Wiring									
	Braided Cloth	65%	2-4	\$19,300	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	35%			2026	\$10,400	1		
Motor Controllers									
	Locally Mounted	70%			2024	\$10,800	5	\$400	
	Locally Mounted	30%	2-4	\$4,600	2046	* *	5	\$100	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Ground									
Grounding Devices									
	Not Accessible	100%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : 1st Floor									
Explanation : The Room Is Locked No Available Keys									
Lighting									
Interior Lighting									
	Fluorescent	35%			2026	\$89,200	10	\$28,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Offices, Locker Room And Shower Rooms									
Explanation : T-8 Lamps									
	HID	60%			2026	\$56,400	10	\$1,700	
	HID	5%	Now	\$4,700	2036	* *			
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Garage									
Egress Lighting									
	Emergency, Battery	50%			2022	\$63,400	10	\$10,600	
	Exit, Service	50%			2022	\$5,200	1		

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

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

Lighting

Exterior Lighting

HID

100%

2022

\$354,800

10

\$300

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

Heating

Energy Source

Fuel Oil No 2

100%

2036

* *

5

\$27,300

*Buried Tank(s), Extent : Light, Area Affected : 100%**Location : One Tank Of 15,000 Gallons*

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$87,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 2 Units*

Distribution

Central Plant Steam
Piping/Pmp

10%

0-2

\$148,900

2056

* *

4

\$400

*Insul. Deteriorating, Extent : Moderate, Area Affected : 100%**Location : Throughout*Central Plant Steam
Piping/Pmp

90%

2026

\$1,340,400

4

\$5,900

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

40%

0-2

\$494,900

2036

* *

1

\$19,600

*Unit Inoperable, Extent : Light, Area Affected : 20%**Location : Second Floor*

Convactor/Radiator

20%

2031

\$94,200

1

\$5,700

*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Stairway At 1st Floor*

Fan Coil Unit/Heat

40%

2026

\$527,100

1

\$11,400

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Window/Wall Unit

10%

2022

\$18,300

1

No Component

90%

Distribution

Ductwork/Diffusers

5%

LIFE

* *

2

\$5,700

No Component

95%

Terminal Devices

Fan Coil - 2 Pipe

5%

2026

\$8,400

1

\$1,400

No Component

95%

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	5%			2026	\$900	2	\$3,100	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%	0-2	\$81,100	LIFE	* *	2-5	\$4,900	
		Faulty Air Intake, Extent : Moderate, Area Affected : 100%							
		Location : At Equipment Fresh Air Intake							
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$44,200	
Exhaust Fans									
	Roof	60%	Now	\$87,700	2036	* *	2	\$1,300	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Wall Unit	40%			2026	\$12,500	2	\$1,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2036	* *	1		
	Galvanized Steel	80%			2024	\$308,900	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Water Heater									
	Gas Fired	100%			2024	\$53,700	2	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 2 Gas Fired Units							
Sanitary Piping									
	Cast Iron	95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	5%	0-2	\$32,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : South East Corner Of Garage Floor, Severe Blockage Reported							
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Sump Pump(s)									
	Non-Submersible	35%			2026	\$4,700	4	\$1,000	
	Submersible	65%			2022	\$1,900	4	\$1,800	
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 3rd Floor							

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

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
Fire Suppression	Standpipe								
	Generic	100%			2036	* *	1-5	\$44,400	
No Backflow Preventer, Extent : Moderate, Area Affected : 100%									
Location : First Floor									

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX DIST.7/8 SANITATION GARAGE
Address : 423 WEST 215TH ST. BTWN 9 AVE - 10 AVE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0038.000 / 4134 **Yr Built/Renovated** : 1940 / 1992
Area Sq Ft : 58,400 **Project Type** : SANITATION
Date of Survey : 30-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2212 **Lot** : 1 **BIN** : 1082036

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,559,900	\$1,433,800
Interior Architecture	\$746,200	\$339,900
Electrical	\$951,500	\$345,500
Mechanical	\$188,400	\$729,500
Site Pavements	\$278,300	
Total	\$3,724,200	\$2,848,700
Importance Code A	\$1,559,900	\$1,433,800
Importance Code B	\$1,886,000	\$1,415,000
Importance Code C	\$278,300	
Total	\$3,724,200	\$2,848,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$72,500			
Interior Architecture	\$39,800	\$2,800		\$14,600
Electrical	\$4,400	\$4,000	\$3,300	\$5,300
Mechanical	\$18,200	\$10,900	\$25,000	\$43,900
Site Enclosure	\$9,400			
Total	\$144,300	\$17,800	\$28,200	\$63,800
Importance Code A	\$78,300	\$5,800	\$5,800	\$5,900
Importance Code B	\$36,000	\$11,200	\$22,500	\$57,400
Importance Code C	\$30,000	\$700		\$500
Total	\$144,300	\$17,800	\$28,200	\$63,800



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DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE
Asset # : 4134

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								
	Fiberglass Panel	20%	2-4	\$24,500	2033	* *	5	\$29,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$454,500	LIFE	* *	5	\$47,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors And Windows Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 30%							
		Location : All Facades							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Corridor							
	Masonry: Granite	3%	Now	\$29,700	LIFE	* *	5	\$1,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base At West Facade							
	Masonry: Limestone	2%	Now	\$18,300	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stone Band Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
		Location : Window Sills							
	Metal Coiling Doors	15%	Now	\$71,200	2035	* *	5	\$18,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$705,100	2055	* *	5	\$7,900	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	100%	Now	\$107,200	LIFE	* *	5	\$8,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Parapet Coping							
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Interior Side Of Parapet							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North And South Sides Of Second Floor							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : Coping Stones							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : At Piers And South West Corners							

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DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE
Asset # : 4134

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	85%	Now	\$138,700	2030	\$1,386,700			
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%							
	Location : Second Floor Roof							
	Water Penetration, Extent : Light, Area Affected : 15%							
	Location : Throughout 2nd Floor							
Skylight, Plastic	15%	4+	\$83,200	2035	**	1		
	Glazing Clouded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$247,400	LIFE	**	5	\$243,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Floor And Elecrical Room							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
	Location : Ground Floor, First Floor							
Ceramic Tile	3%			2033	**	5	\$4,200	
Ceramic Tile	2%			2045	**	5	\$2,800	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Womens Locker Room And Toilets							
Quarry Tile	10%			2035	**	5	\$20,900	
Vinyl Tile	5%	Now	\$63,200	2040	**	3	\$2,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$1,500	
Ceramic Tile	2%			2045	**	5	\$1,000	
	Recent Construction, Extent : N/A, Area Affected : 100%							
	Location : Womens Locker Room And Toilets							
Concrete Masonry Unit	80%			LIFE	**	5	\$15,800	
Gypsum Board	8%			LIFE	**	5	\$2,400	
Gypsum Board	2%			LIFE	**	5	\$600	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Womens Locker Room And Toilets							
Masonry: Brick	5%	Now	\$20,600	LIFE	**			
	Spalling, Extent : Severe, Area Affected : 20%							
	Location : Stairwells, Electrical Room And 2nd Floor Corridor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : East And West Stairwells							

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DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE
Asset # : 4134

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	8%	Now	\$19,200	2028	\$96,200	5	\$5,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Throughout, Specially In Weight Room							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	AcousTileSusp.Lay-In	2%			2050	**	5	\$2,800	
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Womens Locker Room And Toilets							
	Exposed Concrete	25%	Now	\$59,800	LIFE	**	5	\$5,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Exposed Struc: Steel	60%	Now	\$375,800	LIFE	**			
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%			LIFE	**	5	\$8,700	
Site Enclosure									
Fence/Gates									
	Chain Link	50%	0-2	\$6,000	2040	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : North Facade							
	Iron Picket	50%	0-2	\$3,400	2050	**			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : East Facade							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	**			
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$278,300	2050	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2040	**	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	**	5	\$300	
	Raceway								
	Conduit	100%			2040	**	1		

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DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE
Asset # : 4134

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	100%			2038	**	5	\$1,500	
Wiring									
	Thermoplastic	100%			2040	**	1		
Motor Controllers									
	Locally Mounted	25%			2035	**	5	\$100	
	Motor Control Center	75%			2035	**	5	\$1,200	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$900	
Lighting									
Interior Lighting									
	Fluorescent	38%			2030	\$51,900	10	\$20,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Locker Room, Fitness Room And Offices								
	Explanation : T-8 Lamps								
	Fluorescent	1%			2030	\$1,400	10	\$500	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Bronx 7 Garage								
	HID	60%	0-2	\$305,700	2040	**			
	Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
	Location : Bronx 8 Garage								
	LED	1%			2038	**			
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Bronx 8 Showers								
Egress Lighting									
	Emergency, Battery	1%			2040	**	10	\$100	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Bronx 7 Women Locker Room And Shower								
	Exit, Battery	99%			2030	\$56,800	10	\$3,900	
Exterior Lighting									
	HID	100%			2030	\$235,500	10	\$200	
Alarm									
Fire/Smoke Detection									
	Generic, Digital	100%			2025	\$645,800	1-3	\$37,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		

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**DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE**

Asset # : 4134

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2043	**	1	\$57,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Distribution									
	Steam Piping/Pump	100%			2050	**			
Terminal Devices									
	Air Handler	50%			2030	\$410,600	1	\$18,100	
	Convactor/Radiator	30%			2043	**	1	\$5,700	
	Fan Coil Unit/Heat	20%			2030	\$174,900	1	\$3,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	0-2	\$94,600	2040	**	2	\$600	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Window/Wall Unit	20%			2025	\$24,300	1		
	No Component	60%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%	Now	\$4,700	2030	\$47,100	2	\$32,500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	
	Exhaust Fans								
	Roof	100%	Now	\$58,200	2030	\$97,000	2	\$1,400	
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Six Of Ten Units On Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	30%			2050	**	1		
	Galvanized Steel	70%			2035	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$35,600	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 120 Gallon Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

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

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

**DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE**

Asset # : 4134

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2030	\$8,900	4	\$1,900	
Fixtures								
	Generic	100%						
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
Fire Suppression								
	Standpipe							
	Generic	100%		2040	* *	1-5	\$30,500	
Sprinkler								
	Generic	100%		2040	* *	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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Address : 800 ZEREGA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0056.010 / 4241 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 62,050 **Project Type** : SANITATION
Date of Survey : 15-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 3702 **Lot** : 1 **BIN** : 2094842

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,395,700	\$1,221,400
Interior Architecture	\$696,600	\$252,900
Electrical	\$137,100	\$402,700
Mechanical	\$607,900	\$215,000
Total	\$3,837,300	\$2,091,900
Importance Code A	\$2,395,700	\$1,331,300
Importance Code B	\$1,156,500	\$760,600
Importance Code C	\$285,100	
Total	\$3,837,300	\$2,091,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$39,200			\$12,300
Interior Architecture	\$14,500			\$1,200
Electrical	\$55,000		\$36,400	\$5,800
Mechanical	\$8,200	\$5,400	\$27,200	\$5,400
Total	\$117,000	\$5,400	\$63,600	\$24,600
Importance Code A	\$39,700		\$600	\$12,300
Importance Code B	\$77,200	\$5,400	\$63,000	\$12,300
Importance Code C				
Total	\$117,000	\$5,400	\$63,600	\$24,600



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.

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	Now	\$271,700	LIFE	* *	5	\$46,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Building Base							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Fiberglass Panel	10%	Now	\$28,100	2035	* *	5	\$22,500	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$1,003,700	LIFE	* *	5	\$77,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Coiling Doors	10%	Now	\$217,800	2031	\$726,000	5	\$18,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
	Stucco Cement	10%	Now	\$37,100	2031	\$370,600	5	\$15,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	95%	Now	\$501,000	2034	* *	5	\$18,700	
		Air Infiltration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Cttrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%							
		Location : Throughout							
	Metal Louvers	5%			2035	* *	10	\$12,300	

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.

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	10%	Now	\$54,900	LIFE	**	5	\$10,400	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
				Location : At Coping					
	Masonry: Brick	80%	Now	\$199,500	LIFE	**	5	\$10,800	
				Diagonal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Corners And Throughout Facades					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
	Metal Panel	10%	Now	\$11,100	2046	**	5	\$2,600	
				Deformed/Dented, Extent : Light, Area Affected : 10%					
				Location : Throughout					
				Seams Open/Split, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
Roof									
	Modified Bitumen	100%			2034	**	10	\$110,100	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout 2009					
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$175,300	LIFE	**	5	\$172,700	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
				Location : Garage Area And Corridor Between Incinerator And Garage					
				Spalling, Extent : Light, Area Affected : 20%					
				Location : Throughout					
	Ceramic Tile	5%	Now	\$96,100	2041	**	5	\$2,300	
				Broken/Missing Elements, Extent : Moderate, Area Affected : 5%					
				Location : Toilets And Shower Rooms					
				Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
	Vinyl Tile	10%	Now	\$84,300	2036	**	3	\$3,500	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 40%					
				Location : At Office					
				Worn/Eroded, Extent : Moderate, Area Affected : 40%					
				Location : At Office					

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

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

Interior

Interior Walls

Concrete Masonry Unit	50%	Now	\$103,600	LIFE	**	5	\$17,500	
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Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

Masonry: Brick	40%	Now	\$145,400	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

SGFT/Glazed Masonry	10%	Now	\$36,100	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Ceilings

AcousTileSusp.Lay-In	10%	Now	\$8,000	2031	\$80,200	5	\$4,600	
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Staining/Discoloring, Extent : Moderate, Area Affected : 30%

Location : Locker Room

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Locker Room

Exposed Concrete	35%	Now	\$55,800	LIFE	**	5	\$5,100	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Main Garage

Spalling, Extent : Light, Area Affected : 20%

Location : Throughout

Exposed Struc: Steel	50%			LIFE	**			
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Plaster	5%	Now	\$6,500	LIFE	**	5	\$2,900	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Toilets

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2036	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes.

Fused Disc Sw	50%			2026	\$14,500	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes.

Switchgear / Switchboard

Fused Disc Sw	30%			2026	\$54,800	5	\$100	
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Molded Case Bkrs	70%			2026	\$127,800	5	\$1,100	
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Raceway

Conduit	95%			2026	\$48,700	1		
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Conduit	5%			2036	**	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.

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2025	\$5,200	5	\$100	
	Molded Case Bkrs	70%			2025	\$72,600	5	\$1,100	
	Molded Case Bkrs	20%			2034	* *	5	\$300	
	Molded Case Bkrs	5%	2-4	\$5,200	2051	* *	5		
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Wiring									
	Braided Cloth	40%	2-4	\$23,500	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2026	\$29,400	1		
	Thermoplastic	10%			2036	* *	1		
Motor Controllers									
	Locally Mounted	80%			2024	\$64,500	5	\$300	
	Locally Mounted	20%	2-4	\$16,100	2046	* *	5		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Ground									
Grounding Devices									
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	60%			2034	* *	10	\$34,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	HID	40%			2034	* *	10	\$800	
Egress Lighting									
	Exit, Service	100%			2026	\$7,400	1		
Exterior Lighting									
	HID	100%			2034	* *	10	\$200	
Lightning Protection									
Arresters/Cabling									
	Generic	100%			2029	\$141,900	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Located In The Stacks Only									

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

Heating

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2036	**	1		
	No Component	90%							
Conversion Equipment									
	Radiant Heater	10%			2026	\$110,000	2	\$2,900	
	No Component	90%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : First Floor								
	Explanation : Incinerators Are No Longer In Service								
Distribution									
	Central Plant Steam Piping/Pmp	100%			2026	\$105,000	4	\$4,600	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : First Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Terminal Devices									
	Air Handler	90%			2022	\$78,500	1	\$34,500	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Garage Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : First Floor								
	Convactor/Radiator	10%			2031	\$3,300	1	\$2,000	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Throughout, Locker Rooms And Office Spaces, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.								
Air Conditioning									
	Energy Source								
	Electricity	10%			2034	**	1		
	No Component	90%							
Conversion Equipment									
	Window/Wall Unit	10%			2024	\$12,900	1		
	No Component	90%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2	\$8,100	
	Not in Service, Extent : Light, Area Affected : 100%								
	Location : Mezzanine Level								
	No Component	90%							
Ventilation									

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

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	10%	0-2	\$57,200	LIFE	**	2-5	\$3,500	
Damaged, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Faulty Air Intake, Extent : Moderate, Area Affected : 100%									
Location : At Equipment Fresh Air Intake									
Needs Cleaning, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$31,100	
Exhaust Fans									
	Roof	100%	0-2	\$103,000	2036	**	2	\$1,500	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Roof, Multiple Mechanical And Or Electrical Defects									
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2024	\$272,300	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Heater									
	Oil Fired	100%			2022	\$51,500	1	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : One Unit - 275 Gallons									
Sanitary Piping									
	Cast Iron	10%	0-2	\$45,400	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 10%									
Location : Tunnel Area, Occassional Blockage Reported									
	Cast Iron	90%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Backflow Preventer									
	Generic	5%	0-2	\$800	2036	**	1	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : First Floor Water Meter Room									
Explanation : Leaky Back Flow Preventer Observed									
	Generic	95%			2026	\$15,000	1	\$3,600	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2036	**	1-5	\$31,300	

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

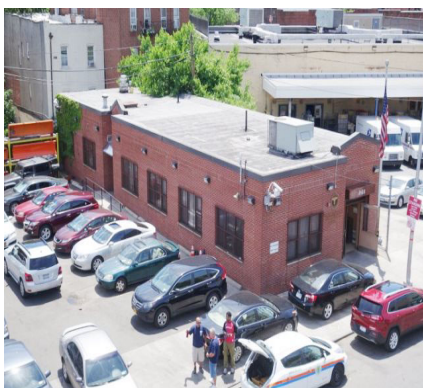
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX DISTRICT 5 ADMIN. BLDG.
Address : 1310 CROMWELL AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0067.010 / 14766 **Yr Built/Renovated** : 1997 /
Area Sq Ft : 2,626 **Project Type** : SANITATION
Date of Survey : 10-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2864 **Lot** : 20 **BIN** : 2117800

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$108,200
Total		\$108,200
Importance Code A		\$108,200
Total		\$108,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$46,500		\$400	
Interior Architecture	\$49,100			\$900
Electrical	\$30,700	\$200	\$200	\$200
Mechanical	\$1,100	\$300	\$500	\$200
Site Pavements	\$37,500			
Total	\$165,000	\$500	\$1,100	\$1,400
Importance Code A	\$46,700	\$100	\$500	\$100
Importance Code B	\$79,700	\$300	\$500	\$900
Importance Code C	\$38,700			\$400
Total	\$165,000	\$500	\$1,100	\$1,400



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

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 5 ADMIN. BLDG.
Asset # : 14766

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	97%	4+	\$13,800	LIFE	**	5	\$6,900	
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : Facade Facing Parking Lot								
	Metal Panel	2%			2041	**	5-10	\$1,000	
	Pre-Cast Concrete	1%			LIFE	**	5	\$500	
Windows									
	Aluminum	100%			2039	**	5	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Protective Metal Grilles								
Parapets									
	Concrete Masonry Unit	2%			LIFE	**	5-10		
	Metal Panel	3%			2051	**	5		
	No Component	95%							
Roof									
	Modified Bitumen	100%	Now	\$32,500	2031	\$108,200			
	Ridging, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : At Stepped Up Parapets And Roof Penetrations								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : South East Corner								
Soffits									
	Metal Panel	100%			2051	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	5%			2040	**	5	\$200	
	Vinyl Tile	90%	Now	\$32,100	2041	**	3	\$1,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Corridors And Kitchen Area								
	Worn/Eroded, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$800	
	Glass: Single Pane	3%			LIFE	**	5	\$700	
	Gypsum Board	92%	Now	\$12,800	LIFE	**	5	\$8,700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Entrance Lobby								
Ceilings									
	AcousTileSusp.Lay-In	100%	4+	\$3,400	2044	**	5	\$2,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Front Offices								

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.

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 5 ADMIN. BLDG.
Asset # : 14766

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051		* *		
	Retaining Walls								
	Cast in Place Concrete	100%			2066		* *		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$12,100	2044		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Front At Cromwell Avenue								
	On-Site Walkways								
	Cast in Place Concrete	100%			2044		* *		
	Parking/Driveway								
	Asphalt	100%	Now	\$25,500	2040		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Parking Lot								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Parking Lot								
	Sinking/Subsiding, Extent : Severe, Area Affected : 2%								
	Location : Parking Lot								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Security Desk Area							
		Explanation : No Available Nameplate Rating Capacity							
	Raceway								
	Conduit	100%			2041	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2041	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	100%			2031	\$16,000	10	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Exit, Service	100%			2031	\$900	1		

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

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 5 ADMIN. BLDG.
Asset # : 14766

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	30%			2031	\$3,200	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$1,700	2041	* *	1	\$200	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : CCTV Surveillance Cameras Not Functioning								
	Fire/Smoke Detection								
	Generic, Analog	100%	Now	\$29,000	2041	* *	1-3	\$1,500	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Fire Alarm System Is Not Functional								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$1,300	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$200	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Boiler Room								
	Explanation : No.2 Hot Water Circulating Pumps								
	Terminal Devices								
	Convactor/Radiator	100%			2044	* *	1	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2036	* *	2		
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,300	
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 5 ADMIN. BLDG.
Asset # : 14766

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Water Heater							
	Gas Fired	100%		2029	\$1,600	2		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2036	* *	1	\$200	
	Fixtures							
	Generic	100%						

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BRONX ENFORCEMENT GARAGE
Address : 1787 WEST FARMS ROAD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0071.000 / 14810 **Yr Built/Renovated** : 1929 / 1973
Area Sq Ft : 32,498 **Project Type** : SANITATION
Date of Survey : 26-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3015 **Lot** : 58 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$750,600	
Interior Architecture	\$492,300	\$140,800
Electrical	\$123,000	
Mechanical		\$351,400
Total	\$1,365,900	\$492,100
Importance Code A	\$750,600	
Importance Code B	\$568,400	\$492,100
Importance Code C	\$46,900	
Total	\$1,365,900	\$492,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$30,500	\$1,300		
Interior Architecture	\$73,100			\$600
Electrical	\$21,800	\$41,600		
Mechanical	\$23,200	\$56,000	\$4,600	\$4,000
Site Enclosure	\$7,600			
Site Pavements	\$2,200			
Total	\$158,500	\$98,900	\$4,600	\$4,700
Importance Code A	\$33,700	\$4,600	\$3,200	\$3,200
Importance Code B	\$86,000	\$94,300	\$1,400	\$1,400
Importance Code C	\$38,800			
Total	\$158,500	\$98,900	\$4,600	\$4,700



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.

DEPARTMENT OF SANITATION - 827
BRONX ENFORCEMENT GARAGE
Asset # : 14810

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$3,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
	Masonry: Brick	79%	Now	\$155,500	LIFE	**	5	\$24,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Various Locations - All Facades									
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%									
Location : Wrapped Edges Of Street Facade And At Door / Window Openings									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : South Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 20%									
Location : Corners Of Building									
	Masonry: Granite	1%	Now	\$3,900	LIFE	**	5	\$200	
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Base Of Door Openings									
	Metal Panel	2%	Now	\$200	2038	**	5	\$1,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 35%									
Location : Jambs At Door Openings - Street Facade									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Door Openings At Street Facade									
Explanation : Component Type Actually Steel Plate									
	Metal Sect. OHD	10%	Now	\$101,900	2048	**	5	\$4,800	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : All Garage Doors									
	Pre-Cast Concrete	1%			LIFE	**	5	\$1,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									
Windows									
	Aluminum	20%	Now	\$500	2036	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Window Sashes At Stairs And Second Floor									
Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : 2nd Floor Windows									
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Windows									
Explanation : Protective Metal Grilles									
	Metal Louvers	5%	Now	\$800	2043	**			
Deformed/Dented, Extent : Severe, Area Affected : 50%									
Location : Vents Throughout									
	Steel	75%	Now	\$21,700	2053	**	5	\$2,400	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Windows Throughout Garage									
Explanation : Single Pane Windows Well Beyond Useful Life									

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

DEPARTMENT OF SANITATION - 827
BRONX ENFORCEMENT GARAGE
Asset # : 14810

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$47,800	LIFE	**	5	\$3,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Parapet Walls Above Garage And At Chimney								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : South Parapet Wall Above Garage								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Saturated North Parapet Wall At Garage								
Masonry: Limestone	7%	Now	\$3,400	LIFE	**	5	\$400	
Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%								
Location : Coping Above Garage								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Coping Above Garage								
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : Coping Above Garage - South Facade								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Coping Above Garage								
Metal Panel	3%			2048	**	5	\$500	
Roof								
Built-Up (BUR)	74%	Now	\$445,400	2038	**			
Vegetation Growth, Extent : Severe, Area Affected : 20%								
Location : North And South Walls Above Garage								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : North And South Walls Above Garage								
Worn/Eroded, Extent : Severe, Area Affected : 40%								
Location : Roof Above Garage								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof Above Garage								
Explanation : Component Type Well Beyond Useful Life								
Copper/Terne	1%			2043	**	10	\$1,000	
Modified Bitumen	25%			2036	**	10	\$10,400	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$91,800	LIFE	**	5	\$90,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage								
Ceramic Tile	5%	0-2	\$10,100	2031	\$50,300	5	\$1,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : 2nd Floor Locker Rooms								
Vinyl Tile	10%	Now	\$44,200	2038	**	3	\$1,800	
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout First And Second Floor Offices								

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

DEPARTMENT OF SANITATION - 827
BRONX ENFORCEMENT GARAGE
Asset # : 14810

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	7%			LIFE	**			
	Ceramic Tile	3%	Now	\$4,200	2031	\$20,800	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Locker Rooms								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location : 2nd Floor Locker Rooms								
	Concrete Masonry Unit	20%			LIFE	**	5	\$1,900	
	Gypsum Board	7%	Now	\$1,500	LIFE	**	5	\$1,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Offices And 2nd Floor Corridor								
	Masonry: Brick	48%	Now	\$46,900	LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Garage								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage								
	Metal Panel	3%			LIFE	**			
	SGFT/Glazed Masonry	12%	Now	\$23,300	LIFE	**			
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Stairwell And Entry Walls								
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : All Walls								
	Explanation : Paint Peeling								
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$42,000	2048	**	5	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : 2nd Floor Corridor								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : 1st Floor Offices								
	Exposed Concrete	80%	Now	\$267,300	LIFE	**	5	\$6,100	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
	Location : Girders In Garage, Oil Tank Room In Basement								
	Paint Peeling, Extent : Light, Area Affected : 20%								
	Location : Beams Throughout								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : Girders In Garage And Basement Beams								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Garage, Oil Tank Room, Boiler Room								
	Gypsum Board	5%			LIFE	**	5	\$3,000	
	Plaster	5%	Now	\$34,100	LIFE	**	5	\$1,500	
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : North Stairwell And Front Storage Areas								

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DEPARTMENT OF SANITATION - 827
BRONX ENFORCEMENT GARAGE
Asset # : 14810

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	2-4	\$4,000	2038		**		
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Building							
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$3,600	2048		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North And South Perimeter Walls							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : South Wall							
Retaining Walls									
	Masonry: Fieldstone	100%			2048		**		
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2033		**		
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$2,200	2033		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : North And West Area Ways							
		Tripping Hazard, Extent : Moderate, Area Affected : 20%							
		Location : North And West Area Ways							

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%			2028	\$1,600	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$26,100	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Raceway								
Conduit	100%			2028	\$4,000	1		
Panelboards								
Fused Disc Sw	10%			2027	\$1,600	5	\$100	
Molded Case Bkrs	50%			2027	\$8,000	5	\$400	
Molded Case Bkrs	40%	0-2	\$6,400	2053	* *	5	\$200	
Enclosure Corroded, Extent : Severe, Area Affected : 100%								
Location : Basement								
Wiring								
Thermoplastic	100%			2028	\$8,700	1		

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

DEPARTMENT OF SANITATION - 827
BRONX ENFORCEMENT GARAGE
Asset # : 14810

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2026	\$30,700	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2023	\$38,000	10	\$14,900	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%	Now	\$15,200	2038	* *			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	HID	30%			2023	\$85,100	10	\$300	
Exterior Lighting									
	HID	20%			2023	\$26,200	10		
	No Component	80%							

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								
	Fuel Oil No 2	100%			2038	* *	5	\$10,100	
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$32,200	
	Distribution								
	Steam Piping/Pump	100%	Now	\$14,400	2028	\$143,700			
			Corroded, Extent : Moderate, Area Affected : 20%						
			Location : Vacuum Pump In Basement And Throughout						
			Insul. Deteriorating, Extent : Moderate, Area Affected : 80%						
			Location : Throughout						
			Leak Evident, Extent : Severe, Area Affected : 5%						
			Location : Vacuum Pump, Basement						
	Terminal Devices								
	Convactor/Radiator	45%			2026	\$78,300	1	\$4,700	
	Fan Coil Unit/Heat	5%			2023	\$24,300	1	\$500	
	Unit Heater - Steam	50%			2028	\$58,100	4	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$13,500	1		
	No Component	80%							
Ventilation									

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

DEPARTMENT OF SANITATION - 827
BRONX ENFORCEMENT GARAGE
Asset # : 14810

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork Stainless Steel	30%			LIFE	**			
	No Component	70%							
Exhaust Fans									
	Roof	20%		2033		**	2	\$200	
	Wall Unit	70%		2023		\$8,100	2	\$700	
	No Component	10%							
Plumbing									
H/C Water Piping									
	Brass/Copper	50%	Now	\$2,400	2038	**	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Insulation Deteriorated							
	Galvanized Steel	50%	Now	\$1,400	2026	\$71,300	1		
		Other Observation, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Explanation : Insulation Deteriorated							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%	Now	\$100	2022	\$1,100	4	\$700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	No Component	80%							
	Generic	20%		2038		**	1-5	\$3,300	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : **BROOKLYN 1 AND 4 GARAGE**
Address : **161 VARICK AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0074.000 / 15000** **Yr Built/Renovated** : **2007 /**
Area Sq Ft : **239,320** **Project Type** : **SANITATION**
Date of Survey : **25-Jun-2020** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3**
Block : **2962** **Lot** : **1** **BIN** : **34**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$585,000	\$7,723,600
Interior Architecture	\$829,800	\$854,300
Electrical	\$1,587,800	
Mechanical	\$1,211,800	\$1,694,800
Site Pavements	\$44,300	
Total	\$4,258,600	\$10,272,800
Importance Code A	\$585,000	\$7,723,600
Importance Code B	\$3,444,500	\$2,410,300
Importance Code C	\$229,100	\$138,800
Total	\$4,258,600	\$10,272,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,100		\$34,800	
Interior Architecture	\$27,300			\$19,400
Electrical	\$4,000	\$20,300	\$13,400	\$17,900
Mechanical	\$76,900	\$41,600	\$75,300	\$38,100
Site Pavements	\$20,100			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$172,200	\$77,700	\$139,300	\$91,200
Importance Code A	\$31,600	\$3,600	\$38,300	\$3,600
Importance Code B	\$114,200	\$74,100	\$101,000	\$77,200
Importance Code C	\$26,400			\$10,500
Total	\$172,200	\$77,700	\$139,300	\$91,200



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.*

DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	**	5	\$386,100		
Metal Panel	8%			2051	**	5-10	\$151,700		
Metal Sect. OHD	20%			2044	**	5	\$172,400		
Weathering Steel	2%			LIFE	**	1			
Other Observation, Extent : Light, Area Affected : 10%									
Location : Varick Avenue Garage Door Steel Jamb Cladding									
Explanation : Minor Rusting At Door Jamb Bases.									
Windows									
Aluminum	75%			2047	**	5	\$10,100		
Metal Louvers	25%			2040	**	10	\$21,000		
Parapets									
Cast Stone/Terra Cotta	10%	0-2	\$10,000	LIFE	**	5	\$28,500		
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout Coping Stone Joints									
Concrete Masonry Unit	5%			LIFE	**	5-10	\$10,100		
Masonry: Brick	75%			LIFE	**	5-10	\$189,000		
Metal Panel	5%			2051	**	5	\$7,100		
Metal Rail	5%			2044	**	5-10	\$33,300		
Roof									
Modified Bitumen	90%	4+	\$144,400	2031	\$7,220,900				
Blisters, Extent : Moderate, Area Affected : 5%									
Location : Various Areas									
Skylight, Plastic	10%			2044	**	1			
Soffits									
Fiberglass Panel	33%	Now	\$5,000	2034	**	5	\$24,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Awnings Over Varick Avenue Garage Entrances									
Metal Panel	37%			2051	**	5-10	\$98,700		
Stucco Cement	30%			2044	**	5	\$29,100		
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$78,400		
Ceramic Tile	5%			2040	**	5	\$17,900		
Poured Epoxy/Resin	10%			2029	\$362,900				
Sheet Vinyl/Rubber	10%			2036	**	5	\$53,700		
Traffic Topping	70%			2036	**	5	\$313,400		
Interior Walls									
Ceramic Tile	5%			2040	**	5	\$20,900		
Concrete Masonry Unit	83%			LIFE	**	5	\$277,700		
Glass: Single Pane	2%			LIFE	**	5	\$12,500		
Gypsum Board	10%			LIFE	**	5-10	\$71,100		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$5,900	2044	* *	5	\$17,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Entry Vestibules								
Exposed Struc: Steel	88%			LIFE	* *	10	\$605,700	
Gypsum Board	2%			LIFE	* *	5-10	\$23,700	
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2051	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Parking Yard								
Explanation : This Is Actually A Precast Concrete Panel Wall Assembly That Looks Like Concrete Masonry Unit								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	65%	0-2	\$20,100	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Rear Parking Area								
Cast in Place Concrete	35%	Now	\$44,300	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Fuel Filler Stations								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Wing Bk1 Electrical Room								
Explanation : 2,500 Ampere Bolted Pressure Switch								
Fused Disc Sw	50%			2051	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Wing Bk4 Electrical Room								
Explanation : 2,500 Ampere Bolted Pressure Switch								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

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									
Transformers									
	Dry Type	50%		2048		**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
	Dry Type	50%		2048		**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
Switchgear / Switchboard									
	Fused Disc Sw	50%		2057		**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : Switchboard MDS 1							
	Fused Disc Sw	50%		2057		**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : Switchboard MDS 4							
Raceway									
	Conduit	100%		2057		**	1		
Panelboards									
	Molded Case Bkrs	100%		2053		**	5	\$6,300	
Wiring									
	Thermoplastic	100%		2057		**	1		
Motor Controllers									
	Motor Control Center	50%		2048		**	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Utility Closet							
		Explanation : Four Motor Control Centers							
	Motor Control Center	50%		2048		**	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Utility Closet							
		Explanation : Four Motor Control Centers							
Ground									
Grounding Devices									
	Generic	100%		LIFE		**	5	\$7,000	
Lighting									
	Interior Lighting								
	Fluorescent	10%		2039		**	10	\$22,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Office Areas And Corridors							
	HID	90%		2039		**	10	\$7,000	
Egress Lighting									
	Emergency, Battery	50%		2039		**	10	\$28,900	
	Exit, Battery	50%		2039		**	10	\$8,100	

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting HID	100%			2039	**	10	\$700	
Lightning Protection									
	Arresters/Cabling Generic	100%			2066	**	5	\$7,000	
Alarm									
	Fire/Smoke Detection Generic, Digital	100%	Now	\$1,587,800	2039	**	1-3	\$134,100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Facility							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Facility							
		Explanation : Fire Watch Is In Place 24 Hours Per Day							
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source Natural Gas	100%			2051	**	1		
	Conversion Equipment Hot Water Boiler	30%			2044	**	1	\$35,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : First Floor Mechanical Room							
		Explanation : 12 Units, 6 Units Per Garage							
	No Component	70%							
Distribution									
	Hot Wtr Piping/Pump	30%			2047	**	4	\$5,300	
	No Component	70%							
Terminal Devices									
	Air Handler	40%			2036	**	1	\$59,200	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Garage 1 And Garage 4 Roof							
		Explanation : 18 Units, 9 Units Per Garage							
	Unit Heater - Hot Water	60%			2036	**			
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Garage 1 And Garage 4							
		Explanation : Gas Fired Unit Heaters							
Air Conditioning									
	Energy Source Electricity	30%			2047	**	1		
	Natural Gas	70%			2051	**	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Direct Fire	30%	Now	\$743,200	2031	\$1,486,300	1	\$69,900	
		Other Observation, Extent : Severe, Area Affected : 60%						
		Location : Garage 1 And Garage 4 Roof						
		Explanation : 8 Unit Modules Malfunctioning Per Garage						
No Component	70%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2051	**	4	\$5,300	
Ductwork/Diffusers	30%			LIFE	**	2	\$116,800	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2036	**	1	\$44,400	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Ground Floor And 2nd Floor Mechanical Room						
		Explanation : 6 Air Handling Units, 3 Per Garage						
Fan Coil - 4 Pipe	20%			2036	**	1	\$15,500	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 3rd Floor						
		Explanation : Perimeter Heating And Cooling						
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	15%			LIFE	**	2-5	\$31,700	
No Component	85%							
Exhaust Fans								
Interior	5%			2036	**	2	\$400	
Roof	95%			2036	**	2	\$7,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
Water Heater								
Gas Fired	100%	Now	\$14,600	2026	\$146,000	2	\$2,800	
		Broken, Extent : Severe, Area Affected : 25%						
		Location : One Unit In 1st Floor Mechanical Room Garage 1						
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Mechanical Room Garage 1 And 4						
		Explanation : 4 Units, 2 For Each Garage						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2036	**	1	\$14,700	
Fixtures								
Generic	100%							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		**		
Other Observation, Extent : Light, Area Affected : 100%									
Location : First Floor To 3rd Floor									
Explanation : 4 Units, 2 For Each Garage									
Fire Suppression									
Standpipe									
	Generic	100%			2051		**	1-5	\$120,700
Sprinkler									
	Generic	100%	Now	\$468,700	2051		**	1-2	\$58,100
Controller Not Working, Extent : Severe, Area Affected : 100%									
Location : Garage 1 And Garage 4									
Fire Pump									
	Generic	100%			2040		**	1	\$44,700

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : **BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11**
Address : **1824 SHORE PARKWAY**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0036.000 / 122** **Yr Built/Renovated** : **1983 / 2001**
Area Sq Ft : **76,915** **Project Type** : **SANITATION**
Date of Survey : **19-Apr-2017** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **6943** **Lot** : **2** **BIN** : **3378180**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,637,700	\$129,100
Interior Architecture	\$590,200	\$158,100
Electrical	\$93,000	\$352,000
Mechanical	\$706,400	\$2,097,600
Site Pavements	\$139,400	\$540,900
Total	\$5,166,700	\$3,277,700
Importance Code A	\$3,637,700	\$129,100
Importance Code B	\$1,380,400	\$2,607,700
Importance Code C	\$148,700	\$540,900
Total	\$5,166,700	\$3,277,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,700	\$11,300		\$9,400
Interior Architecture	\$6,400		\$3,500	\$2,600
Electrical	\$2,700	\$35,300	\$1,300	\$1,700
Mechanical	\$100,700	\$27,300	\$14,900	\$8,900
Site Pavements	\$14,200			
Total	\$132,700	\$73,900	\$19,600	\$22,600
Importance Code A	\$12,100	\$14,900	\$3,400	\$12,800
Importance Code B	\$103,600	\$59,000	\$16,200	\$9,800
Importance Code C	\$17,000			
Total	\$132,700	\$73,900	\$19,600	\$22,600



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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	60%	0-2	\$290,200	LIFE	* *	5	\$72,500		
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%								
	Location : All Facades								
Metal Coiling Doors	30%	Now	\$2,195,800	2048	* *	5	\$56,600		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Metal Coiling Doors	5%			2045	* *	5	\$18,900		
Window Wall	5%			2038	* *	5	\$22,700		
Windows									
Aluminum	100%	Now	\$725,800	2053	* *	5	\$8,100		
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Unit Inoperable, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Parapets									
Cast Stone/Terra Cotta	10%	2-4	\$8,700	LIFE	* *	5	\$5,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Coping								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Coping								
Masonry: Brick Cavity	90%	Now	\$85,300	LIFE	* *	5	\$5,800	1	
	Loose Units, Extent : Severe, Area Affected : 25%								
	Location : Above 2nd Floor Offices								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Parapet Walls Above 2nd Floor Offices								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Interior Parapet Walls Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : Above Main Entry To Adminstration Offices								
Roof									
Modified Bitumen	78%	2-4	\$55,600	2033	* *				
	Alligatoring, Extent : Light, Area Affected : 10%								
	Location : Roof Above Garages								
	Blisters, Extent : Moderate, Area Affected : 15%								
	Location : Roof Above Garages								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Roof Above Garages								
Modified Bitumen	20%	0-2	\$285,000	2038	* *				
	Blisters, Extent : Severe, Area Affected : 30%								
	Location : Roof Above 2nd Floor Offices								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Roof Above 2nd Floor Offices								
Skylight, Plastic	2%			2041	* *	1			

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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	70%			LIFE	**	5	\$158,100	
	Ceramic Tile	7%			2037	**	5	\$7,200	
	Panel/Paver: Cer/Brk	3%			2044	**	5	\$7,000	
	Vinyl Tile	20%	Now	\$187,400	2038	**	3	\$7,700	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
	Concrete Masonry Unit	55%	2-4	\$54,700	LIFE	**	5	\$9,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Corridors								
	Gypsum Board	15%	Now	\$2,800	LIFE	**	5	\$3,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Corridors And Garage Workshops								
	Masonry: Brick	5%			LIFE	**			
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%			2041	**	5	\$25,800	
	Exposed Struc: Steel	30%	4+	\$348,100	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Garages								
	Exposed Struc: Steel	40%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$6,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2038	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$45,400	2033	**			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : At Truck Bay Entrances								
On-Site Walkways									
	Cast in Place Concrete	60%			2041	**			
	Pavers/Stone	40%	0-2	\$14,200	2031	\$71,100			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
	Location : Walkway To Administrative Office Entrance								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : Walkway To Administrative Office Entrance								
Parking/Driveway									
	Asphalt	100%	0-2	\$94,000	2031	\$469,800			
	Potholes, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Parking Area And Delivery Area								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Parking Area And Delivery Area								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%		2028	\$2,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%		2028	\$52,200	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Vertical Sections</i>								
Raceway								
	Conduit	95%		2028	\$9,500	1		
	Conduit	5%		2048	**	1		
Panelboards								
	Fused Disc Sw	5%		2027	\$1,600	5	\$100	
	Molded Case Bkrs	95%		2027	\$30,300	5	\$1,900	
Wiring								
	Thermoplastic	5%		2048	**	1		
	Thermoplastic	95%		2028	\$20,700	1		
Motor Controllers								
	Locally Mounted	20%		2026	\$12,300	5	\$100	
	Motor Control Center	80%		2026	\$11,300	5	\$1,700	
Ground								
Grounding Devices								
	Generic	100%		LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
	Fluorescent	50%		2033	**	10	\$31,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Locker Room</i>								
	HID	50%		2033	**	10	\$1,100	
Egress Lighting								
	Emergency, Battery	45%		2028	\$44,700	10	\$7,500	
	Emergency, Battery	5%		2033	**	10	\$800	
	Exit, Service	40%		2028	\$7,900	1		
	Exit, Service	10%		2033	**	1		
Exterior Lighting								
	HID	30%		2023	\$93,000	10	\$100	
	No Component	70%						
Alarm								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%		2028	\$255,100	1-3	\$14,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Alarm Bells And Manual Pull Stations Only</i>								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

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									
Fuel Oil No 2	100%			2038	* *	5	\$21,400		
Conversion Equipment									
Hot Water Boiler	100%			2033	* *	1	\$34,100		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$21,500	2027	\$107,500	4	\$3,400		
	Corroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout The Garage								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 70%								
	Location : Throughout Garage								
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Circulating Pump In Boiler Room								
Terminal Devices									
Convactor/Radiator	20%	Now	\$7,400	2026	\$73,800	1	\$4,000		
	Damaged, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
Unit Heater - Hot Water	60%			2028	\$154,900				
Unit Heater - Hot Water	20%			2036	* *				
Air Conditioning									
Energy Source									
Electricity	100%			2036	* *	1			
Conversion Equipment									
Exterior Pkg Unit - Cooling	25%	Now	\$139,600	2038	* *	2	\$800		
	Abandoned in Place, Extent : Severe, Area Affected : 25%								
	Location : 2 Units, Roof								
	R-22 Refrigerant, Extent : Light, Area Affected : 25%								
	Location : Roof								
Split Unit	20%	Now	\$294,400	2038	* *				
	Abandoned in Place, Extent : Severe, Area Affected : 20%								
	Location : 4 Units, Roof								
Split Unit	5%			2028	\$73,600				
	R-22 Refrigerant, Extent : Light, Area Affected : 5%								
	Location : 1 Unit, Roof								
Window/Wall Unit	10%			2022	\$14,400	1			
No Component	40%								
Terminal Devices									
Fan Coil - 2 Pipe	5%			2028	\$39,400	1	\$1,100		
Fan Coil - 2 Pipe	20%	Now	\$157,400	2038	* *	1	\$4,000		
	Abandoned in Place, Extent : Severe, Area Affected : 20%								
	Location : Office Area								
No Component	75%								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$63,500	LIFE	* *	2-5	\$38,500	
Damaged, Extent : Severe, Area Affected : 20%									
Location : Sheet Metal Stack Is Broken									
Exhaust Fans									
	Roof	100%	Now	\$22,900	2028	\$114,500	2	\$1,700	
Not in Service, Extent : Severe, Area Affected : 80%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$51,400	2028	\$514,000	1		
Not Insulated, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Water Heater									
	Oil Fired	100%			2026	\$57,200	1	\$2,000	
HW Heat Exchanger									
	HTHW/HW	100%			2038	* *			
Sanitary Piping									
	Cast Iron	100%	Now	\$25,200	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%									
Location : Garage									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2028	\$17,500	1	\$4,200	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2028	\$287,400	1-5	\$36,100	
Sprinkler									
	Generic	100%			2028	\$675,300	1-2	\$19,300	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : **BROOKLYN 12 GARAGE MAIN BUILDING**
Address : **56-02 19 AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0053.000 / 4196** **Yr Built/Renovated** : **1923 / 2007**
Area Sq Ft : **66,000** **Project Type** : **SANITATION**
Date of Survey : **14-Mar-2019** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **5480** **Lot** : **42** **BIN** : **3253262**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,563,500	\$362,200
Interior Architecture	\$869,000	\$161,700
Electrical	\$544,300	\$254,900
Mechanical	\$1,100,100	\$308,600
Total	\$6,077,000	\$1,087,400
Importance Code A	\$3,563,500	\$362,200
Importance Code B	\$2,184,000	\$725,200
Importance Code C	\$329,500	
Total	\$6,077,000	\$1,087,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,200			
Interior Architecture	\$75,200			\$2,500
Electrical	\$20,300	\$200	\$600	\$39,000
Mechanical	\$33,300	\$35,000	\$13,000	\$17,400
Site Enclosure	\$25,900			
Site Pavements	\$38,300			
Total	\$197,200	\$35,200	\$13,600	\$58,800
Importance Code A	\$7,400	\$3,300	\$3,300	\$3,400
Importance Code B	\$156,100	\$31,900	\$10,300	\$55,400
Importance Code C	\$33,700			
Total	\$197,200	\$35,200	\$13,600	\$58,800



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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

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	83%	Now	\$1,819,800	LIFE	**	5	\$113,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Metal Panel	2%			2056	**	5-10	\$18,700		
	Recent Construction, Extent : Light, Area Affected : 100%								
	Location : Stair Bulkhead								
Pre-Cast Concrete	5%	Now	\$48,000	LIFE	**	5	\$22,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Window Sills								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Window Sills								
Wood Overhead Doors	10%	Now	\$184,000	2035	**	5	\$34,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
Windows									
Steel	100%	Now	\$1,327,100	2055	**	5	\$148,700		
	Air Infiltration, Extent : Moderate, Area Affected : 45%								
	Location : Throughout								
	Bent/Warped Elements, Extent : Moderate, Area Affected : 55%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 55%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 55%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,500		
Masonry: Brick	85%	Now	\$184,600	LIFE	**	5	\$10,000		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Metal Panel	5%			2056	**	5	\$2,300		
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Metal Rail	5%			2047	**	5-10	\$10,600		
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Upper Roof								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%			2038	**	10	\$100,500	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	75%	Now	\$164,200	LIFE	**	5	\$161,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Main Garage Area									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Main Garage Area									
	Ceramic Tile	5%	Now	\$30,600	2033	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Vinyl Tile	20%	Now	\$179,000	2040	**	3	\$7,400	
Adhesion Failure, Extent : Moderate, Area Affected : 45%									
Location : 1st Floor And 2nd Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor And 2nd Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 55%									
Location : 1st Floor And 2nd Floor									
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$27,200	
	Masonry: Brick	20%	Now	\$226,600	LIFE	**			
Vertical Cracks, Extent : Moderate, Area Affected : 15%									
Location : At Stairs									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Plaster	20%	Now	\$46,600	LIFE	**	5	\$8,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : 1st And 2nd Floor									
	SGFT/Glazed Masonry	10%	Now	\$56,300	LIFE	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	20%	Now	\$34,100	2035	* *	5	\$9,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Exposed Concrete	58%	Now	\$196,400	LIFE	* *	5	\$8,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Main Garage Area							
	Exposed Struc: Steel	20%			LIFE	* *			
	Metal Panel	2%	Now	\$10,500	LIFE	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Bathroom							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Bathroom							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	10%			2050	* *			
	Chain Link	25%	Now	\$4,000	2040	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : North Side Of Parking Area							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$22,000	2040	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : North Side Of Parking Area							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : North Side Of Parking Area							
Free Standing Walls									
	Cast in Place Concrete	80%			2065	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : West Side Of Parking Area							
		Explanation : This Is Actually A Screen Wall							
	Cast in Place Concrete	20%			2050	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2050	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$30,500	2035	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Driveway Apron							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

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

Site Pavements

On-Site Walkways

Asphalt	50%				2033	**			
Cast in Place Concrete	50%	Now		\$7,800	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Perimeter</i>									

Parking/Driveway

Asphalt	100%				2033	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2030	\$2,700	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Ratings</i>									

Switchgear / Switchboard

Fused Disc Sw	100%				2030	\$52,200	5	\$300	
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Raceway

Conduit	90%				2030	\$9,000	1		
Conduit	10%				2040	**	1		

Panelboards

Fused Disc Sw	10%				2029	\$3,200	5	\$200	
Molded Case Bkrs	60%				2029	\$19,200	5	\$1,000	
Molded Case Bkrs	30%	2-4		\$9,600	2055	**	5	\$300	

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

Location : Throughout Building

Explanation : Obsolete Panelboard For Which Is Challenging To Find Replacement Components.

Wiring

Thermoplastic	90%				2030	\$19,600	1		
Thermoplastic	10%				2040	**	1		

Motor Controllers

Locally Mounted	80%				2028	\$43,000	5	\$400	
Locally Mounted	20%	2-4		\$10,800	2050	**	5		

Aged Component, Extent : Light, Area Affected : 100%

Location : Throughout Building

Ground

Grounding Devices

Not Accessible	100%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Basement</i>									
<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible. Covered With Insulations.</i>									

Lighting

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2025	\$46,300	10	\$18,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : T-8 Lamps							
	HID	68%			2025	\$391,600	10	\$1,500	
	LED	2%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout 1st Floor							
		Explanation : Some LED Lighting Fixtures Installed.							
Egress Lighting									
	Exit, Service	100%			2025	\$19,000	1		
Exterior Lighting									
	HID	40%			2025	\$106,400	10	\$100	
	HID	60%			2030	\$159,700	10	\$100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$32,600	
	Distribution								
	Hot Wtr Piping/Pump	10%	0-2	\$10,300	2055	* *	4	\$300	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Hot Wtr Piping/Pump	90%	4+	\$46,300	2038	* *	4	\$2,900	
		Abandoned in Place, Extent : Light, Area Affected : 10%							
		Location : 2nd Floor Mechanical Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%	Now	\$371,200	2040	**	1	\$14,700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
	Convactor/Radiator	20%	Now	\$7,100	2028	\$70,700	1	\$3,800	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
	Fan Coil Unit/Heat	20%			2030	\$197,700	1	\$4,300	
	Fan Coil Unit/Heat	20%	4+	\$197,700	2040	**	1	\$3,800	
		On Extended Life, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor Garage							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$27,500	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
	Exhaust Fans								
	Interior	70%	Now	\$164,400	2040	**	2	\$1,100	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
	Roof	30%			2035	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$9,800	2040	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Water Main Valves And Piping In Boiler Room							
	Water Heater								
	Gas Fired	100%			2028	\$40,300	2	\$1,000	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%	4+	\$241,500	LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	4+	\$68,800	LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Non-Submersible	100%	4+	\$10,100	2040	* *	4	\$1,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$34,500	

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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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : **BROOKLYN 12 GARAGE O.A.U. OFFICE**
Address : **56-02 19 AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0053.020 / 4461** **Yr Built/Renovated** :
Area Sq Ft : **10,000** **Project Type** : **SANITATION**
Date of Survey : **14-Mar-2019** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Floors 1**
Block : **5494** **Lot** : **89** **BIN** : **3328495**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$124,200	
Electrical	\$82,900	
Site Pavements	\$124,800	
Total	\$331,900	
Importance Code A	\$124,200	
Importance Code B	\$82,900	
Importance Code C	\$124,800	
Total	\$331,900	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,800			\$30,100
Interior Architecture	\$52,200	\$400		\$1,500
Electrical	\$28,400		\$100	\$6,500
Mechanical	\$6,600	\$900	\$1,700	\$23,300
Site Enclosure	\$7,900			
Site Pavements	\$3,400			
Total	\$115,400	\$1,300	\$1,900	\$61,400
Importance Code A	\$17,300	\$500	\$500	\$30,600
Importance Code B	\$68,800	\$800	\$1,400	\$30,800
Importance Code C	\$29,200			
Total	\$115,400	\$1,300	\$1,900	\$61,400



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.

DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE O.A.U. OFFICE
Asset # : 4461

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									
	Stucco Cement	100%	Now	\$124,200	2035	**	5	\$25,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Windows									
	Aluminum	100%	Now	\$16,800	2038	**	5	\$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roof									
	Single Ply Membrane	100%			2035	**	10	\$30,100	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,200	
	Ceramic Tile	5%			2033	**	5	\$700	
	Vinyl Tile	85%	Now	\$22,400	2035	**	3	\$4,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Gypsum Board	90%	Now	\$17,900	LIFE	**	5	\$12,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	95%	Now	\$11,900	2035	**	5	\$6,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Exposed Concrete	5%			LIFE	**	5	\$100	
Site Enclosure									

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE O.A.U. OFFICE
Asset # : 4461

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Cast in Place Concrete	5%	Now		2050		*	*	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Wall Copings									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Wall Copings									
	Chain Link	35%	Now	\$3,100	2040		*	*	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Front Gates									
	Concrete Masonry Unit	30%	Now	\$600	2040		*	*	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : West Wall									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : West Wall									
	Masonry: Brick	30%	Now	\$4,200	2040		*	*	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : North Wall At Entry Gate									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : North Wall At Entry Gate									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	100%			2050		*	*	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035		*	*	
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$3,400	2035		*	*	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Building Perimeter On North Side									
Parking/Driveway									
	Asphalt	100%	Now	\$124,800	2033		*	*	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Salt Containment Area									
Explanation : Worn And Eroded									

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE O.A.U. OFFICE
Asset # : 4461

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$2,700	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Womens Locker Room					
				Explanation : One 200 Ampere Main Disconnect Switch					
	Raceway								
	Conduit	100%			2030	\$14,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2029	\$16,000	5	\$300	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$31,500	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$10,200	LIFE	* *	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : Corroded					
Lighting									
	Interior Lighting								
	Fluorescent	70%			2025	\$42,600	10	\$6,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : T-8 Lamps					
	Fluorescent	30%	2-4	\$18,200	2040	* *			
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout Building					
	Exterior Lighting								
	HID	100%			2025	\$40,300	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2040	* *	5	\$3,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : Two 500 Gallon Tanks							
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Hot Water Boiler							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE O.A.U. OFFICE
Asset # : 4461

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2035	* *	1	\$3,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2025	\$20,800	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
	Exhaust Fans								
	Roof	10%	Now	\$1,700	2040	* *	2		
		Malfunctioning, Extent : Moderate, Area Affected : 67%							
		Location : 2 Of 3 Defective Exhaust Fans On The Roof							
	Roof	90%			2030	\$14,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$3,700	2040	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Water Main							
	Water Heater								
	Oil Fired	100%			2028	\$8,300	1	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$600	
	Fixtures								
	Generic	100%							

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BROOKLYN 16 GARAGE
Address : 922 GEORGIA AVE. BTWN: WORTMAN AVE. - COZINE AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0055.000 / 4198 **Yr Built/Renovated** : 1940 / 2010
Area Sq Ft : 43,800 **Project Type** : SANITATION
Date of Survey : 05-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 4388 **Lot** : 28 **BIN** : 3256631

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,066,900	\$59,900
Interior Architecture	\$364,600	\$161,400
Electrical	\$44,200	\$323,100
Mechanical	\$64,100	\$783,400
Total	\$2,539,800	\$1,327,800
Importance Code A	\$2,066,900	\$59,900
Importance Code B	\$350,900	\$1,267,900
Importance Code C	\$122,000	
Total	\$2,539,800	\$1,327,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,000			\$8,900
Interior Architecture	\$74,100			\$1,100
Electrical	\$8,900	\$300	\$400	\$200
Mechanical	\$20,500	\$24,900	\$8,900	\$43,100
Site Enclosure	\$2,300			
Site Pavements	\$42,500			
Total	\$179,400	\$25,200	\$9,300	\$53,200
Importance Code A	\$35,100	\$4,100	\$4,100	\$13,100
Importance Code B	\$117,600	\$21,000	\$5,200	\$40,100
Importance Code C	\$26,700			
Total	\$179,400	\$25,200	\$9,300	\$53,200



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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.

DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	55%	Now	\$254,600	LIFE	**	5	\$26,300	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : South Facade</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : All Facades</i>									
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Window Openings</i>									
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : At Window Openings</i>									
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Throughout</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Chimney, All Four Corners And Throughout</i>									
	Metal Coiling Doors	20%	Now	\$58,000	2035	**	5	\$15,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Bay 1 East Facade</i>									
	Pre-Cast Concrete	5%	Now	\$84,500	LIFE	**	5	\$7,800	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Window Sills</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Window Sills Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>									
<i>Location : Window Sills</i>									
	Wood Overhead Doors	20%	Now	\$323,600	2050	**	5	\$23,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : All Doors</i>									
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>									
<i>Location : All Doors</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Bay 1 West Side</i>									

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

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									
	Windows								
	Steel	100%	Now	\$534,300	2055	* *	5	\$59,900	
				Air Infiltration, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
				Bent/Warped Elements, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Broken/Missing Elements, Extent : Moderate, Area Affected : 15%					
				Location : Transom Windows					
				Corrosion/Rusting, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 25%					
				Location : 2nd Floor Locker Rooms					
Parapets									
	Masonry: Brick	85%	Now	\$340,300	LIFE	* *	5	\$13,800	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 25%					
				Location : Inside Face And Throughout					
				Efflorescence, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%					
				Location : At Pre-Cast Concrete Coping - Inside Face					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 10%					
				Location : South - East Facade - Rotating					
				Spalling, Extent : Moderate, Area Affected : 25%					
				Location : Inside Face - Throughout					
	Metal Rail	5%			2035	* *	5-10	\$14,700	
	Pre-Cast Concrete	10%	Now	\$31,000	LIFE	* *	5	\$10,200	
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 40%					
				Location : Coping					
Roof									
	Modified Bitumen	100%	Now	\$471,600	2035	* *			1
				Blisters, Extent : Moderate, Area Affected : 30%					
				Location : Throughout					
				Drains Inad/Misposn, Extent : Severe, Area Affected : 30%					
				Location : At Areas Of Ponding					
				Ponding, Extent : Severe, Area Affected : 30%					
				Location : Built-up Roof At South East And West Corners And Throughout					

Interior

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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Cast in Place Concrete	85%	Now	\$163,900	LIFE	**	5	\$161,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Drains Clogged, Extent : Severe, Area Affected : 10%								
Location : At Wash Bay - Built-up Residue Is Hazardous And Slick								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Around Floor Drain								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Mosaic Tile	5%	Now	\$27,700	2035	**	5	\$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets And Showers On 2nd Floor								
Vinyl Tile	10%	Now	\$78,800	2040	**	3	\$3,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Electrical Room, Lunch Room, 2nd Floor And Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Electrical Room, Lunch Room, Locker Rooms And Offices								
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2033	**	5	\$500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout Toilets And Showers On 2nd Floor								
Concrete Masonry Unit	25%	Now	\$6,400	LIFE	**	5	\$2,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Storage Rooms On North Side								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : East Stair Well								
Masonry: Brick	45%	Now	\$122,000	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Plaster	25%	Now	\$4,600	LIFE	**	5	\$1,600	
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Locker Rooms								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Second Floor Locker Room								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$11,200	2035	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	AcousTileSusp.Lay-In	10%	Now	\$22,500	2035	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Electrical Room, Office, Corridor And Lounge</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Electrical Room, Office, Corridor And Lounge</i>									
	Exposed Concrete	40%			LIFE	**	5	\$5,400	
	Exposed Struc: Steel	30%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>									
<i>Location : Throughout Garage</i>									
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$2,300	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Concrete Base, East Side Of North Lot</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$30,800	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Parking/Driveway									
	Asphalt	80%	0-2	\$11,700	2033	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Cast in Place Concrete	20%			2035	**			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2030	\$1,600	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two Main Service Switches Rated At 1,200 Amperes And 800 Amperes</i>									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$26,100	5	\$200	

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2030	\$3,600	1		
	Conduit	10%			2040	* *	1		
Panelboards									
	Fused Disc Sw	10%			2029	\$1,600	5	\$100	
	Fused Disc Sw	5%			2038	* *	5	\$100	
	Molded Case Bkrs	65%			2029	\$10,400	5	\$800	
	Molded Case Bkrs	20%			2038	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2030	\$7,800	1		
	Thermoplastic	10%			2040	* *	1		
Motor Controllers									
	Locally Mounted	80%			2028	\$30,700	5	\$200	
	Locally Mounted	20%	0-2	\$7,700	2050	* *	5		
Enclosure Corroded, Extent : Severe, Area Affected : 100%									
Location : Garage									
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Overhead Doors									
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
Interior Lighting									
	Fluorescent	50%			2030	\$51,200	10	\$20,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	40%			2030	\$152,900	10	\$600	
	LED	10%			2035	* *			
Egress Lighting									
	Exit, Service	90%			2030	\$11,400	1		
	Exit, Service	10%	Now	\$1,300	2040	* *	1		
Not Functioning, Extent : Moderate, Area Affected : 100%									
Location : Garage									
Exterior Lighting									
	HID	50%	Now	\$44,200	2030	\$88,300			
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Perimeter									
Explanation : Controlled Via Timer									
	No Component	50%							

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

Heating

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

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	10%			2040	**	1		
	Interruptible Gas/Dual Fuel	90%			2040	**	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : One 10,000 Gallon Tank Explanation : Buried Tanks							
	Conversion Equipment								
	Furnace	10%			2035	**	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 10% Location : Garage Explanation : 2 Gas Fire Modine Heaters							
	Steam Boiler	90%			2043	**	1	\$39,000	
		Other Observation, Extent : Moderate, Area Affected : 90% Location : Boiler Room Explanation : One Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	90%			2030	\$667,100	4	\$2,900	
	No Component	10%							
	Terminal Devices								
	Convactor/Radiator	25%			2028	\$58,600	1	\$3,500	
	Unit Heater - Steam	65%			2035	**	4	\$3,900	
		Other Observation, Extent : Light, Area Affected : 1% Location : Garage Ceiling Explanation : 4 Condemned Air Handling Units And 4 Condemned Fan Coil Units Need To Be Removed							
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Window/Wall Unit	20%			2023	\$18,300	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Garage Explanation : Not Used For Long Time							
	Exhaust Fans								
	Interior	20%			2025	\$31,200	2	\$300	
	Roof	20%			2030	\$14,500	2	\$300	
	No Component	60%							
Plumbing									

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2040	* *	1		
	Galvanized Steel	30%			2028	\$57,700	1		
	Water Heater								
	Electric	50%			2028	\$19,300	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 90 Gallon Unit							
	Gas Fired	50%	Now	\$13,400	2030	\$13,400	2	\$300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Broken And Abandoned							
	Sanitary Piping								
	Cast Iron	100%	Now	\$64,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 50%							
		Location : Underground Of Garage Floor							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
		Leaking Connections, Extent : Moderate, Area Affected : 5%							
		Location : Toilets In 2nd Floor Locker Room							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$22,900	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BROOKLYN 17/18 SANITATION GARAGE
Address : 105-01 FOSTER AVE. / AVE. D AND FOSTER AVE.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0040.000 / 4136 **Yr Built/Renovated** : 1991 / 1998
Area Sq Ft : 171,164 **Project Type** : SANITATION
Date of Survey : 14-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5426 **Lot** : 1 **BIN** : 3378181

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$9,019,800	\$186,400
Interior Architecture	\$1,990,800	\$514,700
Electrical	\$567,800	\$1,290,900
Mechanical	\$85,000	\$2,526,700
Site Pavements	\$207,700	
Total	\$11,871,100	\$4,518,700
Importance Code A	\$9,019,800	\$529,000
Importance Code B	\$2,431,600	\$3,900,900
Importance Code C	\$419,700	\$88,800
Total	\$11,871,100	\$4,518,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$13,200			
Interior Architecture	\$101,700		\$5,100	\$1,600
Electrical	\$15,300	\$3,800	\$5,900	\$5,000
Mechanical	\$43,500	\$23,700	\$29,900	\$19,900
Site Enclosure	\$19,400			
Site Pavements	\$28,400			
Total	\$221,400	\$27,600	\$40,900	\$26,500
Importance Code A	\$26,400	\$8,500	\$8,500	\$8,500
Importance Code B	\$119,500	\$19,100	\$32,500	\$18,100
Importance Code C	\$75,600			
Total	\$221,400	\$27,600	\$40,900	\$26,500



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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	50%	Now	\$934,300	LIFE	**	5	\$58,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Various Locations, West Facade, Above And Around Door Openings									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Diagonal Cracks, Extent : Moderate, Area Affected : 15%									
Location : Corners At 2nd Story Towers									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : 2nd Story Walls Flanking Garages									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : Various Locations, West Facade, Above And Flanking Of Door Openings									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%									
Location : Around Over Head Door Openings									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%									
Location : Above Overhead Doors									
Caulking Deteriorated, Extent : Severe, Area Affected : 15%									
Location : Corners At 2nd Story Towers									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Where 2nd Story Towers Meet Garage Roof Line. Both Sides									
	Metal Coiling Doors	50%	Now	\$707,100	2036	**	5	\$91,200	
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : East And West Facades									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : East And West Facades									
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : 18 Garage On 105th Street									
Windows									
	Aluminum	100%	Now	\$123,400	2047	**	5	\$3,400	
Bent/Warped Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Both Sides									

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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Cast Stone/Terra Cotta	30%	Now	\$322,700	LIFE	**	5	\$36,900	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Crazing, Extent : Severe, Area Affected : 30%								
	Location : Above Garages And 2nd Floor Roofs								
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : North East Corner. 2nd Story Roof								
	Miss/Damaged Copings, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Low Parapet Walls Above Garages								
	Concrete Masonry Unit	15%	Now	\$13,200	LIFE	**	5	\$2,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Interior Face								
	Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Below Coping Stone, Throughout								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : Interior Parapet Wall, Throughout								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : 17 Through 18 Parapet Above Offices								
	Explanation : Flashing Damaged And Missing								
	Masonry: Brick Cavity	15%	Now	\$84,400	LIFE	**	5	\$2,400	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Corners Of 2nd Story Roofs								
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : Exterior Parapet Walls Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : 2nd Floor Roof On South West Corner								
	No Component	40%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Over Garage Roof								
	Explanation : No Parapet, Needs Guard Rail								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	Roof								
	Built-Up (BUR)	95%	Now	\$6,611,300	2041		* *		1
				<i>Blisters, Extent : Severe, Area Affected : 25%</i> <i>Location : Over Garage Floor</i> <i>Deflection Evident, Extent : Severe, Area Affected : 5%</i> <i>Location : At Exhaust Hood Penetration And Ladder To Upper Roof, Garage 17 And 18</i> <i>Expansion Joint Failure, Extent : Severe, Area Affected : 25%</i> <i>Location : Over Garage Floor</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : 2nd Story Roofs</i> <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%</i> <i>Location : Garage 18</i> <i>Split/Cracked, Extent : Severe, Area Affected : 20%</i> <i>Location : Over Garage Floor</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout, Offices</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Garage Floor</i>					
	Skylight, Plastic	5%	Now	\$236,600	2036		* *	1	
				<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i> <i>Location : Garage 18</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : 17 To 18 Garage Stairwell</i>					

Interior

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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	76%	Now	\$648,600	LIFE	* *	5	\$425,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Garage Floors									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Back Up From Oil Seperator Floods Garage Regularly									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Both Garages Which Receive Back Up From Oil Seperator.									
Explanation : Floor Drains Dysfunctional									
Ceramic Tile	4%			2034	* *	5	\$10,200		
Quarry Tile	10%	Now	\$19,700	2036	* *	5	\$19,200		
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Office Entry									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Stairwells 17 To 18 Garage									
Sheet Vinyl/Rubber	5%	Now	\$20,300	2041	* *	5	\$9,600		
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%									
Location : Office Corridors									
Seams Open/Split, Extent : Severe, Area Affected : 25%									
Location : Office Corridors									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Office Corridors									
Vinyl Tile	5%	Now	\$34,000	2041	* *	3	\$4,800		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout 1st Floor Offices									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout 1st Floor Offices									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Throughout 1st Floor Offices									
Interior Walls									
Concrete Masonry Unit	80%	Now	\$263,300	LIFE	* *	5	\$88,800		
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Office Walls Facing Garages. Water From Roof Above									
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$27,800		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$99,600	2051	**	5	\$19,200		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Office, Locker Room And Corridors								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Exposed Struc: Steel	85%	Now	\$979,300	LIFE	**				
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Throughout Garages								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Garages								
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Garages								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : At Conduit Box In Garage 17 And Throughout								
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$19,400	2041	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : 105th Street And Parking Lot								
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$51,300	2036	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Garage Entry 105th Street								
Parking/Driveway									
Asphalt	90%	Now	\$156,400	2034	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Parking Lot								
	Potholes, Extent : Moderate, Area Affected : 10%								
	Location : Parking Lot								
Cast in Place Concrete	10%	Now	\$28,400	2036	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Parking Lot								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	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	

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

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	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2041	* *	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	80%			2041	* *	1		
	Conduit	20%			2031	\$4,800	1		
	Panelboards								
	Fused Disc Sw	5%			2039	* *	5	\$200	
	Molded Case Bkrs	85%			2039	* *	5	\$3,800	
	Molded Case Bkrs	10%			2030	\$6,400	5	\$500	
	Wiring								
	Thermoplastic	90%			2041	* *	1		
	Thermoplastic	10%			2031	\$5,300	1		
	Motor Controllers								
	Locally Mounted	15%			2029	\$23,000	5	\$200	
	Motor Control Center	85%			2036	* *	5	\$4,000	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$2,500	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Garage 17							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$120,000	10	\$47,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$40,000	10	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Repair Shops							
		Explanation : T-5 Lamps							
	HID	50%			2031	\$746,700	10	\$2,800	
	LED	10%			2039	* *			
	Egress Lighting								
	Emergency, Battery	40%			2031	\$98,600	10	\$16,500	
	Emergency, Battery	10%			2026	\$24,600	10	\$4,100	
	Exit, Service	35%			2031	\$17,300	1		
	Exit, Service	15%			2026	\$7,400	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

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

Lighting

Exterior Lighting

HID	15%			2031	\$103,500	10		\$100	
LED	15%			2039	* *				
No Component	70%								

Alarm

Security System

No Component	85%								
Generic	15%			2031	\$82,900	1		\$9,600	

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

Fire/Smoke Detection

No Component	70%								
Generic, Analog	30%	Now	\$567,800	2041	* *	1-3		\$28,800	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : Fire Alarm System Is Not Functional.*

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	85%			2041	* *	1			
Interruptible Gas/Dual Fuel	15%			2041	* *	1			

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried In The Street**Explanation : One 8,500 Gallon Tank*

Conversion Equipment

Furnace	45%			2031	\$181,400	1		\$38,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 20 Rooftop Units*

Furnace	40%	0-2	\$8,100	2031	\$161,200	1		\$30,500	
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*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Modine Space Heaters Have Multiple Mechanical And Or Electrical Defects.**Garage Ceiling*

Hot Water Boiler	15%			2036	* *	1		\$12,700	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Dual Fuel Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump	15%			2039	* *	4		\$1,900	
No Component	85%								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	15%			2029	\$137,400	1	\$8,300	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%	0-2	\$6,900	2026	\$138,600	2	\$800	
		Broken, Extent : Moderate, Area Affected : 15% Location : 1 Compressor, Roof Of District 18 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Inefficient Units							
	Exterior Pkg Unit - Cooling	10%			2039	* *	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outside Of Garage 18 Explanation : 1 Unit. R-410a							
	Window/Wall Unit	5%			2026	\$17,800	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$151,100	
	Exhaust Fans								
	Roof	30%	0-2	\$42,600	2041	* *	2	\$1,300	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof							
	Roof	40%			2036	* *	2	\$2,100	
	Roof	30%			2031	\$85,300	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$104,400	2	\$2,500	
	Sanitary Piping								
	Cast Iron	10%	0-2	\$2,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Water Backup On Garage Floor South East Corner Of Garage 17.							
	Cast Iron	90%			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.

DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2041	* *	1-5	\$86,300	
	Sprinkler							
	Generic	100%		2031	\$1,676,000	1-2	\$47,900	
	Chemical System							
	Dry	1%		2026	\$300	1-3		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Fuel Station</i>						
		<i>Explanation : 1 Set</i>						
	No Component	99%						

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BROOKLYN 7/10 GARAGE
Address : 5100 1ST AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0030.000 / 2790 **Yr Built/Renovated** : 1983 /
Area Sq Ft : 91,154 **Project Type** : SANITATION
Date of Survey : 25-Jun-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 803 **Lot** : 5 **BIN** : 3332515

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,227,500	\$176,300
Interior Architecture	\$606,700	\$398,600
Electrical	\$181,400	\$312,700
Mechanical	\$37,700	\$835,900
Site Pavements	\$272,700	
Total	\$4,325,900	\$1,723,500
Importance Code A	\$3,227,500	\$176,300
Importance Code B	\$1,049,900	\$1,547,200
Importance Code C	\$48,600	
Total	\$4,325,900	\$1,723,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,300			
Interior Architecture	\$78,200		\$1,800	\$3,400
Electrical	\$1,500	\$1,500	\$1,800	\$3,200
Mechanical	\$50,600	\$14,000	\$14,900	\$9,500
Site Pavements	\$16,400			
Total	\$175,000	\$15,600	\$18,600	\$16,100
Importance Code A	\$32,400	\$4,000	\$4,000	\$4,000
Importance Code B	\$79,700	\$11,500	\$14,500	\$12,100
Importance Code C	\$62,900			
Total	\$175,000	\$15,600	\$18,600	\$16,100



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.

DEPARTMENT OF SANITATION - 827
BROOKLYN 7/10 GARAGE
Asset # : 2790

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	45%	4+	\$415,100	LIFE	**	5	\$64,400	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 15%							
		Location : Building Corners And Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	5%	Now	\$11,000	2041	**	5	\$13,400	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Coiling Doors	50%	Now	\$867,400	2036	**	5	\$111,900	
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$172,000	2047	**	5	\$9,600	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Parapets									
	Masonry: Brick	60%	2-4	\$84,400	LIFE	**	5	\$4,600	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Trhoughout							
		Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Metal Rail	40%	2-4	\$17,300	2044	**	5	\$21,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$1,688,500	2041	**			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 7/10 GARAGE
Asset # : 2790

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	70%	Now	\$95,100	LIFE	**	5	\$187,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Ceramic Tile	3%			2034	**	5	\$3,700	
	Steel Grating	5%	Now	\$181,200	2051	**	1		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Vinyl Tile	22%	Now	\$73,300	2036	**	3	\$10,100	
	Adhesion Failure, Extent : Moderate, Area Affected : 40%								
	Location : Various Locations, Corridors, Cafeteria								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout, Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 80%								
	Location : Throughout, Corridors, Cafeteria, Lockers								
Interior Walls									
	Ceramic Tile	3%	Now	\$8,800	2034	**	5	\$700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Concrete Masonry Unit	40%	Now	\$23,600	LIFE	**	5	\$8,000	
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Garage Area								
	SGFT/Glazed Masonry	57%			LIFE	**	10	\$14,200	
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$42,300	2029	\$211,300	5	\$12,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 95%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 70%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 70%								
	Location : Throughout								
	Exposed Struc: Steel	70%			LIFE	**	10	\$171,300	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Gypsum Board	8%	0-2	\$31,700	LIFE	**	5	\$12,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Locker Room Showers								
	Metal Panel	2%	0-2	\$43,600	LIFE	**	5	\$3,100	
	Corrosion/Rusting, Extent : Severe, Area Affected : 5%								
	Location : Bathrooms								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 7/10 GARAGE
Asset # : 2790

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$224,100	2044	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$16,400	2044	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>									
<i>Location : All Driveway Aprons</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : South Side Drain Clogged</i>									

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$48,600	2044	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout Due To Truck Traffic</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%				2031	\$2,700	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room In Bk10 Mezzanine From Roof Access Stair</i>									
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>									

Switchgear / Switchboard

Fused Disc Sw	100%				2031	\$52,200	5	\$400	
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Raceway

Conduit	100%				2031	\$10,000	1		
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Panelboards

Fused Disc Sw	5%				2030	\$1,600	5	\$100	
Molded Case Bkrs	95%				2030	\$30,300	5	\$2,300	

Wiring

Thermoplastic	100%				2031	\$21,800	1		
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Motor Controllers

Locally Mounted	100%				2029	\$76,800	5	\$600	
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Ground

Grounding Devices

Generic	100%				LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : In Garage 10 Sprinkler Room</i>									
<i>Explanation : Under Insulation</i>									

Lighting

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

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DEPARTMENT OF SANITATION - 827
BROOKLYN 7/10 GARAGE
Asset # : 2790

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2036	**	10	\$22,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Offices, Locker Room, Hallway And Bath Room					
				Explanation : Using T-8 Lamps					
	HID	40%			2036	**	10	\$1,100	
	LED	30%			2036	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : In Garage 10					
				Explanation : LEDs Observed					
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$9,900	
	Exit, Service	50%			2031	\$11,800	1		
Exterior Lighting									
	HID	50%			2026	\$183,800	10	\$100	
	No Component	50%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%	Now	\$181,400	2041	**	1-3	\$15,300	
				Not in Service, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
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								
	Fuel Oil No 2	100%			2041	**	5	\$25,300	
Conversion Equipment									
	Hot Water Boiler	100%			2036	**	1	\$40,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 2 Units					
Distribution									
	Hot Wtr Piping/Pump	100%			2039	**	4	\$6,000	
Terminal Devices									
	Air Handler	10%			2031	\$114,900	1	\$5,100	
	Convactor/Radiator	20%			2036	**	1	\$5,300	
	Unit Heater - Steam	70%	Now	\$20,500	2026	\$204,500	4	\$5,200	
				Not in Service, Extent : Severe, Area Affected : 20%					
				Location : Garage					
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 7/10 GARAGE
Asset # : 2790

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2031	\$330,900	2	\$2,500	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 10 Units							
	Window/Wall Unit	10%			2026	\$17,000	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$37,700	LIFE	**	2-5	\$45,600	
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Garage							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Office Ceiling							
	Exhaust Fans								
	Roof	100%	Now	\$13,600	2026	\$135,700	2	\$2,000	
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$49,800	2	\$1,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$8,500	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Garage							
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$13,900	4	\$2,900	
		Unit Inoperable, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$41,200	
	Sprinkler								
	No Component	20%							
	Generic	80%			2041	**	1-2	\$18,300	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : **BROOKLYN 8 SANITATION GARAGE**
Address : **1760 ATLANTIC AVENUE BTWN SCHENECTADY - UTICA AVES**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0035.000 / 121** **Yr Built/Renovated** : **1982 /**
Area Sq Ft : **36,154** **Project Type** : **SANITATION**
Date of Survey : **25-Apr-2017** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **1336** **Lot** : **18** **BIN** : **3330693**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,642,800	
Interior Architecture	\$1,003,400	\$119,500
Electrical		\$119,900
Mechanical	\$181,100	\$889,800
Site Pavements	\$127,400	
Total	\$2,954,700	\$1,129,200
Importance Code A	\$1,642,800	\$25,500
Importance Code B	\$1,311,900	\$1,103,700
Total	\$2,954,700	\$1,129,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$32,000			
Interior Architecture	\$94,300			\$1,800
Electrical	\$1,300	\$28,700	\$600	\$800
Mechanical	\$127,200	\$14,000	\$7,700	\$4,800
Site Enclosure	\$16,200			
Site Pavements	\$2,300			
Total	\$273,200	\$42,700	\$8,300	\$7,500
Importance Code A	\$67,200	\$1,900	\$1,800	\$1,800
Importance Code B	\$133,600	\$40,800	\$6,500	\$5,700
Importance Code C	\$72,400			
Total	\$273,200	\$42,700	\$8,300	\$7,500



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.

DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	70%	Now	\$188,100	LIFE	**	5	\$13,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : At Entry Doors - North And South Street Facades								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : South Facade At Expansion Joint								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : North Facade At Entrance Doors								
	Metal Coiling Doors	30%	Now	\$555,300	2048	**	5	\$14,300	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Unit Inoperable, Extent : Severe, Area Affected : 25%								
	Location : Various Doors - Both Facades								
Windows									
	Aluminum	100%	Now	\$7,000	2036	**	5	\$300	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Windows Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Broken Screens - Lounge, Corridor And Locker Rooms								
	Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%								
	Location : Various Windows Throughout								
Parapets									
	Concrete Masonry Unit	80%	Now	\$9,600	LIFE	**	5	\$3,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Interior Parapet Walls								
	Metal Panel	5%	2-4	\$1,800	2038	**	5	\$400	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal: Cage/Fence	15%	Now	\$13,700	2048	**	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : North And West Parapets								
Roof									
	Built-Up (BUR)	95%	Now	\$571,800	2038	**			
	Blisters, Extent : Moderate, Area Affected : 60%								
	Location : 2nd Floor Roof								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Above Locker Rooms								
	Worn/Eroded, Extent : Moderate, Area Affected : 75%								
	Location : Roof Well Beyond Useful Life - Throughout								
	Skylight, Metal/Glass	5%	Now	\$327,600	2058	**			1
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Above Garage								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout Garage								

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.

DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors									
	Cast in Place Concrete	65%	Now	\$105,300	LIFE	**	5	\$69,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenues								
	Worn/Eroded, Extent : Light, Area Affected : 80%								
	Location : Garage Surface Throughout								
	Ceramic Tile	5%	Now	\$15,100	2031	\$50,300	5	\$1,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Shower Area In Locker Rooms								
	Vinyl Tile	30%	Now	\$132,500	2038	**	3	\$5,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
	Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms								
	Worn/Eroded, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	5%	Now	\$6,900	2031	\$34,600	5	\$600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Shower Areas Within Locker Rooms								
	Concrete Masonry Unit	62%	4+	\$34,500	LIFE	**	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations Throughout								
	Diagonal Cracks, Extent : Light, Area Affected : 15%								
	Location : Mechanics Area And 1st Floor Offices								
	Vertical Cracks, Extent : Light, Area Affected : 15%								
	Location : Mechanics Area And 1st Floor Offices								
	Glass: Single Pane	3%			LIFE	**	5	\$500	
	Gypsum Board	30%	Now	\$12,500	LIFE	**	5	\$4,200	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Offices								
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$25,200	2033	**	5	\$7,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Lounge And Locker Rooms								
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
	Location : 1st And 2nd Floors Throughout								
	Exposed Struc: Steel	70%	4+	\$765,600	LIFE	**			
	Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
	Location : South West Corner Of Garage								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Locker Rooms								
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$16,200	2038	**			
	Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Gates At Pacific Avenue								

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DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$127,400 2048 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 35%

Location : Sidewalks At Pacific And Atlantic Avenues

Tripping Hazard, Extent : Severe, Area Affected : 10%

Location : Sidewalks At Pacific And Atlantic Avenues

On-Site Walkways

Cast in Place Concrete 100% 2041 * *

Parking/Driveway

Asphalt 100% Now \$2,300 2031 \$23,000

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : East Side Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2028 \$1,600 5 \$200

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

Location : Electrical Room

Explanation : Not Available Nameplate Rating Capacity

Switchgear / Switchboard

Fused Disc Sw 100% 2028 \$26,100 5 \$200

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

Location : Electrical Room 2

Explanation : 2- Vertical Sections

Raceway

Conduit 100% 2028 \$4,000 1

Panelboards

Fused Disc Sw 5% 2027 \$800 5

Molded Case Bkrs 95% 2027 \$15,200 5 \$900

Wiring

Thermoplastic 100% 2028 \$8,700 1

Motor Controllers

Locally Mounted 100% 2026 \$30,700 5 \$200

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$500

Lighting

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

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DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	**	10	\$19,900	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Offices And Locker Rooms					
	Fluorescent	10%			2033	**	10	\$3,300	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Mechanic Shop					
	HID	30%			2033	**	10	\$400	
Egress Lighting									
	Emergency, Battery	50%			2033	**	10	\$4,400	
	Exit, Service	50%			2033	**	1		
Exterior Lighting									
	HID	20%			2028			\$29,200	10
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2028	\$119,900	1-3	\$6,900	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Hallways, Offices And Garage					
				Explanation : Srobe Lights, Manual Pull Stations, Alarm Bells					
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	30%			2038	**	5	\$3,400	
	Natural Gas	70%			2038	**	1		
Conversion Equipment									
	Furnace	40%	Now	\$34,100	2038	**	1	\$6,400	
				Abandoned in Place, Extent : Severe, Area Affected : 40%					
				Location : 4 Rooftop Package Units, Roof					
	Furnace	20%			2028	\$17,000	1	\$3,600	
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : Garage					
				Explanation : 4 Gas Fired Modine Heaters					
	Furnace	10%			2028	\$8,500	1	\$1,800	
				Other Observation, Extent : Light, Area Affected : 10%					
				Location : Roof					
				Explanation : 1 Rooftop Package Unit					
	Hot Water Boiler	30%			2033	**	1	\$5,400	
				Other Observation, Extent : Light, Area Affected : 30%					
				Location : Boiler Room					
				Explanation : 2 Units					

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DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	30%	Now	\$300	2036	**	4	\$500	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
	No Component	70%							
Terminal Devices									
	Convactor/Radiator	20%			2026	\$38,700	1	\$2,300	
	Unit Heater - Steam	10%			2028	\$12,900	4	\$300	
	No Component	70%							
Air Conditioning									
Energy Source									
	Electricity	100%			2036	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	10%			2028	\$45,300	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : 1 Rooftop Unit, R-22, Roof							
	Ext Pkg Unit - Heating/Cooling	40%			2023	\$181,100	2	\$900	
		Abandoned in Place, Extent : Severe, Area Affected : 40%							
		Location : 4 Rooftop Package Units, R-22, Roof							
	Window/Wall Unit	5%			2023	\$3,800	1		
	No Component	45%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$33,300	LIFE	**	2-5	\$20,200	
		Corroded, Extent : Moderate, Area Affected : 15%							
		Location : Garage, Pacific Street Side							
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Garage, Pacific Street Side							
Exhaust Fans									
	Roof	100%	Now	\$12,000	2028	\$60,000	2	\$900	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Brass/Copper	80%			2028	\$215,600	1		
	Galvanized Steel	20%	0-2	\$1,600	2026	\$31,700	1		
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Water Main Area							
Water Heater									
	Gas Fired	100%			2026	\$22,000	2	\$500	
Sanitary Piping									
	Cast Iron	100%	Now	\$13,200	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Wash Bay Area							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2028	\$150,700	1-5	\$18,900	
	Sprinkler								
	Generic	100%			2028	\$354,000	1-2	\$10,100	
	Chemical System								
	Generic	100%			2022	\$27,900	1-3	\$4,000	
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : Garage Fuel Station								
	Explanation : 1 Set								

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : **BROOKLYN 9 GARAGE**
Address : **690 NEW YORK AVENUE @ WINTHROP ST.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0054.000 / 4197** **Yr Built/Renovated** : **1926 / 2007**
Area Sq Ft : **28,016** **Project Type** : **SANITATION**
Date of Survey : **26-Jun-2019** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,Mez**
Block : **4827** **Lot** : **24** **BIN** : **3332514**

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$568,600	\$39,400
Interior Architecture	\$179,400	\$408,000
Electrical	\$146,300	\$44,900
Mechanical	\$51,600	\$258,000
Total	\$945,800	\$750,200
Importance Code A	\$620,100	\$39,400
Importance Code B	\$268,700	\$710,900
Importance Code C	\$57,000	
Total	\$945,800	\$750,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,000			
Interior Architecture	\$57,400			\$700
Electrical		\$100	\$400	\$39,800
Mechanical	\$56,800	\$16,100	\$5,100	\$21,700
Site Pavements	\$9,800			
Total	\$169,000	\$16,100	\$5,500	\$62,200
Importance Code A	\$46,000	\$1,300	\$1,300	\$1,300
Importance Code B	\$100,000	\$14,900	\$4,200	\$60,900
Importance Code C	\$23,100			
Total	\$169,000	\$16,100	\$5,500	\$62,200



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DEPARTMENT OF SANITATION - 827
BROOKLYN 9 GARAGE
Asset # : 4197

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	78%			LIFE	**	5	\$19,900	
	Masonry: Brick	10%	Now	\$49,400	LIFE	**	5	\$2,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Second Floor, Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Second Floor									
	Masonry: Limestone	2%	Now	\$6,000	LIFE	**	5	\$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Window Sills									
	Metal Sect. OHD	10%	Now	\$34,100	2043	**	5	\$4,000	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Along Park Place									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Along Park Place									
Windows									
	Aluminum	15%	Now	\$5,000	2046	**	5	\$600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
	Steel	85%	Now	\$351,500	2055	**	5	\$39,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Parapets									
	Masonry: Brick	95%	Now	\$111,700	LIFE	**	5	\$9,100	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Interior Face									
	Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof									
	Modified Bitumen	100%			2035	**	10	\$56,000	

Interior

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DEPARTMENT OF SANITATION - 827
BROOKLYN 9 GARAGE
Asset # : 4197

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	5%	Now	\$4,000	2033	* *	5	\$1,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Toilets And Showers Throughout							
	Traffic Topping	80%	Now	\$122,400	2030	\$408,000	5	\$19,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Around Floor Drains Throughout Garage Bays							
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Garage Bays							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Garage Bays							
	Vinyl Tile	15%	Now	\$31,500	2035	* *	3	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Offices, Corridors And Locker Rooms Throughout							
Interior Walls									
	Concrete Masonry Unit	20%	Now	\$18,600	LIFE	* *	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	10%	Now	\$1,700	LIFE	* *	5	\$2,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	70%	Now	\$57,000	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$1,700	2043	* *	5	\$1,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Toilets And Showers Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Offices, Toilets And Showers Throughout							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Offices, Toilets And Showers Throughout							
	Exposed Concrete	65%			LIFE	* *	5	\$3,900	
	Exposed Struc: Steel	25%			LIFE	* *			
		Paint Peeling, Extent : Light, Area Affected : 5%							
		Location : Garage							
	Plaster	5%			LIFE	* *	5	\$1,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2050	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$7,000	2043	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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DEPARTMENT OF SANITATION - 827
BROOKLYN 9 GARAGE
Asset # : 4197

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2035		* *			
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Parking/Driveway

Asphalt	90%	0-2	\$2,800	2039		* *			
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*Ponding, Extent : Moderate, Area Affected : 15%**Location : Side Yard*

Cast in Place Concrete	10%			2043		* *			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : North And South Sides*

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%			2040		* *	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	100%			2030		\$26,100	5	\$100	
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Raceway

Conduit	95%			2030		\$3,800	1		
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Conduit	5%			2050		* *	1		
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Panelboards

Molded Case Bkrs	100%			2029		\$16,000	5	\$700	
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Wiring

Thermoplastic	95%			2030		\$8,300	1		
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Thermoplastic	5%			2050		* *	1		
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Motor Controllers

Locally Mounted	80%			2028		\$18,400	5	\$200	
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Locally Mounted	20%			2035		* *	5		
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$400	
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Lighting

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DEPARTMENT OF SANITATION - 827
BROOKLYN 9 GARAGE
Asset # : 4197

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2030	\$6,000	10	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Locker Room							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2025	\$18,000	10	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	HID	40%			2025	\$89,800	10	\$300	
	HID	20%			2030	\$44,900	10	\$200	
Egress Lighting									
	Emergency, Battery	20%			2035	* *	10	\$1,200	
	Emergency, Battery	30%			2025	\$11,100	10	\$1,900	
	Exit, Service	50%			2030	\$3,700	1		
Exterior Lighting									
	HID	100%	Now	\$56,500	2038	* *			
		Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Building Perimeter							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
Conversion Equipment									
	Hot Water Boiler	26%	Now	\$51,600	2043	* *	1	\$3,000	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : Boiler Circulation Pump							
		Controller Not Working, Extent : Severe, Area Affected : 50%							
		Location : Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units, Flue On Roof In Bad Condition							
	Hot Water Boiler	74%			2043	* *	1	\$9,400	
Distribution									
	Hot Wtr Piping/Pump	100%			2046	* *	4	\$1,900	
Terminal Devices									
	Air Handler	50%			2030	\$180,900	1	\$8,000	
	Convactor/Radiator	30%			2035	* *	1	\$2,500	
	Fan Coil Unit/Heat	20%			2030	\$77,100	1	\$1,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 9 GARAGE
Asset # : 4197

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Window/Wall Unit	20%			2025	\$10,700	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	90%			LIFE	* *	2-5	\$12,900	
	Ductwork/Diffusers	10%	Now	\$23,700	LIFE	* *	2-5	\$1,400	
	Damaged, Extent : Severe, Area Affected : 100%								
	Location : Ductwork On Parkside Side Of Building								
Exhaust Fans									
	Interior	30%			2038	* *	2	\$200	
	Roof	70%	Now	\$3,000	2030	\$29,900	2	\$400	
	Controller Not Working, Extent : Severe, Area Affected : 100%								
	Location : Garage								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Electric	20%			2025	\$4,500	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Unit Is Used For Back-up Only.								
	Gas Fired	80%			2023	\$12,600	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$26,800	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Floor Drains In Garage Near Parkside								
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2050	* *	1-5	\$13,000	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BROOKLYN LOT CLEANING GARAGE
Address : 803 FORBELL ST. BTWN: FLATLANDS AV - STANLEY AV
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0050.000 / 4194 **Yr Built/Renovated** : 1953 / 2003
Area Sq Ft : 65,864 **Project Type** : SANITATION
Date of Survey : 28-Mar-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 4555 **Lot** : 1 **BIN** : 3099064

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,803,200	\$214,300
Interior Architecture	\$1,037,100	\$183,300
Electrical	\$629,900	
Mechanical	\$161,100	\$58,000
Site Enclosure	\$48,400	
Site Pavements	\$520,700	
Total	\$5,200,300	\$455,600
Importance Code A	\$2,803,200	\$214,300
Importance Code B	\$1,066,600	\$241,300
Importance Code C	\$1,330,500	
Total	\$5,200,300	\$455,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$50,600			
Interior Architecture	\$20,400	\$2,500		\$1,200
Electrical	\$41,000	\$100	\$800	\$35,300
Mechanical	\$23,100	\$8,100	\$6,700	\$29,900
Site Pavements	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$140,100	\$14,700	\$11,500	\$70,400
Importance Code A	\$69,300	\$4,100	\$2,300	\$4,100
Importance Code B	\$69,700	\$10,500	\$9,200	\$66,300
Importance Code C	\$1,000			
Total	\$140,100	\$14,700	\$11,500	\$70,400



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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%	Now	\$29,900	LIFE	* *	5	\$8,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Masonry: Brick	70%	Now	\$613,900	LIFE	* *	5	\$95,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout South And East Sides							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout All Facades							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Throughout All Facades							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout All Facades							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At Corners And Returns Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
	Masonry: Granite	5%	Now	\$43,000	LIFE	* *	5	\$5,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Base Of Building Throughout							
	Metal Coiling Doors	5%	Now	\$247,400	2035	* *	5	\$10,600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : East And West Sides Of Building							
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : East And West Sides Of Building							
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : East And West Sides Of Building							
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : East And West Sides Of Building							
	Pre-Cast Concrete	5%	Now	\$48,000	LIFE	* *	5	\$22,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
	Wood Overhead Doors	5%	Now	\$230,000	2050	* *	5	\$17,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : West Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : West Facade							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : West Facade							

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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

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									
	Windows								
	Metal Louvers	20%	Now	\$90,900	2033	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Steel	80%	Now	\$1,061,700	2055	* *	5	\$119,000	1
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads And Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%	Now	\$206,300	LIFE	* *	5	\$11,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Lower Roof							
	Pre-Cast Concrete	5%	Now	\$11,200	LIFE	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Coping							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof Level							

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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	Now	\$9,500	2043	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Slope Roof Over Second Floor And Upper Roof								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : At Upper Roof								
Modified Bitumen	90%	Now	\$262,000	2035	**			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof Over Garage								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Garage, Archives Room And Heating Room								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$186,100	LIFE	**	5	\$183,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : At Garage, Shops And Throughout								
Ceramic Tile	5%	Now	\$20,400	2039	**	5	\$2,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : 1st And 2nd Floor, Toilets And Showers								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 1st And 2nd Floor, Toilets And Showers								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor, Toilets And Showers								
Vinyl Tile	10%	Now	\$89,500	2040	**	3	\$3,700	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Locker Rooms And Offices								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms And Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Locker Rooms								

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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	20%	Now	\$367,600	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Third Floor							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Third Floor - Unoccupied							
		Explanation : Exposed Steel Structure Rusting Due To Water Penetration							
	Plaster	10%			LIFE	* *	5	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Garage, And Lockers Throughout							
		Paint Peeling, Extent : Light, Area Affected : 20%							
		Location : Offices, Garage, And Lockers Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Offices, Garage, And Lockers Throughout							
	SGFT/Glazed Masonry	70%	Now	\$393,800	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Stairs And Toilets Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Garage, And Lockers Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Offices, Garage, And Lockers Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%			2043	* *	5	\$4,900	
	Exposed Concrete	85%			LIFE	* *	5	\$13,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Shops							
	Plaster	10%			LIFE	* *	5	\$6,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Corridors Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Archives Room And Heating Room							
Site Enclosure									

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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$48,400	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$1,000	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	98%	Now	\$520,700	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	2%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	0-2	\$16,500	2060		**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches, No Available Ratings And On Extended Life.</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%	0-2	\$5,200	2060		**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	90%	0-2	\$47,000	2060		**	5	\$800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2030	\$9,500	1		
Conduit	5%			2040	**	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	15%			2029	\$4,800	5	\$200	
	Molded Case Bkrs	80%			2029	\$25,500	5	\$1,400	
	Molded Case Bkrs	5%			2038	* *	5	\$100	
Wiring									
	Braided Cloth	60%	2-4	\$13,100	2055	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Thermoplastic	5%			2040	* *	1		
	Thermoplastic	35%			2030	\$7,600	1		
Motor Controllers									
	Locally Mounted	10%			2035	* *	5		
	Locally Mounted	40%			2028	\$21,500	5	\$200	
	Motor Control Center	50%	0-2	\$6,200	2050	* *	5	\$400	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	60%			2025	\$92,400	10	\$36,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	8%			2035	* *	10	\$4,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Explanation : T-8 Lamps								
	HID	32%			2025	\$183,900	10	\$700	
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Garage Area								
Egress Lighting									
	Emergency, Service	40%			2025	\$13,800	1		
	Emergency, Battery	10%			2025	\$9,500	10	\$1,600	
	Exit, Service	50%			2025	\$9,500	1		
Exterior Lighting									
	HID	100%			2025	\$265,600	10	\$200	
	Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 2%								
	Location : East Garage Door								

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

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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	30%			2040	**	1		
	Fuel Oil No 2	70%	Now	\$4,500	2040	**	5	\$7,100	
	Buried Tank(s), Extent : Light, Area Affected : 100%								
	Location : One 4,000 Gallon Tank Buried In Yard								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Oil Pump Is Malfunctioning								
Conversion Equipment									
	Furnace	70%	Now	\$2,200	2035	**	1	\$20,500	1
	Unit Inoperable, Extent : Severe, Area Affected : 10%								
	Location : Main Floor Unit Inoperable Due To Rain Penetration At Lower Roof								
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Throughout Mechanical Shop Of Garage Floor								
	Explanation : Oil Fired Space Heaters								
	Radiant Heater	30%			2035	**	2	\$9,200	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Administrative Spaces And Locker Rooms								
	Explanation : Electric Space Heaters								
Terminal Devices									
	Fan Coil Unit/Heat	100%			2035	**	1	\$21,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
Conversion Equipment									
	Window/Wall Unit	15%			2025	\$20,600	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,700	
	No Component	90%							
Exhaust Fans									
	Roof	60%			2035	**	2	\$1,200	
	Wall Unit	40%			2030	\$9,400	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	**	1		
	Galvanized Steel	50%			2035	**	1		
Water Heater									
	Electric	100%	Now	\$58,000	2030	\$58,000	4	\$400	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								

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DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$48,200	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 20%					
				Location : Mower Shop Floor Drain					
				Leak Evident, Extent : Severe, Area Affected : 30%					
				Location : Multiple Leaks From 2nd And 3rd Floor To 1st Floor Ceiling					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Storm Drain Piping									
	Cast Iron	100%	Now	\$13,700	LIFE	* *	1		
				Leak Evident, Extent : Severe, Area Affected : 10%					
				Location : 3rd Floor Roof Multiple Locations					
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Backflow Preventer									
	Generic	100%			2030	\$16,700	1	\$4,000	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 4th Floor					
				Explanation : One Unit Not In Service					
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$54,900	2040	* *	1-5	\$23,400	
				House Tank: Wood, Extent : Severe, Area Affected : 100%					
				Location : Deteriorated On Roof With No Cover					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BROOKLYN SOUTH 6 GARAGE BK S6
Address : 127 2ND AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0051.000 / 4193 **Yr Built/Renovated** : 1920 / 2010
Area Sq Ft : 31,000 **Project Type** : SANITATION
Date of Survey : 21-Aug-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1020 **Lot** : 1 **BIN** : 3022747

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$941,000	
Interior Architecture	\$920,300	\$470,400
Electrical	\$125,000	\$171,500
Mechanical	\$139,600	\$873,600
Total	\$2,125,900	\$1,515,400
Importance Code A	\$941,000	\$239,000
Importance Code B	\$1,029,400	\$1,034,900
Importance Code C	\$155,500	\$241,600
Total	\$2,125,900	\$1,515,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$31,500	
Interior Architecture	\$27,200		\$4,100	\$900
Electrical	\$9,000		\$24,700	\$13,400
Mechanical	\$42,300	\$3,700	\$39,700	\$23,200
Total	\$78,500	\$3,700	\$100,000	\$37,500
Importance Code A	\$11,900	\$1,500	\$33,000	\$1,500
Importance Code B	\$39,300	\$2,200	\$62,900	\$36,000
Importance Code C	\$27,200		\$4,100	
Total	\$78,500	\$3,700	\$100,000	\$37,500



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.

DEPARTMENT OF SANITATION - 827
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	30%	Now	\$187,000	LIFE	**	5	\$6,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 100%								
	Location : East Facade, North Facade, South Facade								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : East Facade, North Facade, South Facade								
	Misaligned/Bulging, Extent : Light, Area Affected : 25%								
	Location : East Facade, North Facade, South Facade								
	Masonry: Brick	55%	Now	\$376,800	LIFE	**	5	\$19,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Interior / Exterior Of Main Garage								
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : Window Openings								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
	Location : Window And Door Openings								
	Spalling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Interior / Exterior Of Main Garage								
	Metal Coiling Doors	5%	Now	\$107,400	2046	**	5	\$2,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Wood Overhead Doors	10%	Now	\$119,700	2046	**	5	\$8,900	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Windows									
	Aluminum	30%	0-2	\$38,400	2051	**	5	\$400	
	Unit Inoperable, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
	Steel	70%	Now	\$111,700	2051	**	5	\$12,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : South Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,500	
	Masonry: Brick	40%			LIFE	**	5	\$3,000	
	Recent Repair Evident, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Masonry: Limestone	10%			LIFE	**	5	\$900	
	Pre-Cast Concrete	10%			LIFE	**	5	\$4,700	
	Stucco Cement	10%			2039	**	5	\$1,900	
Roof									
	Modified Bitumen	100%			2034	**	10	\$30,600	
Interior									
Floors									
	Cast in Place Concrete	80%	0-2	\$411,200	LIFE	**	5	\$81,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Mosaic Tile	5%			2031	\$147,800	5	\$5,800	
	Vinyl Tile	15%	Now	\$63,000	2036	**	3	\$2,600	
	Worn/Eroded, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Interior Walls									
	Ceramic Tile	10%			2029	\$241,600	5	\$8,200	
	Concrete Masonry Unit	40%	Now	\$155,500	LIFE	**	5	\$13,100	
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Corridors Through Annex								
	Gypsum Board	25%	Now	\$27,200	LIFE	**	5	\$12,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Baseboards Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Offices / Hallways								
	Masonry: Brick	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$60,000	2046	**	5	\$3,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Exposed Struc: Steel	20%	Now	\$104,100	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Northeast Corner Of Garage								
	Plaster	65%	Now	\$126,500	LIFE	**	5	\$18,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Above Left Overhead Door On 2nd Ave								
	Paint Peeling, Extent : Severe, Area Affected : 50%								
	Location : Throughout Main Garage								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

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%			2026	\$1,600	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$26,100	5	\$100	
	Raceway								
	Conduit	100%			2026	\$4,000	1		
	Panelboards								
	Fused Disc Sw	2%			2025	\$300	5		
	Molded Case Bkrs	80%			2025	\$12,800	5	\$700	
	Molded Case Bkrs	18%			2034	* *	5	\$100	
	Wiring								
	Thermoplastic	80%			2026	\$7,000	1		
	Thermoplastic	20%			2036	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2024	\$24,600	5	\$200	
	Locally Mounted	20%			2031	\$6,100	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2026	\$29,000	10	\$11,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Locker Rooms And Offices							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$7,200	10	\$2,800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	HID	50%			2026	\$135,200	10	\$500	
	Egress Lighting								
	Exit, Service	100%			2022	\$8,900	1		
	Exterior Lighting								
	HID	100%			2022	\$125,000	10	\$100	
Mechanical									
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Interruptible Gas/Dual Fuel	100%			2036	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$11,900	2031	\$239,000	1	\$13,800	
	Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
	Location : Boiler Breeching								
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 2 Units, Need Boiler Emergency Stop Switches									
Distribution									
Central Plant Steam Piping/Pmp		100%	Now	\$52,500	2036	**	4	\$1,500	
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Insul. Deteriorating, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Terminal Devices									
Air Handler		50%			2026	\$217,900	1	\$9,600	
	Convactor/Radiator	20%	Now	\$3,300	2024	\$33,200	1	\$1,800	
	Damaged, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Fan Coil Unit/Heat		30%	0-2	\$41,800	2026	\$139,300	1	\$2,700
Other Observation, Extent : Severe, Area Affected : 30%									
Location : Garage									
Explanation : Uh 001-008 Are Beyond Their Useful Life Cycle Rating									
Air Conditioning									
Energy Source	Electricity	100%			2034	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2026	\$13,200	1	\$700	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%								
	Location : Garage								
Exterior Pkg Unit - Cooling Window/Wall Unit		5%			2026	\$12,600	2	\$100	
		15%	0-2	\$1,000	2022	\$9,700	1		
	Malfunctioning, Extent : Severe, Area Affected : 10%								
	Location : Garage, AC-014								
	No Component	75%							
Terminal Devices									
Air Handler/Dir Expansion		5%			2026	\$4,300	1		
	No Component	95%							

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	5%			2026	\$800	2	\$1,100	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,300	
	Exhaust Fans								
	Interior	10%			2026	\$11,000	2	\$100	
	Roof	90%	0-2	\$9,300	2026	\$46,300	2	\$700	
	Malfunctioning, Extent : Severe, Area Affected : 40%								
	Location : Ef 001 - Ef 003 Are Defective								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$4,600	2026	\$231,100	1		
	Corroded, Extent : Severe, Area Affected : 2%								
	Location : Main Shutoff Valve Corroded								
	Water Heater								
	Gas Fired	100%			2025	\$18,900	2	\$500	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Sanitary Piping								
	Cast Iron	100%	0-2	\$45,400	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Floor Drain								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$16,200	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Address : 52-35 58TH STREET (ZOLA - 58-73 53RD AVENUE)
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0020.000 / 120 **Yr Built/Renovated** : 1964 / 2000
Area Sq Ft : 765,094 **Project Type** : SANITATION
Date of Survey : 20-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2361 **Lot** : 268 **BIN** : 4054170

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,695,700	\$2,390,000
Interior Architecture	\$9,452,700	\$4,104,500
Electrical	\$868,600	\$1,150,700
Mechanical	\$10,391,500	\$11,808,000
Site Enclosure	\$59,100	
Site Pavements	\$421,800	\$471,000
Total	\$24,889,400	\$19,924,300
Importance Code A	\$3,695,700	\$2,876,300
Importance Code B	\$20,060,800	\$16,155,100
Importance Code C	\$1,132,900	\$892,900
Total	\$24,889,400	\$19,924,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,400			\$18,500
Interior Architecture			\$776,400	\$13,700
Electrical	\$97,800	\$81,600	\$78,900	\$74,600
Mechanical	\$160,200	\$65,300	\$132,800	\$69,200
Site Enclosure	\$13,700			
Site Pavements	\$1,600			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$307,300	\$170,600	\$1,011,800	\$199,700
Importance Code A	\$10,400	\$1,900		\$18,500
Importance Code B	\$284,400	\$168,700	\$1,011,800	\$181,200
Importance Code C	\$12,500			
Total	\$307,300	\$170,600	\$1,011,800	\$199,700



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.

DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

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	10%	Now	\$142,900	LIFE	**	5	\$44,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads								
Expansion Joint Failure, Extent : Moderate, Area Affected : 15%								
Location : North And South Facades								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners								
Masonry: Brick	65%			LIFE	**	5	\$288,300	
Metal Panel	5%			2048	**	5-10	\$152,500	
Metal Coiling Doors	15%	Now	\$403,100	2041	**	5	\$104,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Window Wall	5%			2048	**	5	\$83,200	
Windows								
Aluminum	40%	Now	\$1,203,300	2053	**	5	\$13,400	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : 1st And 4th Floor Offices								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%								
Location : 1st And 4th Floor Offices								
Unit Inoperable, Extent : Moderate, Area Affected : 30%								
Location : 1st And 4th Floor Offices								
Aluminum	55%			2050	**	5	\$37,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 4-6 Floors								
Metal Louvers	5%			2031	\$107,000	10	\$21,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$24,000	
Metal Panel	5%	Now	\$10,400	2048	**	5	\$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Coping								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Modified Bitumen	20%	Now	\$508,200	2028	\$1,693,900			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Over Fifth Floor Body Shop							
		Vegetation Growth, Extent : Moderate, Area Affected : 25%							
		Location : Over Fifth Floor Body Shop							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Over Fifth Floor Body Shop							
	Modified Bitumen	80%	Now	\$1,355,100	2033	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Covers At Expansion Joints							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
		Location : 6th Floor Roof							
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 6th Floor Roof							
		Ridging, Extent : Moderate, Area Affected : 30%							
		Location : Throughout 6th Floor Roof							
Interior									
	Floors								
	Carpet	5%			2024	\$748,900	3	\$82,400	
	Cast in Place Concrete	77%	Now	\$1,879,400	LIFE	* *	5	\$1,851,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 5th Floor Throughout And Wash Bay Area							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
		Location : Wash Bay Area							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : 4th And 5th Floor Slabs							
	Ceramic Tile	5%			2031	\$1,137,100	5	\$55,000	
	Terrazzo	3%			LIFE	* *	5	\$25,800	
	Vinyl Tile 9" X 9"	10%	2-4	\$1,292,600	2038	* *	3	\$41,200	
		Loose/Delam Surface, Extent : Severe, Area Affected : 100%							
		Location : 2nd, 3rd, 4th, 6th Floor Corridors, Stairs And Offices							
Interior Walls									
	Ceramic Tile	5%			2031	\$706,000	5	\$24,000	
	Concrete Masonry Unit	75%	Now	\$852,400	LIFE	* *	5	\$143,800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Mechanical Area And Stairwell 9							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Storage, Receiving And Electrical Room - From Wash Bays Above							
	Gypsum Board	15%			LIFE	* *	5	\$43,100	
	Plaster	5%			LIFE	* *	5	\$7,200	

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.

DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	15%	Now	\$142,400	2033	**	5	\$103,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Near Freight Elevator On Fifth Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 6th Floor Corridors									
	Exposed Concrete	70%	Now	\$5,285,900	LIFE	**	5	\$120,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : At Beams									
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : 4th Floor									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : 4th Floor Elevator Lobby, At Beams									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : 4th Floor Ceiling									
	Exposed Struc: Steel	15%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Chain Link	100%	4+	\$10,900	2038	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	50%	0-2	\$2,800	2048	**			
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%									
Location : 59th Place Receiving Entrance									
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Receiving Entrance									
	Masonry: Brick	50%	Now	\$59,100	2038	**			
Loose Units, Extent : Severe, Area Affected : 20%									
Location : Truck Entry At 58th Street									
Misaligned/Bulging, Extent : Severe, Area Affected : 35%									
Location : Truck Entry At 58th Street									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$141,300	2026	\$471,000			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Perimeter Entire									
Tripping Hazard, Extent : Severe, Area Affected : 25%									
Location : Perimeter Entire									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$1,600	2026	\$15,700			
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%									
Location : 58th Street Entrance									

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

DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

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

Site Pavements

Parking/Driveway

Asphalt

100% 0-2 \$46,700 2024 \$233,700

Potholes, Extent : Moderate, Area Affected : 20%

Location : At 58th Street Lot And Receiving Area

Sinking/Subsiding, Extent : Moderate, Area Affected : 25%

Location : At 58th Street Lot And Receiving Area

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

Air Circuit Breaker

75% 2028 \$3,900 5 \$3,000

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

Location : Electrical Room

Explanation : Three Main Service Disconnect Switches Rated At 3,000 Amperes Each

Fused Disc Sw

25% 2048 * * 5 \$800

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes

Transformers

Dry Type

100% 2033 * * 5 \$2,800

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

Location : Electrical Room

Explanation : 2-150 Kilovolt-ampere, 75 Kilovolt-ampere, 45 Kilovolt-ampere, 480/208/120 Volts

Switchgear / Switchboard

Air Circuit Breaker

80% 2028 \$41,700 5 \$3,200

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

Location : Electrical Room

Explanation : 8- Vertical Sections

Molded Case Bkrs

20% 2028 \$10,400 5 \$4,000

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

Location : Electrical Room

Explanation : 2- Vertical Sections

Raceway

Busway

20% 2026 \$6,700 1

Busway

5% 2041 * * 1

Conduit

60% 2028 \$20,100 1

Conduit

15% 2038 * * 1

Panelboards

Fused Disc Sw

10% 2027 \$4,100 5 \$1,800

Molded Case Bkrs

65% 2027 \$26,800 5 \$13,100

Molded Case Bkrs

25% 2036 * * 5 \$5,000

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%	2-4	\$241,100	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Busway	25%			2026	\$7,400	1		
	Busway	5%			2033	**	1		
	Thermoplastic	20%			2048	**	1		
Motor Controllers									
	Locally Mounted	20%			2026	\$3,100	5	\$1,000	
	Locally Mounted	5%			2033	**	5	\$300	
	Motor Control Center	75%			2026	\$11,500	5	\$15,600	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$11,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sprinkler Room									
Explanation : Connected With Main Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2041	**	1	\$235,400	
Generators									
	Diesel	100%			2037	**	1	\$296,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : Emergency Generator Rated At 375 Kilovolt-ampere									
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$28,300	
Fuel Storage									
	Main Tank	100%			2056	**	5	\$21,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 275 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	80%			2033	**	10	\$538,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	HID	20%			2028	\$156,700	10	\$4,800	
Egress Lighting									
	Emergency, Battery	50%			2033	**	10	\$88,600	
	Exit, Service	50%			2033	**	1		
Exterior Lighting									
	HID	30%			2028	\$925,400	10	\$700	
	No Component	70%							
Alarm									

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

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

Alarm

Security System

No Component

70%

Generic

30%

2033

* *

1

\$85,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

* *

1-3

\$141,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Smoke Detector, Alarm Bells, Strobe Lights, Manual Pull Stations And Horns*

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

Heating

Energy Source

Plant Campus Steam /
PRV

100%

2038

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : 58-73 53rd Avenue**Explanation : Steam Coming From Former Betts Avenue Incinerator Building*

Conversion Equipment

Pres. Reducing
Valve/LP Steam

100%

2031

\$486,300

5

\$43,600

Distribution

Steam Piping/Pump

100%

Now

\$162,300

2028

\$3,246,900

*Insul. Deteriorating, Extent : Moderate, Area Affected : 25%**Location : Steam Rooms In 1st And 5th Floors**Steam Traps Faulty, Extent : Moderate, Area Affected : 30%**Location : Throughout*

Terminal Devices

Air Handler

45%

Now

\$1,393,900

2023

\$4,646,500

1

\$183,900

*Broken, Extent : Moderate, Area Affected : 10%**Location : Pneumatic Controls Inoperable For Many Years**Leak Evident, Extent : Severe, Area Affected : 50%**Location : Heating Coils, Throughout*

Air Handler

5%

2036

* *

1

\$22,700

*Recent Installation, Extent : Light, Area Affected : 5%**Location : 2 Units For Office Area*

Convector/Radiator

10%

2026

\$393,100

1

\$23,700

Fan Coil Unit/Heat

10%

2023

\$1,099,700

1

\$23,700

Unit Heater - Steam

30%

2023

\$787,500

4

\$30,200

Air Conditioning

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	5%			2036	* *	1	\$17,000	
		Recent Installation, Extent : Light, Area Affected : 5% Location : 2 Units For Office Area, R-410a. Outside The Building							
	Reciprocating Compr/Chiller	10%	Now	\$31,200	2028	\$623,300	1	\$30,700	
		Not in Service, Extent : Moderate, Area Affected : 5% Location : #1 And #4, Roof R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 5 Units, Roof							
	Exterior Pkg Unit - Cooling	5%	Now	\$297,300	2038	* *	2	\$1,800	
		Malfunctioning, Extent : Severe, Area Affected : 5% Location : Roof Other Observation, Extent : Severe, Area Affected : 5% Location : Roof Explanation : 1 Obsolete Unit With R-22, For Laboratory Section							
	Exterior Pkg Unit - Cooling	5%			2033	* *	2	\$2,300	
		Other Observation, Extent : Light, Area Affected : 5% Location : Roof Explanation : 2 Units, R-410a							
	Window/Wall Unit	10%			2022	\$153,000	1		
	No Component	65%							
Distribution									
	CW & CHW Wtr Pipe/Pump	5%			2054	* *	4	\$2,700	
	CW & CHW Wtr Pipe/Pump	10%			2038	* *	4	\$5,400	
	No Component	85%							
Terminal Devices									
	Air Handler/Dir Expansion	5%			2036	* *	1		
	Air Handler/Cool/Ht	10%			2028	\$288,200	1	\$45,400	
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2028	\$51,800	2	\$51,100	
	Air Cooled Condenser Unit	5%			2036	* *	2	\$25,600	
	No Component	85%							
Ventilation									

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

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$338,300	LIFE	**	2-5	\$409,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Roof Ducts And Fan Housings</i>									
Exhaust Fans									
	Interior	20%			2023	\$522,500	2	\$4,500	
	Roof	80%	Now	\$48,800	2028	\$975,300	2	\$14,400	
<i>Corroded, Extent : Light, Area Affected : 10%</i>									
<i>Location : Roof Exhaust Fans</i>									
Plumbing									
H/C Water Piping									
	Brass/Copper	70%	Now	\$191,600	2038	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>									
<i>Location : Throughout</i>									
<i>Explanation : All Zone Valves Are Malfunctioning</i>									
	Galvanized Steel	30%	Now	\$48,300	2026	\$966,600	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout 5th Floor</i>									
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Locations On 5th Floor Ceilings</i>									
HW Heat Exchanger									
	Steam Fired	100%			2054	**	4	\$108,900	
Sanitary Piping									
	Cast Iron	100%	Now	\$268,700	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Water Leaking To 1st Floor From 2nd Floor Wash Bay</i>									
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : The Oil Separator Is Leaking And On Extended Useful Life Time</i>									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%	Now	\$116,700	2038	**	4	\$16,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Adjacent To Old Incinerator Building</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Adjacent To Old Incinerator Building</i>									
<i>Explanation : Pump House Located Adjacent To Old Incinerator Building. Needs To Be Renovated Or Relocated</i>									
Sewage Ejector(s)									
	Electric	100%	Now	\$220,300	2038	**	4	\$30,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>									
<i>Location : The Housing, 1st Floor</i>									
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>									
<i>Location : 1st Fl.</i>									
Fixtures									
	Generic	100%							

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1 Passenger Unit From 1st To 6th Floor, 1 Passenger Unit From 4th To 6th Floor, 4 Freight Units From 1st To 6th Floor									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2028	\$3,060,300	1-5	\$384,000	
Sprinkler									
	No Component	80%							
	Generic	20%			2028	\$1,438,100	1-2	\$41,100	
Chemical System									
	Dry	100%			2022	\$27,900	1-3	\$3,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside Of The Building									
Explanation : Refill Station									

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : CIOFFE REPAIR SHOP
Address : 106-01 AVE. D AT 105 WALK
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0018.000 / 2003 **Yr Built/Renovated** : 1984 / 1992
Area Sq Ft : 70,133 **Project Type** : SANITATION
Date of Survey : 19-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,426,000	\$75,200
Interior Architecture	\$7,152,100	\$297,300
Electrical		\$443,700
Mechanical	\$1,077,300	\$745,700
Site Pavements	\$715,300	
Total	\$14,370,800	\$1,561,800
Importance Code A	\$5,574,700	\$75,200
Importance Code B	\$7,982,600	\$1,486,600
Importance Code C	\$813,600	
Total	\$14,370,800	\$1,561,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$67,300			
Interior Architecture	\$38,500			\$2,000
Electrical	\$2,100	\$11,300	\$1,700	\$2,100
Mechanical	\$56,700	\$7,900	\$14,400	\$7,900
Site Enclosure	\$32,400			
Site Pavements	\$12,600			
Total	\$209,600	\$19,200	\$16,100	\$12,000
Importance Code A	\$69,700	\$3,600	\$3,500	\$3,500
Importance Code B	\$68,900	\$15,600	\$12,600	\$8,500
Importance Code C	\$71,000			
Total	\$209,600	\$19,200	\$16,100	\$12,000



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

DEPARTMENT OF SANITATION - 827
CIOFFE REPAIR SHOP
Asset # : 2003

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	81%	Now	\$1,023,800	LIFE	**	5	\$72,800	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 20% Location : Street And Rear Facades At Transverse Joints Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : All Facades Rusting Masonry Supt, Extent : Moderate, Area Affected : 25% Location : At Window Openings Spalling, Extent : Moderate, Area Affected : 15% Location : Base Of Building							
	Metal Panel	2%	2-4	\$2,200	2048	**	5	\$5,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : North Facade Misaligned/Bulging, Extent : Moderate, Area Affected : 25% Location : Street Facade At Administration Entrance							
	Metal Coiling Doors	15%	Now	\$1,306,200	2048	**	5	\$33,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30% Location : Bay Doors On All Facades Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : All Doors Unit Inoperable, Extent : Moderate, Area Affected : 30% Location : Various Doors Throughout							
	Pre-Cast Concrete	2%	Now	\$10,100	LIFE	**	5	\$9,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Window Sills Throughout							
Windows									
	Aluminum	95%	Now	\$45,400	2053	**	5	\$500	
		Water Penetration, Extent : Severe, Area Affected : 100% Location : Headers And Sill Throughout - Improper Installation							
	Aluminum	5%			2027	\$2,400	5	\$100	
Parapets									
	Concrete Masonry Unit	80%	2-4	\$28,200	LIFE	**	5	\$23,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Metal Rail	10%	4+	\$7,200	2033	**	5	\$18,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10% Location : Various Locations Throughout							
	Pre-Cast Concrete	10%	Now	\$19,400	LIFE	**	5	\$16,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Coping Open Joints, Extent : Moderate, Area Affected : 25% Location : Coping							

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DEPARTMENT OF SANITATION - 827
CIOFFE REPAIR SHOP
Asset # : 2003

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	100%	Now	\$3,050,600	2038	**			1
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%					
				Location : Around AC Units And Perimeter Walls					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms					
				Worn/Eroded, Extent : Moderate, Area Affected : 20%					
				Location : Over Shops And Throughout					
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$150,900	LIFE	**	5	\$297,300	
				Broken/Missing Elements, Extent : Severe, Area Affected : 30%					
				Location : Garage/ Shops					
				Other Observation, Extent : Severe, Area Affected : 20%					
				Location : Garage/ Shops					
				Explanation : Exposed Reinforcing					
	Ceramic Tile	5%	2-4	\$165,400	2043	**	5	\$4,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Bathrooms And Locker Rooms					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%					
				Location : Bathrooms And Locker Rooms					
				Worn/Eroded, Extent : Moderate, Area Affected : 60%					
				Location : Bathrooms And Locker Rooms					
	Vinyl Tile	10%	2-4	\$145,100	2038	**	3	\$6,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 30%					
				Location : Offices, Break Room, Stock Room					
				Worn/Eroded, Extent : Moderate, Area Affected : 50%					
				Location : Offices, Break Room, Stock Room					

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DEPARTMENT OF SANITATION - 827

CIOFFE REPAIR SHOP

Asset # : 2003

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	2-4	\$29,100	2043	* *	5	\$500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Bathrooms And Locker Rooms								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Base Of Walls - Bathrooms And Locker Rooms								
	Concrete Masonry Unit	70%	Now	\$98,200	LIFE	* *	5	\$5,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Proximate To Window Openings								
	Vertical Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Pilasters And Corners Of Mezzanine								
	Glass: Single Pane	2%	2-4	\$2,500	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Offices								
	Gypsum Board	5%	0-2	\$400	LIFE	* *	5	\$600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Coiling Doors	10%			2036	* *	5	\$9,900	
	SGFT/Glazed Masonry	8%	2-4	\$6,500	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$137,700	2048	* *	5	\$8,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
	Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room								
	Exposed Struc: Steel	90%	Now	\$6,454,700	LIFE	* *			
	Water Penetration, Extent : Light, Area Affected : 30%								
	Location : Above Shops And Mezzanine And Transverse Expansion Joints								
	Other Observation, Extent : Severe, Area Affected : 15%								
	Location : Various Locations								
	Explanation : Fireproofing Compromised Due To Chronic Water Penetration								
Site Enclosure									
Fence/Gates									
	Chain Link	98%	Now	\$29,300	2038	* *			
	Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Side And Rear Yards								
	Exposed Struc: Steel	2%	0-2	\$3,100	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Main Security Gate								
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : Main Security Gate								
	Explanation : Unit Inoperable								

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

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DEPARTMENT OF SANITATION - 827
CIOFFE REPAIR SHOP
Asset # : 2003

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

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$12,600 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : At Curb Along Avenue D And Entry Apron To Side Lot*

Parking/Driveway

Asphalt

100% Now \$715,300 2043 * *

*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : Side And Rear Lots**Sinking/Subsiding, Extent : Moderate, Area Affected : 50%**Location : Side And Rear Lots*

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% 2038 * * 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2038 * * 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Vertical Sections*

Raceway

Conduit

100% 2038 * * 1

Panelboards

Fused Disc Sw

15% 2036 * * 5 \$200

Molded Case Bkrs

85% 2036 * * 5 \$1,600

Wiring

Thermoplastic

100% 2038 * * 1

Motor Controllers

Locally Mounted

15% 2033 * * 5 \$100

Motor Control Center

85% 2033 * * 5 \$1,600

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,000

Lighting

Interior Lighting

Fluorescent

40% 2028 \$81,300 10 \$25,700

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Offices And Basement*

HID

60% 2028 \$44,900 10 \$1,400

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DEPARTMENT OF SANITATION - 827
CIOFFE REPAIR SHOP
Asset # : 2003

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2033	* *	10	\$8,500	
	Exit, Service	50%			2033	* *	1		
	Exterior Lighting								
	HID	30%			2028	\$84,800	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2033	* *	1	\$5,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Garage And Outside								
	Explanation : CCTV Surveillance Camera System								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2028	\$232,600	1-3	\$13,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways And Toilets								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors								
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2038	* *	1		
	Conversion Equipment								
	Furnace	60%			2023	\$99,100	1	\$20,800	
	Other Observation, Extent : Light, Area Affected : 60%								
	Location : 13 Big Package Units On Roof								
	Explanation : 13 Rooftop Package Units. All Of Them Have Been Scheduled To Be Replaced.								
	Furnace	30%	Now	\$49,500	2038	* *	1	\$9,400	
	Malfunctioning, Extent : Severe, Area Affected : 30%								
	Location : All 15 Units In Garage.								
	Hot Water Boiler	10%			2033	* *	1	\$3,500	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : 1st Floor Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$500	2027	\$10,900	4	\$300	
	On Extended Life, Extent : Severe, Area Affected : 5%								
	Location : Circulating Pump, Boiler Room								
	No Component	90%							

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DEPARTMENT OF SANITATION - 827
CIOFFE REPAIR SHOP
Asset # : 2003

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	10%			2026	\$37,500	1	\$2,300	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2022	\$131,100	2	\$200	
				R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : Office Other Observation, Extent : Light, Area Affected : 5% Location : For Office Area Explanation : 1 Unit					
	Ext Pkg Unit - Heating/Cooling	70%			2023	\$614,600	2	\$3,000	
				R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : Roof Other Observation, Extent : Light, Area Affected : 70% Location : Roof Explanation : All 13 Old Package Units Scheduled To Be Replaced					
	Window/Wall Unit	10%			2022	\$14,600	1		
	No Component	15%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$32,300	LIFE	* *	2-5	\$39,100	
				Insul. Deteriorating, Extent : Severe, Area Affected : 50% Location : Throughout Roof					
	Exhaust Fans								
	Roof	100%			2023	\$116,400	2	\$2,100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	50%			2027	\$21,400	2	\$500	
	Gas Fired	50%	Now	\$2,100	2023	\$21,400	2	\$400	
				Not in Service, Extent : Moderate, Area Affected : 50% Location : Boiler Room					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$10,700	4	\$1,500	
	Backflow Preventer								
	Generic	100%			2028	\$17,800	1	\$4,300	

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DEPARTMENT OF SANITATION - 827
CIOFFE REPAIR SHOP
Asset # : 2003

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2028	\$686,700	1-2	\$19,700	
	Fire Pump							
	Generic	100%		2024	\$45,100	1	\$13,100	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : ENCUMBRANCE DEPOT GARAGE 70-A
Address : 66 SWAN STREET @ VAN DUZER ST.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0070.000 / 14780 **Yr Built/Renovated** : 1899 / 2014
Area Sq Ft : 12,500 **Project Type** : SANITATION
Date of Survey : 05-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 504 **Lot** : 49 **BIN** : 5013317

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$499,400	\$147,800
Interior Architecture	\$207,200	
Mechanical		\$171,500
Total	\$706,600	\$319,300
Importance Code A	\$499,400	\$147,800
Importance Code B	\$91,500	\$171,500
Importance Code C	\$115,700	
Total	\$706,600	\$319,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$26,700		\$4,900	
Interior Architecture	\$25,000			\$100
Electrical	\$9,500		\$100	
Mechanical	\$2,100	\$2,000	\$2,000	\$1,800
Site Enclosure	\$13,200			
Site Pavements	\$7,400			
Total	\$83,800	\$2,000	\$7,000	\$2,000
Importance Code A	\$27,800	\$1,200	\$6,100	\$1,200
Importance Code B	\$30,300	\$900	\$900	\$800
Importance Code C	\$25,600			
Total	\$83,800	\$2,000	\$7,000	\$2,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,500	
	Masonry: Brick	45%	Now	\$175,000	LIFE	* *	5	\$10,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Northeast Corner Of Building									
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal, Corrugated	10%			2051	* *	1		
	Metal Coiling Doors	5%			2029	\$73,100	5	\$3,800	
	Stucco Cement	10%			2029	\$74,700	5	\$6,000	
	Wood	10%	Now	\$135,200	2051	* *	5	\$6,000	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : North Elevation									
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Wood Fascias Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%									
Location : Wood Shingles On East Elevation									
	Wood Overhead Doors	15%	Now	\$122,300	2051	* *	5	\$9,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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DEPARTMENT OF SANITATION - 827
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

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									
Windows									
	Aluminum	40%	Now	\$16,100	2039	**	5	\$600	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Steel	40%	Now	\$66,800	2056	**	5	\$7,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	No Component	20%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : East Elevation									
Explanation : Windows Are Missing									
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$1,700	
	Masonry: Brick	90%			LIFE	**	5-10	\$3,600	
Roof									
	Asphalt Shingle	60%	Now	\$5,600	2034	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : At Dormer Locations									
	Modified Bitumen	40%			2036	**	10	\$5,100	
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$8,700	LIFE	**	5	\$34,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : First Floor Garage Area									
	Quarry Tile	5%			2036	**	5	\$1,300	
	Vinyl Tile	5%	Now	\$1,600	2031	\$7,900	3	\$300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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DEPARTMENT OF SANITATION - 827
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$3,900	LIFE	**	5	\$700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bathroom On 1st Floor							
	Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : At Dormer Locations On 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : At Dormer Locations On 2nd Floor							
	Masonry: Brick	85%	Now	\$115,700	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium Room							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium Room							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%			2036	**	5	\$900	
	Exposed Concrete	45%	Now	\$5,300	LIFE	**	5	\$1,200	
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st Floor Ceiling							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Various Areas On 1st Floor Ceiling							
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,700	
	Exposed Struc: Wood	40%	Now	\$91,500	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Gymnasium And Wood Shop							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 60%							
		Location : Gymnasium And Wood Shop							
	Gypsum Board	5%	Now	\$2,800	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : At Dormers And Wood Shop On 2nd Floor							
Site Enclosure									
Fence/Gates									
	Chain Link	85%	4+	\$13,200	2051	**			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : South Side Of Rear Yard							
	Masonry: Brick	15%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2029				

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DEPARTMENT OF SANITATION - 827
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	14%	2-4	\$2,500	2036	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Yard Area At Northeast Corner Of Building</i>									

Cast in Place Concrete	86%			2036	* *				
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Parking/Driveway

Asphalt	100%	Now	\$4,900	2034	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : North Side Of Building</i>									

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051	* *		5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 2nd Floor</i>									
<i>Explanation : Main Service Switch Rated At 200 Amperes.</i>									

Transformers

Dry Type	100%			2044	* *		5		
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Raceway

Conduit	50%			2031	\$2,000		1		
Conduit	50%			2051	* *		1		

Panelboards

Fused Knife Sw	5%			2030	\$400		5		
Molded Case Bkrs	70%			2047	* *		5	\$200	
Molded Case Bkrs	25%			2030	\$2,000		5	\$100	

Wiring

Braided Cloth	25%			2030	\$2,200		1		
Thermoplastic	75%			2051	* *		1		

Motor Controllers

Locally Mounted	100%			2029	\$15,400		5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	* *		5	\$400	
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Lighting

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DEPARTMENT OF SANITATION - 827
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2026	\$23,400	10	\$9,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	6%			2031	\$1,800	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	10%			2031	\$10,900	10		
	Incandescent	2%			2026	\$1,400	2		
	LED	2%			2039	* *			
Egress Lighting									
	Exit, Battery	100%			2031	\$12,300	10	\$800	
Exterior Lighting									
	HID	100%			2036	* *	10		

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Buried							
		Explanation : One 1000 Gallon Tank							
Conversion Equipment									
	Furnace	10%			2026	\$2,900	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Above Supervisor Office							
		Explanation : Unit Serves Supervisor Office							
	Steam Boiler	90%			2036	* *	1	\$11,100	
Distribution									
	Steam Piping/Pump	100%			2031	\$55,300			
Terminal Devices									
	Convactor/Radiator	100%			2029	\$66,900	1	\$4,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Split Unit	5%			2031	\$13,300			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : 2nd Floor Ceiling</i>							
		<i>Explanation : Serves Lavatory And Classroom</i>							
	Window/Wall Unit	30%			2026	\$7,800	1		
	No Component	65%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	**	2	\$1,000	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2041	**	1		
	Galvanized Steel	90%			2029	\$49,400	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Water Heater								
	Electric	10%			2026	\$1,100	4		
	Electric	30%			2030	\$3,300	4		
	Gas Fired	60%			2030	\$4,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	**	1-5	\$6,300	

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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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : FRESH KILLS I BOAT HOUSE
Address : FOOT OF MULDOON
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0011.100 / 2022 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 20,802 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$99,300	\$37,900
Interior Architecture	\$65,800	\$65,800
Electrical	\$72,600	\$187,100
Mechanical	\$160,300	\$66,200
Total	\$398,100	\$357,000
Importance Code A	\$259,700	\$37,900
Importance Code B	\$138,400	\$319,100
Total	\$398,100	\$357,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,300		\$300	
Interior Architecture	\$43,900			
Electrical	\$7,200		\$100	\$300
Mechanical	\$24,400	\$2,000	\$3,900	\$1,600
Site Enclosure	\$5,600			
Site Pavements	\$15,400			
Total	\$106,800	\$2,000	\$4,300	\$1,900
Importance Code A	\$11,100	\$1,000	\$1,300	\$1,000
Importance Code B	\$72,000	\$1,000	\$3,000	\$900
Importance Code C	\$23,700			
Total	\$106,800	\$2,000	\$4,300	\$1,900



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS I BOAT HOUSE
Asset # : 2022

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$5,100	
	Metal Panel	80%	4+	\$7,800	2041	**	5	\$37,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Base Flashing Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations - All Facades							
	Metal Sect. OHD	18%	Now	\$45,500	2036	**	5	\$7,100	
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : West Elevation							
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : All Doors							
		Explanation : Paint Peeling, Corrosion - Perimeter Of Frames							
Windows									
	Aluminum	100%			2039	**	5	\$600	
Roof									
	Metal Panel	95%			2044	**	10	\$53,800	
	Skylight, Metal/Glass	5%			2051	**	10	\$5,200	
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$131,600	
Interior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$2,800	
	Gypsum Board	5%			LIFE	**	5-10	\$2,000	
	No Component	80%							
Ceilings									
	AcousTileSusp.Lay-In	2%	Now	\$2,100	2036	**	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Entrance							
	Exposed Struc: Steel	10%			LIFE	**	10	\$6,000	
	Metal Panel	88%			LIFE	**	5	\$66,200	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	20%	Now	\$2,100	2036	**	5	\$2,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : South Elevation At Sea Wall							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South Side Of Building							
		Explanation : This Is Actually A Metal Rail Bolted To The Top Of The Sea Wall							
	Chain Link	80%	Now	\$3,600	2041	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : East Yard Area							
		Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : East Yard Area							

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS I BOAT HOUSE
Asset # : 2022

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

Site Enclosure

Retaining Walls

Cast in Place Concrete 100% 2051 * *

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

Location : South Side Of Building

Explanation : This Is Actually A Sea Wall/bulkhead

Site Pavements

On-Site Walkways

Asphalt 40% 2-4 \$2,200 2034 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Adjacent To East Yard Area

Cast in Place Concrete 60% 2036 * *

Parking/Driveway

Asphalt 50% 2034 * *

Asphalt 50% 0-2 \$13,200 2034 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : East Yard Area

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% Now \$800 2041 * * 5 1

Not in Service, Extent : Severe, Area Affected : 50%

Location : Transformer On Utility Pole

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$26,100 5 \$500

Raceway

Conduit 100% 2031 \$4,000 1

Panelboards

Fused Disc Sw 10% 2030 \$1,600 5

Molded Case Bkrs 90% 2030 \$14,400 5 \$500

Wiring

Thermoplastic 100% 2031 \$8,700 1

Motor Controllers

Locally Mounted 100% 2029 \$23,000 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

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

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DEPARTMENT OF SANITATION - 827
FRESH KILLS I BOAT HOUSE
Asset # : 2022

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2026	\$9,700	10	\$3,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Storage And Bath Room							
	HID	80%	Now	\$72,600	2031	\$145,200			
		Damaged Fixtures, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2026	\$15,000	10	\$2,500	
	Exit, Service	50%			2026	\$3,000	1		
Exterior Lighting									
	HID	50%			2026	\$41,900	10		
	No Component	50%							

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								
	Fuel Oil No 2	100%			2041	**	5	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Above Ground In Back Of Building							
		Explanation : One 4,000 Gallon Tank							
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$160,300	2051	**	1	\$9,300	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room Accessed From Outside Of Main Building							
		Explanation : One No.2 Oil Burning Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$6,500	2030	\$32,400	4	\$1,000	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : One Of Two Pumps in Mechanical Room							
Terminal Devices									
	Convactor/Radiator	15%			2029	\$16,700	1	\$1,000	
	Unit Heater - Hot Water	85%			2031	\$66,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2030	\$3,100	1		
Conversion Equipment									
	Window/Wall Unit	5%			2024	\$2,200	1		
	No Component	95%							
Ventilation									

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.*

DEPARTMENT OF SANITATION - 827
FRESH KILLS I BOAT HOUSE
Asset # : 2022

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$17,300	2031	\$34,500	2	\$500	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$18,300	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	50%			2031	\$2,600	1	\$600	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
	Generic	50%			2036	* *	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Courtyard							
		Explanation : Serves Tractor Repair Shop							
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2041	* *	1-5	\$10,500	

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : FRESH KILLS I BUCKET SHOP
Address : FOOT OF MULDOON
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0011.020 / 2020 **Yr Built/Renovated** : 1985 /
Area Sq Ft : 13,200 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$709,800	\$71,200
Interior Architecture	\$74,300	
Electrical		\$135,000
Site Pavements	\$92,500	
Total	\$876,600	\$206,200
Importance Code A	\$709,800	\$71,200
Importance Code B	\$74,300	\$135,000
Importance Code C	\$92,500	
Total	\$876,600	\$206,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$120,400			
Interior Architecture	\$46,500			
Electrical	\$8,900			\$200
Mechanical	\$700	\$700	\$700	\$700
Total	\$176,500	\$700	\$800	\$800
Importance Code A	\$121,100	\$700	\$700	\$700
Importance Code B	\$31,900		\$100	\$200
Importance Code C	\$23,500			
Total	\$176,500	\$700	\$800	\$800



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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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS I BUCKET SHOP
Asset # : 2020

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	15%	Now	\$98,200	LIFE	**	5	\$13,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Masonry: Brick	45%	Now	\$157,600	LIFE	**	5	\$8,200	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : All Facades								
	Vertical Cracks, Extent : Moderate, Area Affected : 50%								
	Location : Corners Of Building								
	Metal Panel	20%	Now	\$8,400	2041	**	5	\$6,800	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Corners								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Sect. OHD	10%			2036	**	5	\$5,700	
	Metal Sect. OHD	5%	Now	\$30,200	2051	**	5	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Broken, Corroded And Missing Elements								
	Weathering Steel	5%	Now	\$13,000	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : Gantry Supports								
	Explanation : Corrosion / Rusting - Structural Steel Columns								
Windows									
	Metal Louvers	100%	Now	\$11,900	2034	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$54,800	LIFE	**	5	\$10,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Masonry: Brick	65%	Now	\$161,900	LIFE	**	5	\$8,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	No Component	25%							

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS I BUCKET SHOP
Asset # : 2020

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Built-Up (BUR)	50%	Now	\$237,200	2041	**			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
	Metal Panel	25%	Now	\$19,700	2036	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Above Gantry Garage							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Gantry Garage							
	Modified Bitumen	15%			2026	\$71,200	10	\$4,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Skylight, Plastic	10%	4+	\$32,300	2036	**	1		
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Asphalt Poured	30%	Now	\$1,400	2036	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Gantry Garage Area							
	Cast in Place Concrete	70%	2-4	\$12,400	LIFE	**	5	\$24,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout Storage Area							
Interior Walls									
	Cast in Place Concrete	5%	Now	\$17,600	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Concrete Columns In Shop Area							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Concrete Columns In Shop Area							
	Concrete Masonry Unit	30%			LIFE	**	5	\$6,300	
	Masonry: Brick	35%			LIFE	**	10	\$2,700	
	No Component	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : In Gantry Area							
		Explanation : No Interior Walls							

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS I BUCKET SHOP
Asset # : 2020

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	70%	Now	\$74,300	LIFE	* *	5	\$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Storage Area								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Shop Area								
Exposed Struc: Steel	30%			LIFE	* *	10	\$9,300	
Site Pavements								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$92,500	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%	4+	\$100	2031	\$2,600	5		
Enclosure Corroded, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Switch								
Molded Case Bkrs	50%	4+	\$100	2031	\$2,600	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 5%								
Location : Electrical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$86,600	5	\$300	
Raceway								
Conduit	100%			2031	\$23,700	1		
Panelboards								
Fused Disc Sw	10%			2030	\$3,200	5		
Molded Case Bkrs	90%			2030	\$28,700	5	\$300	
Wiring								
Thermoplastic	100%			2031	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2029	\$48,400	5	\$100	
Ground								
Grounding Devices								
Not Accessible	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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS I BUCKET SHOP
Asset # : 2020

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	15%			2026	\$4,700	10	\$1,800	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Storeroom And Bathroom							
	HID	80%			2026	\$18,100	10	\$300	
	HID	5%	Now	\$1,100	2041	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Shop							
Egress Lighting									
	Emergency, Battery	20%	Now	\$3,800	2041	* *			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Emergency, Battery	30%			2026	\$5,700	10	\$1,000	
	Exit, Service	30%			2026	\$1,100	1		
	Exit, Service	20%	Now	\$800	2041	* *	1		
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
Exterior Lighting									
	LED	50%			2031	\$30,500			
	No Component	50%							

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								
	Fuel Oil No 2	100%			2041	* *	5	\$4,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground Vault							
		Explanation : One 5,000 Gallon Tank							
	Conversion Equipment								
	Furnace	100%			2031	\$31,100	1	\$6,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2026	\$2,800	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	50%			2026	\$11,000	2	\$200	
	Wall Unit	50%			2026	\$2,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Address : FOOT OF MULDOON
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0011.010 / 2791 **Yr Built/Renovated** : 1948 / 1990
Area Sq Ft : 70,056 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,178,200	\$239,400
Interior Architecture	\$957,700	\$99,000
Electrical		\$361,000
Mechanical	\$174,500	\$656,800
Site Pavements	\$231,300	
Total	\$4,541,500	\$1,356,200
Importance Code A	\$3,178,200	\$239,400
Importance Code B	\$1,038,900	\$1,116,800
Importance Code C	\$324,500	
Total	\$4,541,500	\$1,356,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,500		\$4,100	
Interior Architecture	\$24,700			\$1,000
Electrical	\$53,500		\$200	\$900
Mechanical	\$7,700	\$14,200	\$8,100	\$7,700
Total	\$115,300	\$14,200	\$12,500	\$9,600
Importance Code A	\$36,900	\$6,900	\$11,100	\$6,900
Importance Code B	\$75,500	\$7,300	\$1,400	\$2,700
Importance Code C	\$2,900			
Total	\$115,300	\$14,200	\$12,500	\$9,600



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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

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	25%	Now	\$198,400	LIFE	* *	5	\$32,900		
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%										
Location : All Facades Throughout										
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%										
Location : All Facades Throughout										
Exposed Reinforcement, Extent : Moderate, Area Affected : 30%										
Location : All Facades Throughout										
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%										
Location : All Facades Throughout										
Vegetation Growth, Extent : Moderate, Area Affected : 10%										
Location : All Facades Throughout										
	Concrete Masonry Unit	10%	Now	\$11,600	LIFE	* *	5	\$1,600		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%										
Location : Throughout										
	Masonry: Brick	50%	Now	\$212,200	LIFE	* *	5	\$13,200		
Diagonal Cracks, Extent : Moderate, Area Affected : 20%										
Location : At Corners And Wall Penetrations										
Horizontal Cracks, Extent : Moderate, Area Affected : 10%										
Location : At Wall Penetrations Throughout										
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%										
Location : Throughout										
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%										
Location : Throughout										
	Metal Panel	5%	Now	\$2,000	2041	* *	5	\$2,500		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%										
Location : Additions On South And West Elevations										
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%										
Location : Additions On South And West Elevations										
	Metal Sect. OHD	10%			2029	\$87,900	5	\$8,200		

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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

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									
	Windows								
	Aluminum	15%	Now	\$86,800	2039	* *	5	\$2,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steel	75%	Now	\$1,352,300	2056	* *	5	\$151,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Wood	10%	Now	\$96,900	2056	* *	5	\$16,200	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Parapets									
	Cast in Place Concrete	80%	Now	\$104,800	LIFE	* *	5	\$31,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : All Sides Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : All Sides Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Concrete Masonry Unit	15%	Now	\$3,200	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Metal Rail	5%	Now	\$1,600	2036	* *	5	\$1,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	10%	Now	\$132,100	2041	* *			
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : At Bulkhead							
	IRMA/Protected Membrane	40%	Now	\$310,500	2041	* *			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage Area							
	Metal Panel	10%	4+	\$11,000	2036	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Modified Bitumen	30%	Now	\$396,400	2041	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Drains Clogged, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Skylight, Metal/Glass	10%	Now	\$287,700	2041	* *			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	85%	4+	\$150,700	LIFE	* *	5	\$99,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$72,500	2041	* *	3	\$3,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							

Note : 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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DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	80%	4+	\$49,600	LIFE	* *	5	\$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%			LIFE	* *	5-10	\$4,400	
Masonry: Brick	10%	Now	\$43,600	LIFE	* *			
Vertical Cracks, Extent : Moderate, Area Affected : 35%								
Location : Roof Stair								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$41,900	2051	* *	5	\$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Men's Restroom								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Mezzanine Offices								
Exposed Concrete	90%	Now	\$599,300	LIFE	* *	5	\$13,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Exposed Struc: Steel	5%	Now	\$21,800	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Auto Repair Area								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$71,300	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$160,000	2036	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%	4+	\$500	2031	\$5,200	5	\$900	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch									
Transformers									
	Dry Type	100%			2036	* *	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 75 Kilovolt-ampere									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$52,200	5	\$1,800	
Raceway									
	Conduit	100%			2031	\$33,500	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$4,100	5	\$200	
	Molded Case Bkrs	90%			2030	\$37,000	5	\$1,700	
Wiring									
	Braided Cloth	50%	2-4	\$14,800	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2031	\$14,800	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$15,400	5	\$500	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,100	
Lighting									
Interior Lighting									
	Fluorescent	10%			2026	\$20,300	10	\$6,400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Lunch Room, Storage, Bath Room And Locker Room									
	Fluorescent	10%	Now	\$20,300	2041	* *			
Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	HID	80%			2026	\$59,800	10	\$1,800	
Egress Lighting									
	Emergency, Battery	50%			2026	\$50,400	10	\$8,500	
	Exit, Service	50%			2026	\$4,200	1		
Exterior Lighting									
	HID	50%			2026	\$141,200	10	\$100	
	No Component	50%							

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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

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								
	Fuel Oil No 2	100%			2041	**	5	\$21,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Underground Vault In Yard					
				Explanation : One 20,000 Gallon Tank					
	Conversion Equipment								
	Steam Boiler	100%			2036	**	1	\$69,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : One No.2 Oil Burning Steam Boiler					
	Distribution								
	Steam Piping/Pump	100%			2041	**			
	Terminal Devices								
	Convactor/Radiator	5%			2029	\$18,800	1	\$1,100	
	Unit Heater - Steam	95%			2031	\$237,900	4	\$9,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Window/Wall Unit	10%			2026	\$14,600	1		
	No Component	90%							
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$116,300	2041	**	2	\$1,700	
				Broken, Extent : Moderate, Area Affected : 40%					
				Location : Roof					
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$307,400	1		
	Water Heater								
	Oil Fired	100%			2024	\$58,200	1	\$2,000	
	HW Heat Exchanger								
	Steam Fired	100%			2031	\$111,600	4	\$10,400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2031	\$17,800	1	\$4,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Outside In Courtyard					
				Explanation : Water Main Also Serves The Boat House					
	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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : FRESH KILLS II EQUIPMENT WASH BLDG.
Address : S. OF VICTORY BLVD.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0012.020 / 2012 **Yr Built/Renovated** : 1985 / 2002
Area Sq Ft : 4,334 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2685 **Lot** : 100 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$37,800
Total		\$37,800
Importance Code B		\$37,800
Total		\$37,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,900		\$23,700	
Interior Architecture	\$29,000			
Electrical	\$21,800			\$100
Mechanical	\$20,200	\$200	\$400	\$200
Site Enclosure	\$2,600			
Site Pavements	\$9,100			
Total	\$93,600	\$200	\$24,100	\$300
Importance Code A	\$12,400	\$200	\$23,900	\$200
Importance Code B	\$61,800		\$200	\$100
Importance Code C	\$19,300			
Total	\$93,600	\$200	\$24,100	\$300



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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.

**DEPARTMENT OF SANITATION - 827
FRESH KILLS II EQUIPMENT WASH BLDG.**

Asset # : 2012

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	2%			LIFE	**	5	\$2,800	
	Metal Panel	88%	Now	\$9,500	2051	**	5	\$23,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Perimeter At Foundation Wall									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Various Locations - All Facades									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : North Facade									
Explanation : Vegetation Growth									
	Metal Sect. OHD	10%			2044	**	5	\$4,400	
Windows									
	Metal Louvers	5%			2034	**	10	\$1,300	
	No Component	95%							
Roof									
	Metal Panel	100%			2044	**	10	\$20,200	
Interior									
Floors									
	Cast in Place Concrete	100%			LIFE	**	5	\$25,700	
Interior Walls									
	Concrete Masonry Unit	20%			LIFE	**	5	\$500	
	Metal Panel	80%	Now	\$7,400	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Base Of Walls									
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**	10	\$1,200	
	Fiber Board	90%	Now	\$7,400	2036	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Wash Area									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$2,600	2041	**			
Impact Damage, Extent : Moderate, Area Affected : 2%									
Location : Entrance To Driveway Area									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Explanation : Vegetation Growth									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			
Parking/Driveway									
	Asphalt	100%	4+	\$9,100	2034	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS II EQUIPMENT WASH BLDG.

Asset # : 2012

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	30%	4+	\$500	2031	\$500	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Ampere Main Disconnect Switch							
	Molded Case Bkrs	54%	4+	\$900	2031	\$900	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1,000 Ampere Main Breaker							
	Molded Case Bkrs	16%			2031	\$300	5		
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2031	\$26,100	5	\$100	
Raceway									
	Conduit	100%			2031	\$4,000	1		
Panelboards									
	Fused Disc Sw	10%			2030	\$800	5		
	Molded Case Bkrs	90%			2030	\$7,200	5	\$100	
Wiring									
	Thermoplastic	100%			2031	\$8,700	1		
Motor Controllers									
	Locally Mounted	13%	4+	\$1,000	2029	\$1,000	5		
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Overhead Door Controller							
	Locally Mounted	87%			2029	\$6,700	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	HID	100%	Now	\$18,900	2031	\$37,800			
		Damaged Fixtures, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Egress Lighting									
	Emergency, Battery	50%			2026	\$2,800	10	\$500	
	Exit, Service	50%			2026	\$600	1		
Exterior Lighting									
	HID	50%			2026	\$8,700	10		
	No Component	50%							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827
FRESH KILLS II EQUIPMENT WASH BLDG.**

Asset # : 2012

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								
	Fuel Oil No 2	100%			2041	* *	5	\$1,300	
	Conversion Equipment								
	Furnace	100%			2031	\$10,200	1	\$2,100	
	Other Observation, Extent : Light, Area Affected : 90%								
	Location : Main Floor								
	Explanation : 3 Units								
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%	2-4	\$20,000	LIFE	* *	2-5	\$1,200	
	Corroded, Extent : Severe, Area Affected : 90%								
	Location : 1st Floor								
	No Component	50%							
	Exhaust Fans								
	Roof	100%			2026	\$7,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			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.*

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : GREENPOINT MARINE TRANSFER STA.
Address : N. HENRY ST. AND NEWTOWN CREEK
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0007.000 / 2017 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 59,882 **Project Type** : SANITATION
Date of Survey : 29-May-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2508 **Lot** : 1 **BIN** : 3064006

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,033,700	\$780,300
Interior Architecture	\$724,100	\$138,100
Electrical	\$1,500,200	\$224,200
Mechanical	\$1,005,700	
Total	\$4,263,700	\$1,142,500
Importance Code A	\$1,080,400	\$819,800
Importance Code B	\$3,183,300	\$322,700
Total	\$4,263,700	\$1,142,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,300			
Interior Architecture	\$74,200			\$500
Electrical	\$10,200	\$3,500	\$3,500	\$6,200
Mechanical	\$41,000	\$8,400	\$2,900	\$3,900
Site Enclosure	\$5,400			
Site Pavements	\$40,100			
Total	\$212,100	\$11,900	\$6,300	\$10,600
Importance Code A	\$41,300	\$200		\$1,000
Importance Code B	\$85,200	\$11,700	\$6,300	\$9,600
Importance Code C	\$85,600			
Total	\$212,100	\$11,900	\$6,300	\$10,600



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.

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	100%	Now	\$171,300	2040	* *	5	\$209,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Building Is Unoccupied And Scheduled To Be Demolished. Report To Follow Is A Carryover From July 2015							
Windows									
	Aluminum	10%	Now	\$30,500	2055	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Office							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%							
		Location : Office							
	Fiberglass Panel	85%	Now	\$96,200	2038	* *	5	\$10,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%	4+	\$10,800	2033	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
Parapets									
	Metal Rail	100%	Now	\$323,000	2035	* *	5	\$268,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Roof									
	Cast in Place Concrete	25%	Now	\$38,300	LIFE	* *			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
		Location : Over Garbage Disposal Area							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Garbage Disposal Area							
	Metal Panel	75%	Now	\$251,700	2035	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Over Garbage Disposal Area							
		Vegetation Growth, Extent : Light, Area Affected : 5%							
		Location : Roof Edges							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Garbage Disposal Area							
Soffits									
	Cast in Place Concrete	7%	Now	\$153,200	LIFE	* *	5	\$21,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : East And West Elevations							
	Cast in Place Concrete	93%			LIFE	* *	5	\$281,600	

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.*

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$140,200	LIFE	**	5	\$138,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$81,600	2045	**	5	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Office							
	Vinyl Tile	5%	Now	\$35,800	2040	**	3	\$1,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Office							
	Wood	10%	Now	\$55,600	2058	**	5	\$7,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	20%	Now	\$27,100	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Concrete Masonry Unit	5%	Now	\$4,800	LIFE	**	5	\$400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Equipment Room							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Exterior Walls							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Equipment Room							
		Explanation : Lintel Supporting Concrete Masonry Unit Wall At Equipment Room Severely Corroded							
	Concrete Masonry Unit	40%			LIFE	**	5	\$3,200	
	SGFT/Glazed Masonry	10%	Now	\$8,300	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Offices							
	SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$34,100	2050	**	5	\$2,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Exposed Concrete	10%	0-2	\$162,600	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Level							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Lower Level							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Lower Level							
	Exposed Concrete	15%			LIFE	**	5	\$1,800	
	Exposed Struc: Steel	70%	2-4	\$248,300	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Garbage Disposal Area							

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.**

Asset # : 2017

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	50%			2065		*	*	
	Chain Link	50%	Now	\$5,400	2040		*	*	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Swing Gates							
Site Pavements									
	On-Site Walkways								
	Asphalt	95%	Now	\$20,100	2033		*	*	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Cast in Place Concrete	5%			2035		*	*	
Parking/Driveway									
	Asphalt	13%	Now	\$20,000	2033		*	*	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Asphalt	87%			2033		*	*	

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$39,500	5	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Two 1,200 Ampere Main Disconnect Switches								
	Transformers								
	Dry Type	100%			2028	\$16,900	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 500 Kilovolt-ampere 480 Volt / 208 / 120 Volt								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$182,600	5	\$1,600	
	Raceway								
	Conduit	100%	Now	\$51,300	2060	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Building								
	Explanation : Rusted Conduits								

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.*

**DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.**

Asset # : 2017

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	2%			2029	\$2,100	5		
	Molded Case Bkrs	98%	Now	\$101,700	2055	* *	5	\$800	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Wiring									
	Braided Cloth	90%	Now	\$53,000	2055	* *	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
	Thermoplastic	10%			2030	\$5,900	1		
Motor Controllers									
	Locally Mounted	10%			2028	\$4,000	5		
	Motor Control Center	90%	Now	\$156,400	2050	* *	5	\$700	
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Ground									
Grounding Devices									
	Generic	100%	Now	\$10,200	LIFE	* *	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Water Main</i>									
<i>Explanation : Corroded</i>									
Lighting									
Interior Lighting									
	Incandescent	40%	Now	\$234,300	2040	* *	2	\$400	
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Building Interior</i>									
	LED	60%			2035	* *			
Egress Lighting									
	No Component	50%							
	No Component	50%							
Exterior Lighting									
	HID	100%			2025	\$241,400	10	\$200	
Alarm									
Fire/Smoke Detection									
	Generic, Analog	100%	Now	\$662,100	2040	* *	1-3	\$33,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Building Interior</i>									
<i>Explanation : No Devices Connected To The Existing Control Panel.</i>									

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

Heating

*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.*

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2030		1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Level							
		Explanation : This Facility Being Used For Temporary Storage							
Conversion Equipment									
	Radiant Heater	5%			2025	\$46,700	2	\$1,200	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : Office Area							
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Office Only							
		Explanation : Electric Radiant Heater							
	No Component	95%							
Distribution									
	Steam Piping/Pump	100%	Now	\$11,700	2060	* *			
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Damaged, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Terminal Devices									
	Convactor/Radiator	40%	Now	\$5,600	2050	* *	1	\$6,100	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Damaged, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Fan Coil Unit/Heat	60%	Now	\$23,700	2040	* *	1	\$9,200	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Not in Service, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2029	\$8,000	1		
Conversion Equipment									
	Window/Wall Unit	5%			2023	\$5,500	1		
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Office							
	No Component	95%							
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.*

**DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.**

Asset # : 2017

Mechanical		Current Repair		Future Replacement		Maintenance										
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority							
Ventilation																
	Exhaust Fans															
	Interior	60%	Now	\$112,500	2040	* *	2	\$800								
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Not in Service, Extent : Severe, Area Affected : 60%														
		Location : Throughout														
	No Component	40%														
Plumbing																
	H/C Water Piping															
	Brass/Copper	40%	Now	\$157,200	2060	* *	1									
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Corroded, Extent : Severe, Area Affected : 40%														
		Location : Throughout														
	No Component	60%														
	HW Heat Exchanger															
	Steam Fired	100%	Now	\$83,900	2060	* *	4	\$5,200								
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Lower Level														
		Obsolete Equipment, Extent : Severe, Area Affected : 100%														
		Location : Mechanical Room														
	Sanitary Piping															
	Cast Iron	100%	Now	\$385,700	LIFE	* *	1									
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Corroded, Extent : Severe, Area Affected : 100%														
		Location : Lower Level														
	Fixtures															
	Generic	100%														
		Abandoned in Place, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Not in Service, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
Fire Suppression																
	Standpipe															
	Generic	100%	Now	\$219,700	2060	* *	1-5	\$18,700								
		Corroded, Extent : Severe, Area Affected : 100%														
		Location : Throughout														
		Not in Service, Extent : Severe, Area Affected : 100%														
		Location : Throughout														

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : HAMILTON AVE MARINE TRANSFER STA
Address : 500 HAMILTON AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.000 / 14998 **Yr Built/Renovated** : 2017 /
Area Sq Ft : 110,210 **Project Type** : SANITATION
Date of Survey : 19-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,Mez
Block : 635 **Lot** : 13 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$327,500	\$108,400
Interior Architecture	\$325,500	\$872,400
Mechanical		\$47,100
Total	\$653,000	\$1,027,900
Importance Code A	\$327,500	\$108,400
Importance Code B	\$238,100	\$919,500
Importance Code C	\$87,400	
Total	\$653,000	\$1,027,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$15,600		\$9,300	
Interior Architecture	\$84,600		\$10,300	\$4,400
Electrical	\$20,900	\$19,600	\$18,800	\$16,700
Mechanical	\$28,600	\$14,200	\$16,300	\$12,200
Site Enclosure	\$1,800			
Total	\$151,600	\$33,900	\$54,600	\$33,200
Importance Code A	\$17,900	\$1,100	\$11,200	\$1,100
Importance Code B	\$69,300	\$32,800	\$43,400	\$27,800
Importance Code C	\$64,400			\$4,400
Total	\$151,600	\$33,900	\$54,600	\$33,200



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.

DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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									
	Metal, Corrugated	65%			2051	**	1		
	Metal Sect. OHD	5%			2044	**	5	\$18,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Overhead Door									
Explanation : Vinyl And Rubber Overhead Curtain Door									
	Pre-Cast Concrete	15%			LIFE	**	5	\$115,700	
	Window Wall	15%			2041	**	5	\$66,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Window Wall									
Explanation : Polycarbonate Panels									
Windows									
	Aluminum	75%			2047	**	5	\$24,300	
Other Observation, Extent : Light, Area Affected : 75%									
Location : Ground Floor Windows									
Explanation : Metal Security Screen In Front									
	Metal Louvers	25%			2040	**	10	\$50,500	
Roof									
	Metal Panel	100%			2044	**	10	\$269,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Roof Is Inaccessible, Seen From Afar									
Soffits									
	Metal Panel	100%	0-2	\$3,500	2051	**	5	\$8,500	
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : Mechanics Bay Ramp									
Interior									
Floors									
	Cast in Place Concrete	60%	Now	\$22,000	LIFE	**	5	\$216,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Tipping And Processing Floor Drains									
	Mosaic Tile	5%			2044	**	5	\$20,600	
	Poured Epoxy/Resin	35%			2029	\$584,900			

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

DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**	10	\$87,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Painted Surface									
	Ceramic Tile	5%			2040	**	5	\$8,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$28,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Painted Surface									
	Metal Panel	33%			LIFE	**	10	\$25,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Exposed Metal Panel And Structural Steel Members									
	Metal Coiling Doors	1%			2047	**	5	\$8,700	
	SGFT/Glazed Masonry	21%			LIFE	**	10	\$18,300	
Ceilings									
	Exposed Concrete	30%			LIFE	**	5-10	\$60,900	
	Exposed Struc: Steel	35%			LIFE	**	10	\$113,700	
	Metal Panel	35%			LIFE	**	5	\$142,200	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2051	**			
	Iron Picket	50%	4+	\$1,800	2066	**			
Impact Damage, Extent : Light, Area Affected : 5%									
Location : Hamilton Avenue									
Free Standing Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			
Parking/Driveway									
	Asphalt	50%			2040	**			
	Cast in Place Concrete	50%			2044	**			

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								
Air Circuit Breaker	100%			2057	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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									
	Transformers								
	Dry Type	100%			2048	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 112.5 Kilovolt Amperes, 45 Kilovolt Amperes And 75 Kilovolt Amperes 480/ 208/120 Volts							
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2057	* *	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	100%			2057	* *	1		
	Panelboards								
	Fused Disc Sw	30%			2053	* *	5	\$800	
	Molded Case Bkrs	70%			2053	* *	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2057	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2048	* *	5	\$100	
	Motor Control Center	85%			2048	* *	5	\$2,600	
	Variable Frequency Drive	5%			2048	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,200	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2048	* *	1	\$33,900	
	Generators								
	Diesel	100%			2044	* *	1	\$42,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Yard							
		Explanation : Emergency Generator Rated At 795 Kilowatts							
	Batteries								
	Lead/Acid	100%			2026	\$1,600	5	\$4,100	
	Fuel Storage								
	Main Tank	100%			2066	* *	5	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Yard							
		Explanation : 1500 Gallons Rated Capacity							

Lighting

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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	30%			2039	* *	10	\$30,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Rooms Locker Rooms Explanation : T-8 Lamps							
	HID	40%			2039	* *	10	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Garage And Dumping Areas Explanation : Metal Halide Lamps							
	LED	30%			2039	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Offices And Hallways Explanation : Led Lamps							
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	HID	5%			2039	* *	10		
	LED	25%			2036	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2066	* *	5	\$3,200	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	* *	1	\$28,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Garage, Dumping Areas And Outside Perimeter Explanation : Cctv Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$67,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2057	**	1		

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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	20%			2036	**	1	\$10,900	
	Heat Pump Air Sourced	5%			2032	**	2	\$1,700	
	Radiant Heater	5%			2036	**	2	\$2,600	
	No Component	70%							
	Terminal Devices								
	Air Handler	25%			2036	**	1	\$17,000	
	No Component	75%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	10%			2032	**	2	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : On Top Of Main Office And Operational Office Explanation : 3 Units							
	Reciprocating Compr/Chiller	5%			2036	**	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100% Location : On Top Of Main Office Explanation : 1 Unit. R-410a							
	Exterior Pkg Unit - Cooling	5%			2036	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100% Location : On Top Of Main Office Explanation : 1 Unit. R-410a							
	No Component	80%							
	Terminal Devices								
	Air Handler/Cool/Ht	5%			2036	**	1	\$3,400	
	Fan Coil - 2 Pipe	10%			2036	**	1	\$3,600	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2036	**	2	\$11,500	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	100%			LIFE	**			
	Exhaust Fans								
	Interior	100%			2036	**	2	\$3,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2057	**	1		
	Galvanized Steel	50%			2048	**	1		
	Water Heater								
	Electric	30%			2029	\$29,100	4	\$200	
	Gas Fired	70%			2029	\$47,100	2	\$1,100	

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DEPARTMENT OF SANITATION - 827
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Not Accessible	100%							
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$6,600	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$6,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2057	* *	1-5	\$55,600	
	Sprinkler								
	No Component	20%							
	Generic	80%			2057	* *	1-2	\$24,700	
	Fire Pump								
	Generic	100%			2044	* *	1	\$20,600	

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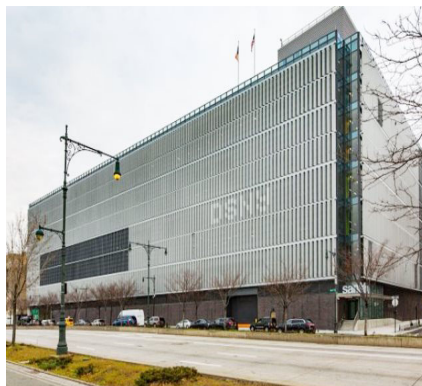
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : MANHATTAN 1/2/5 GARAGE
Address : 520 GREENWICH STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0072.000 / 14836 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 367,322 **Project Type** : SANITATION
Date of Survey : 17-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8
Block : 596 **Lot** : 50 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$422,200	\$1,482,700
Interior Architecture	\$94,000	\$884,600
Electrical		\$336,900
Mechanical	\$48,000	\$139,000
Total	\$564,200	\$2,843,300
Importance Code A	\$422,200	\$1,482,700
Importance Code B	\$89,000	\$1,197,300
Importance Code C	\$53,000	\$163,300
Total	\$564,200	\$2,843,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$34,800	\$27,900
Interior Architecture				
Electrical	\$55,700	\$72,200	\$64,500	\$80,400
Mechanical	\$95,300	\$50,600	\$114,900	\$50,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$174,700	\$146,500	\$237,900	\$182,600
Importance Code A			\$35,800	\$27,900
Importance Code B	\$174,700	\$146,500	\$202,200	\$154,700
Importance Code C				
Total	\$174,700	\$146,500	\$237,900	\$182,600



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DEPARTMENT OF SANITATION - 827
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	7%			LIFE	**	5	\$51,300	
	Metal/Glass Curt Wall	40%			LIFE	**	5	\$549,800	
	Metal Panel	40%	0-2	\$112,600	2054	**	5	\$549,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Solar Shades On South Facade Not Functioning							
	Metal Sect. OHD	4%			2045	**	5	\$91,600	
	Pre-Cast Concrete	8%			LIFE	**	5	\$190,600	
	Window Wall	1%			2054	**	5	\$27,500	
Windows									
	Aluminum	25%			2050	**	5	\$100	
	Metal Louvers	75%			2041	**	10	\$1,500	
Parapets									
	Metal/Glass Curt Wall	80%			2054	**	5	\$78,600	
	Metal Rail	10%			2045	**	5-10	\$45,800	
	Pre-Cast Concrete	10%			LIFE	**	5	\$16,000	
Roof									
	Panel/Paver: Cer/Brk	75%			2054	**	10	\$224,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Green Roof							
		Explanation : Component Actually Green Roof							
	Single Ply Membrane	25%			2036	**	10	\$56,100	
		Gravel/Stone Ballast, Extent : Light, Area Affected : 20%							
		Location : At Rooftop Mechanical Equipment							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout Roof Deck							
		Explanation : Concrete Walking Pads							
Soffits									
	Metal Panel	100%			2054	**	5-10	\$29,000	
Interior									
Floors									
	Cast in Place Concrete	4%			LIFE	**	5	\$48,100	
	Ceramic Tile	5%			2041	**	5	\$27,500	
	Sheet Vinyl/Rubber	10%			2036	**	5	\$82,500	
	Steel Plate	1%			LIFE	**	1		
	Traffic Topping	80%			2036	**	5	\$549,800	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	3%			2041	**	5	\$12,700	
	Concrete Masonry Unit	65%			LIFE	**	5	\$110,300	
	Glass: Single Pane	2%			LIFE	**	5	\$6,400	
	Gypsum Board	10%			LIFE	**	5	\$25,400	
	Masonry: Brick	5%			LIFE	**			
	Metal Coiling Doors	5%			2050	**	5	\$106,000	

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DEPARTMENT OF SANITATION - 827
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

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

Interior

Ceilings

AcousTileSusp.Lay-In	15%			2045	**	5	\$82,100	
Exposed Concrete	5%			LIFE	**	5	\$4,300	
Exposed Struc: Steel	75%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$34,200	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045	**			
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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

Air Circuit Breaker	100%			2054	**	5	\$1,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3200 Amperes

Transformers

Dry Type	100%			2045	**	5	\$1,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical And Mechanical Rooms

Explanation : 43 Dry Type Transformers With Various Ratings (112.5, 75, 45, 30, 15 Kilovolt-ampere)

Switchgear / Switchboard

Air Circuit Breaker	100%			2054	**	5	\$1,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Lvcb (Low Voltage Circuit Breakers) With 5 - Vertical Sections

Raceway

Conduit	100%			2054	**	1		
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Panelboards

Fused Disc Sw	30%			2050	**	5	\$2,500	
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Molded Case Bkrs	70%			2050	**	5	\$6,800	
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Wiring

Thermoplastic	100%			2054	**	1		
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Motor Controllers

Locally Mounted	70%			2045	**	5	\$1,700	
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Motor Control Center	30%			2045	**	5	\$3,000	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$5,400	
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Stand-by Power

Transfer Switches

Automatic	100%			2045	**	1	\$113,000	
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DEPARTMENT OF SANITATION - 827
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

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									
	Generators								
	Diesel	100%			2041	**	1	\$142,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated At 1600 Kilowatts							
	Batteries								
	Lead/Acid	100%			2023	\$1,600	5	\$13,600	
	Fuel Storage								
	Day Tank	50%			2050	**	5	\$34,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	50%			2063	**	5	\$5,400	
Lighting									
	Interior Lighting								
	Fluorescent	68%			2036	**	10	\$229,100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garages, Parking							
	Fluorescent	30%			2036	**	10	\$101,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Hallways, Mechanical Rooms							
	Fluorescent	2%			2036	**	10	\$6,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Shower Rooms							
	Egress Lighting								
	Emergency, Service	40%			2036	**	1		
	Emergency, Battery	10%			2036	**	10	\$8,900	
	Exit, Service	50%			2036	**	1		
	Exterior Lighting								
	Fluorescent	5%			2036	**	10	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside							
		Explanation : 11 Compact Fluorescent Light Fixtures							
	No Component	95%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2063	**	5	\$10,800	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	**	1	\$96,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Garages, Outside							
		Explanation : CCTV Surveillance Camera System							

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DEPARTMENT OF SANITATION - 827
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2036

* *

1-3

\$226,400

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

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

Heating

Energy Source
Utility Steam

100%

2054

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Steam From Con Edison*

Conversion Equipment
Pres. Reducing
Valve/LP Steam

100%

2041

* *

5

\$21,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 6 Heat Exchangers To Convert Hot Water For Heating Devices*

Distribution

Hot Wtr Piping/Pump
Steam Piping/Pump

90%

2050

* *

4

\$24,400

10%

2054

* *

Terminal Devices

Air Handler
Convector/Radiator
Unit Heater - Hot Water

90%

2036

* *

1

\$204,400

5%

2045

* *

1

\$5,900

5%

2036

* *

Air Conditioning

Energy Source

Electricity
Steam/HW System

5%

2050

* *

1

95%

2054

* *

1

Conversion Equipment

Absorption
Chiller/Steam/HW

10%

2041

* *

1

\$39,800

*Other Observation, Extent : Light, Area Affected : 10%**Location : Penthouse**Explanation : Two 350 Tons Units Use Lithium Bromide.*

Split Unit

2%

2036

* *

*Other Observation, Extent : Light, Area Affected : 2%**Location : Electrical Rooms**Explanation : 12 Units. R-410a*

No Component

88%

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DEPARTMENT OF SANITATION - 827
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	10%			2054	**	4	\$2,700	
Leak Evident, Extent : Severe, Area Affected : 5%									
Location : Various Locations In Office Section (Under Warranty)									
	No Component	90%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2036	**	1	\$22,700	
	Fan Coil - 2 Pipe	2%			2036	**	1	\$2,400	
	No Component	88%							
Heat Rejection									
	Evaporative Condenser	2%			2036	**	2	\$5,100	
	Water Cooling Tower	10%			2032	**	2	\$37,000	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Roof									
Explanation : 2 Units									
	No Component	88%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$204,800	
Exhaust Fans									
	Interior	100%			2036	**	2	\$11,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2054	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2054	**	4	\$54,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2036	**	4	\$7,800	
Sewage Ejector(s)									
	Electric	100%			2036	**	4	\$14,600	
Backflow Preventer									
	Generic	100%			2036	**	1	\$22,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2 Units From 1st - 5m Floor, 1 Unit From 1st To 6th Floor									
Explanation : 3 Units									
Fire Suppression									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
	Generic	100%		2054	* *	1-5	\$185,200	
Sprinkler								
	Generic	100%		2054	* *	1-2	\$102,900	
Fire Pump								
	Generic	100%		2041	* *	1	\$68,600	
Chemical System								
	Dry	100%		2027	\$27,900	1-3	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Refill Stations</i> <i>Explanation : 4 Sets</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.*

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : MANHATTAN 12 GARAGE
Address : 301 WEST 215TH STREET @ NINTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0029.000 / 140 **Yr Built/Renovated** : 1983 / 2008
Area Sq Ft : 89,267 **Project Type** : SANITATION
Date of Survey : 18-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,PEN
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,424,700	\$281,100
Interior Architecture	\$198,400	\$379,500
Electrical	\$389,700	\$518,500
Mechanical	\$1,231,200	\$1,553,300
Site Enclosure	\$68,500	
Site Pavements	\$238,100	
Total	\$3,550,700	\$2,732,400
Importance Code A	\$2,041,700	\$281,100
Importance Code B	\$1,292,100	\$2,350,900
Importance Code C	\$216,900	\$100,400
Total	\$3,550,700	\$2,732,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,300	\$700		
Interior Architecture	\$77,000			\$1,500
Electrical	\$23,200	\$23,800	\$1,500	\$1,500
Mechanical	\$114,600	\$33,400	\$16,800	\$12,500
Site Pavements	\$21,400			
Total	\$264,500	\$58,000	\$18,300	\$15,500
Importance Code A	\$28,300	\$4,900	\$4,000	\$4,000
Importance Code B	\$195,200	\$53,100	\$14,400	\$11,600
Importance Code C	\$41,000			
Total	\$264,500	\$58,000	\$18,300	\$15,500



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.

DEPARTMENT OF SANITATION - 827
MANHATTAN 12 GARAGE
Asset # : 140

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									
Concrete Masonry Unit	53%	2-4	\$326,700	LIFE	**	5	\$46,400		
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
Concrete Masonry Unit	10%	Now	\$61,600	LIFE	**	5	\$8,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Pillar At Southeast Corner								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 19%								
	Location : Pillar At Southeast Corner								
Masonry: Brick Cavity	10%			LIFE	**	5	\$14,000		
Masonry: Granite	2%			LIFE	**	5	\$2,100		
Metal Sect. OHD	25%	Now	\$233,700	2033	**	5	\$54,800		
	Unit Inoperable, Extent : Moderate, Area Affected : 30%								
	Location : All Rapid Rollup Doors Inoperable (7 Doors)								
Windows									
Aluminum	45%	Now	\$379,100	2053	**	5	\$4,200		
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Office Windows								
	Hardware Missing, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
	Unit Inoperable, Extent : Severe, Area Affected : 20%								
	Location : Various Office Windows								
Glass Block	45%			LIFE	**	5	\$5,300		
Metal Louvers	10%			2031	\$59,900	10	\$11,800		
Parapets									
Masonry: Brick Cavity	50%	0-2	\$9,200	LIFE	**	5	\$3,700		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : At Sloped Glazing								
Metal Panel	5%			2048	**	5	\$1,400		
Metal Rail	45%	Now	\$19,100	2041	**	5	\$23,800		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Roof									
Modified Bitumen	95%	Now	\$314,200	2033	**				
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Over Shops And Locker Rooms								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Penthouse At West Side								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Over Locker Rooms And Shops								
Sloped Glazing	5%	Now	\$71,300	LIFE	**	5	\$76,100		
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Over Locker Rooms								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 12 GARAGE
Asset # : 140

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Soffits									
	Pre-Cast Concrete	100%	0-2	\$38,100	LIFE	**	5	\$35,100	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 40%									
Location : Underside Of Soffits Throughout									
Interior									
Floors									
	Cast in Place Concrete	65%	Now	\$43,200	LIFE	**	5	\$170,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Garage									
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Garage									
	Ceramic Tile	10%	Now	\$24,800	2037	**	5	\$6,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Mechanics Restrooms									
	Quarry Tile	15%			2041	**	5	\$27,000	
	Vinyl Tile	10%	Now	\$32,600	2028	\$108,700	3	\$4,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Interior Walls									
	Ceramic Tile	7%			2031	\$100,400	5	\$3,400	
	Concrete Masonry Unit	85%	0-2	\$19,600	LIFE	**	5	\$16,600	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Corners Of Stair Core Walls									
	Glass: Single Pane	3%			LIFE	**	5	\$1,100	
	Metal Coiling Doors	5%			2036	**	5	\$12,200	
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$155,200	2048	**	5	\$9,000	
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Offices									
	Exposed Struc: Steel	75%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$7,500	
	Metal Panel	5%			LIFE	**	5	\$7,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$68,500	2058	**			
Impact Damage, Extent : Severe, Area Affected : 25%									
Location : East Side Of Building At Parking Lot									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$89,600	2033	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Various Locations Around Perimeter Of Building									

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

Estimates are rounded to the nearest hundred dollars.

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 12 GARAGE
Asset # : 140

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 0-2 \$6,600 2033 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 15%

Location : East Side Of Building

Tripping Hazard, Extent : Severe, Area Affected : 15%

Location : East Side Of Building

Parking/Driveway

Asphalt 100% Now \$14,800 2024 \$148,400

Potholes, Extent : Severe, Area Affected : 15%

Location : Driveway Apron At Entrance To Lot - East Side

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% 2028 \$2,700 5 \$400

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw 75% 2028 \$39,100 5 \$300

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

Location : Electrical Room

Explanation : 2- Vertical Sections

Molded Case Bkrs 25% 2028 \$13,000 5 \$600

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

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit 100% 2028 \$10,000 1

Panelboards

Fused Disc Sw 5% 2036 * * 5 \$100

Molded Case Bkrs 95% 2027 \$30,300 5 \$2,200

Wiring

Thermoplastic 100% 2028 \$21,800 1

Motor Controllers

Locally Mounted 35% 2026 \$24,200 5 \$200

Locally Mounted 10% 2-4 \$6,900 2048 * * 5

On Extended Life, Extent : Moderate, Area Affected : 100%

Location : Garage

Motor Control Center 50% 2026 \$7,900 5 \$1,200

Variable Frequency 5% Now \$3,500 2048 * *

Drive

Not Functioning, Extent : Severe, Area Affected : 100%

Location : Boiler Room

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.

DEPARTMENT OF SANITATION - 827
MANHATTAN 12 GARAGE
Asset # : 140

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground									
Grounding Devices									
Generic	100%	0-2	\$10,200	LIFE	* *	5	\$1,300		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Corroded								
Lighting									
Interior Lighting									
Fluorescent	50%			2028	\$93,600	10	\$36,700		
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Offices And 2nd Floor								
HID	50%			2028	\$349,100	10	\$1,300		
Egress Lighting									
Emergency, Battery	50%			2023	\$57,600	10	\$9,700		
Exit, Service	50%			2023	\$11,500	1			
Exterior Lighting									
HID	10%	Now	\$36,000	2038	* *				
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Outside								
	Explanation : Not Functional								
No Component	90%								
Alarm									
Fire/Smoke Detection									
No Component	70%								
Generic, Analog	30%			2023	\$296,100	1-3	\$16,500		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors.								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%	Now	\$7,800	2028	\$155,900	5	\$12,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Underground Outside Of The Building							
		Explanation : 2 Potential Leaking Tanks							
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$616,900	2048	* *	1	\$35,600	
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Both Boilers							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							

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

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 12 GARAGE
Asset # : 140

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Hot Wtr Piping/Pump	100%	Now	\$12,500	2036	**	4	\$3,900	
				Corroded, Extent : Moderate, Area Affected : 40%					
				Location : Circulating Pumps And Pipings, Boiler Room					
				Insul. Deteriorating, Extent : Moderate, Area Affected : 10%					
				Location : Boiler Room And Throughout					
				Leak Evident, Extent : Severe, Area Affected : 5%					
				Location : Circulation Pump, Ceiling Of Boiler Room					
Terminal Devices									
Air Handler		20%	Now	\$225,100	2038	**	1	\$8,900	
				Abandoned in Place, Extent : Severe, Area Affected : 20%					
				Location : 1 Unit In Boiler Room, 2 Units In Penthouse, 2 Units On Roof.					
				Not in Service, Extent : Severe, Area Affected : 20%					
				Location : For Locker Room, Toilet Room, Penthouse					
Convactor/Radiator		10%			2026	\$42,800	1	\$2,600	
Unit Heater - Hot Water		70%			2033	**			
Air Conditioning									
Energy Source	Electricity	100%			2036	**	1		
Conversion Equipment									
Int Pkg Unit - Heating/Cooling		20%	Now	\$340,400	2033	**	2	\$800	
				Abandoned in Place, Extent : Severe, Area Affected : 20%					
				Location : 2 Units. 3rd Fl. Mech. Room					
				Not in Service, Extent : Moderate, Area Affected : 10%					
				Location : For Locker Room, Toilet Room, Penthouse					
				R-22 Refrigerant, Extent : Light, Area Affected : 20%					
				Location : Penthouse					
Split Unit		10%	Now	\$8,500	2028	\$170,800			
				Not in Service, Extent : Moderate, Area Affected : 5%					
				Location : 1 Unit, Roof					
				R-22 Refrigerant, Extent : Light, Area Affected : 10%					
				Location : 2 Units, Roof					
Window/Wall Unit		8%			2022	\$13,300	1		
No Component		62%							
Heat Rejection									
Air Cooled Condenser Unit		20%			2023	\$12,300	2	\$11,200	
No Component		80%							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans									
Roof		50%			2028	\$66,400	2	\$1,200	
No Component		50%							

Note : 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.

DEPARTMENT OF SANITATION - 827
MANHATTAN 12 GARAGE
Asset # : 140

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2038	**	1		
	Galvanized Steel	50%	0-2	\$17,600	2033	**	1		
	Corroded, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								
Water Heater									
	Gas Fired	100%	Now	\$4,900	2023	\$48,800	2	\$900	
	Other Observation, Extent : Moderate, Area Affected : 30%								
	Location : Penthouse								
	Explanation : The Tank Is Leaking And Rusted At The Bottom								
Sanitary Piping									
	Cast Iron	100%	Now	\$11,700	LIFE	**	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5%								
	Location : Oil Separator And Water Backup From Sewage At Boiler Room								
Storm Drain Piping									
	Cast Iron	100%	Now	\$3,300	LIFE	**	1		
	Leak Evident, Extent : Severe, Area Affected : 2%								
	Location : Leaking To 2nd Floor Locker Room From Penthouse								
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2028	\$333,600	1-5	\$41,900	
	Sprinkler								
	Generic	100%			2028	\$783,700	1-2	\$22,400	
Chemical System									
	Generic	100%			2022	\$27,900	1-3	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Gas Re-fill Stations								
	Explanation : 4 Sets On Gas Refill Stations								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : MANHATTAN 3/3A GARAGE
Address : PIERS 36 - 299 SOUTH STREET BET CLINTON AND MONTGOMERY STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP005.020 / 2403 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 172,400 **Project Type** : SANITATION
Date of Survey : 19-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 241 **Lot** : 13 **BIN** : 1078939

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$937,600	\$5,132,400
Interior Architecture	\$366,500	\$468,200
Electrical	\$63,200	\$964,300
Mechanical	\$1,499,100	\$694,300
Site Pavements	\$114,900	
Total	\$2,981,400	\$7,259,200
Importance Code A	\$1,059,400	\$5,497,800
Importance Code B	\$1,807,000	\$1,655,900
Importance Code C	\$114,900	\$105,500
Total	\$2,981,400	\$7,259,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$4,500	\$3,300		\$38,600
Interior Architecture		\$32,000	\$24,500	
Electrical	\$16,100	\$5,500	\$3,900	\$8,100
Mechanical	\$23,300	\$21,400	\$94,200	\$47,800
Site Enclosure		\$10,700		
Total	\$44,000	\$73,000	\$122,500	\$94,500
Importance Code A	\$7,900	\$10,900	\$7,700	\$46,600
Importance Code B	\$36,100	\$51,300	\$96,800	\$47,800
Importance Code C		\$10,700	\$18,000	
Total	\$44,000	\$73,000	\$122,500	\$94,500



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.

DEPARTMENT OF SANITATION - 827
MANHATTAN 3/3A GARAGE
Asset # : 2403

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	30%	Now	\$307,900	LIFE	**	5	\$21,900	
Efflorescence, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : Main Truck Entrances									
Weepholes Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Fiberglass Panel	25%			2033	**	5	\$109,400	
	Metal Panel	25%			2050	**	5-10	\$200,600	
	Metal Coiling Doors	15%	Now	\$424,200	2043	**	5	\$27,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : West Facade									
Unit Inoperable, Extent : Moderate, Area Affected : 40%									
Location : Various Doors									
	Window Wall	5%			2050	**	5	\$21,900	
Windows									
	Aluminum	95%			2038	**	5	\$6,600	
	Metal Louvers	5%			2039	**	10	\$2,200	
Parapets									
	Metal Panel	90%			2050	**	5	\$55,300	
	Metal Rail	10%	Now	\$4,500	2035	**	5	\$11,300	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : At Walking Bridges Over Roof And Gantries									
Roof									
	Built-Up (BUR)	65%			2030	\$4,523,500	10	\$312,200	
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Throughout									
Recent Repair Evident, Extent : Light, Area Affected : 10%									
Location : Drains On East Side Of Roof									
	Skylight, Plastic	5%			2035	**	1		
	Spray-on Foam	30%			2035	**	5	\$192,100	
Soffits									
	Metal Panel	100%			2050	**	5-10		

Interior

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DEPARTMENT OF SANITATION - 827
MANHATTAN 3/3A GARAGE
Asset # : 2403

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$256,000	LIFE	**	5	\$252,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Garage Floor								
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Garage Floor At East Side Overhead Door Entrance								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Garage Floor								
Ceramic Tile	5%			2039	**	5	\$12,800	
Quarry Tile	20%			2043	**	5	\$76,900	
Wood	30%			2065	**	5	\$144,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	13%			2039	**	5	\$36,100	
Concrete Masonry Unit	50%			LIFE	**	5	\$55,500	
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Gypsum Board	30%			LIFE	**	5	\$50,000	
Ceilings								
AcousTileSusp.Lay-In	25%			2043	**	5	\$64,000	
Exposed Struc: Steel	70%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$16,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%			2043	**	5-10	\$17,700	
Chain Link	50%			2040	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	65%	Now	\$114,900	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	35%			2035	**			

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%			2040	**	5	\$700		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,000 And One 800 Ampere Main Disconnect Switches, 1,200 Ampere Switch Serves Basketball City									

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DEPARTMENT OF SANITATION - 827
MANHATTAN 3/3A GARAGE
Asset # : 2403

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									
	Transformers								
	Dry Type	100%			2035	* *	5	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 And 45 Kilovolt-ampere							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2040	* *	5	\$700	
	Raceway								
	Conduit	100%			2040	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2038	* *	5	\$4,500	
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	8%			2035	* *	5	\$100	
	Locally Mounted	2%	Now	\$3,100	2050	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Entry							
		Explanation : Overhead Door Operator Not Working							
	Motor Control Center	90%			2035	* *	5	\$4,200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Meter Room							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2035	* *	10	\$31,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-8 Lamps							
	Fluorescent	20%			2035	* *	10	\$31,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stairway							
		Explanation : Compact Fluorescent Lamps							
	HID	30%			2035	* *	10	\$1,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
		Explanation : High Pressure Sodium							
	LED	30%			2035	* *			
	Egress Lighting								
	Emergency, Battery	50%			2030	\$124,100	10	\$20,800	
	Exit, Service	50%			2030	\$24,800	1		

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DEPARTMENT OF SANITATION - 827
MANHATTAN 3/3A GARAGE
Asset # : 2403

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

Lighting

Exterior Lighting

HID

50%

2030

\$347,600

10

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : Operated Via Photocell*

No Component

50%

Alarm

Security System

No Component

80%

Generic

20%

Now

\$11,100

2030

\$111,400

1

\$11,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Entrance, Fuel Pump, Alleyway And Pier**Explanation : Three Of Eight Cameras Not Working*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2030

\$381,300

1-3

\$21,300

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Furnace

40%

2030

\$162,400

1

\$34,100

*Other Observation, Extent : Light, Area Affected : 90%**Location : Leased Space**Explanation : 7 Rooftop Units*

Furnace

50%

Now

\$121,800

2030

\$203,000

1

\$38,400

*Broken, Extent : Severe, Area Affected : 60%**Location : Garage Heaters 12 Of 15 Units*

No Component

10%

Terminal Devices

Air Handler

20%

2035

* *

1

\$21,300

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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DEPARTMENT OF SANITATION - 827
MANHATTAN 3/3A GARAGE
Asset # : 2403

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%	4+	\$55,800	2025	\$279,200	2	\$1,700	
		Malfunctioning, Extent : Moderate, Area Affected : 30% Location : Rooftop							
	Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$4,200	
		Other Observation, Extent : Light, Area Affected : 40% Location : Rooftop Explanation : Leased Space							
	Split Unit	20%	4+	\$147,200	2025	\$736,000			
		Malfunctioning, Extent : Moderate, Area Affected : 20% Location : Roof And 2nd Floor							
	Split Unit	5%			2035	**			
		Other Observation, Extent : Light, Area Affected : 10% Location : Leased Space Explanation : For Office Space							
	Window/Wall Unit	15%			2025	\$53,900	1		
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$224,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,100	
	Exhaust Fans								
	Roof	100%			2030	\$286,200	2	\$5,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	60%			2025	\$63,100	2	\$1,500	
	Gas Fired	40%			2025	\$42,100	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 40% Location : Leased Space Explanation : Access From Outside							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Leased Space Explanation : Access From Outside							
	Generic	60%			2035	**	1	\$6,300	
Fixtures									
	Generic	100%							

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DEPARTMENT OF SANITATION - 827
MANHATTAN 3/3A GARAGE
Asset # : 2403

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
Fire Suppression									
Standpipe									
	Generic	100%			2040	* *	1-5	\$90,100	
Sprinkler									
	Generic	100%			2040	* *	1-2	\$48,300	
Fire Pump									
	Generic	100%			2033	* *	1	\$32,200	
Chemical System									
	No Component	98%							
	Generic	2%			2025	\$600	1-3	\$100	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Fueling Station									
Explanation : Over Fuel Tanks									

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : MANHATTAN 4, 4A, 7 GARAGE
Address : 650 WEST 57TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0069.000 / 14765 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 419,702 **Project Type** : SANITATION
Date of Survey : 06-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1104 **Lot** : 1 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$812,400	\$1,647,200
Interior Architecture	\$2,074,600	\$1,441,900
Electrical		\$166,100
Mechanical	\$1,711,600	\$213,700
Total	\$4,598,600	\$3,469,000
Importance Code A	\$812,400	\$1,647,200
Importance Code B	\$3,336,400	\$1,546,900
Importance Code C	\$449,800	\$274,900
Total	\$4,598,600	\$3,469,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$119,900		\$38,500	
Interior Architecture	\$151,100			\$9,800
Electrical	\$28,500	\$16,800	\$29,600	\$16,800
Mechanical	\$147,700	\$103,000	\$126,300	\$96,200
Site Enclosure	\$15,900			
Site Pavements	\$38,900			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$526,600	\$144,500	\$219,000	\$147,500
Importance Code A	\$119,900		\$38,500	\$5,000
Importance Code B	\$345,700	\$144,500	\$180,500	\$132,700
Importance Code C	\$61,100			\$9,800
Total	\$526,600	\$144,500	\$219,000	\$147,500



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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	23%			LIFE	**	5	\$449,400	
	Metal Panel	3%			2051	**	5-10	\$107,500	
	Metal Sect. OHD	5%	Now	\$43,400	2044	**	5	\$40,700	
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : 12th Avenue Door									
	Granite Panels	4%			LIFE	**	5	\$31,300	
	Pre-Cast Concrete	64%	4+	\$235,400	LIFE	**	5	\$1,083,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Front Facade									
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : All Facades									
	Weathering Steel	1%			LIFE	**	1		
Windows									
	Aluminum	90%	Now	\$24,100	2047	**	5	\$5,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : 4th Floor Garage									
Hardware Missing, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Louvers	10%			2040	**	10	\$7,500	
Parapets									
	Concrete Masonry Unit	80%	4+	\$11,200	LIFE	**	5	\$22,800	
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Main Roof Southeast Corner									
Explanation : Missing Flashings									
	Metal Rail	8%			2044	**	5-10	\$36,600	
	Pre-Cast Concrete	12%			LIFE	**	5	\$38,200	
Roof									
	Metal Panel	3%			2044	**	10	\$16,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Roof									
Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts									
	Modified Bitumen	80%	Now	\$171,900	2036	**			
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Main Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Section A And B									
	Plaza Roof: Stone Panels	15%	4+	\$20,800	2051	**			
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : 4th Floor Terrace Roof									
Explanation : Broken Stone Panel									
	Skylight, Plastic	2%	Now	\$58,500	2044	**	1		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Elevator Lobby 4th Floor Area A									

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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Exposed Struc: Steel	25%			LIFE	**	5	\$157,100	
Metal Panel	75%	4+	\$28,900	2051	**	5	\$141,300	
Deformed/Dented, Extent : Moderate, Area Affected : 2%								
Location : Underpass At 56th Street								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 56th Street Underpass								
Explanation : Metal Grating Soffit								
Interior								
Floors								
Cast in Place Concrete	82%	0-2	\$572,000	LIFE	**	5	\$1,126,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Throughout								
Ponding, Extent : Severe, Area Affected : 10%								
Location : 1st Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Room B102								
Ceramic Tile	8%	4+	\$20,800	2040	**	5	\$25,100	
Worn/Eroded, Extent : Light, Area Affected : 15%								
Location : Public Corridors								
Sheet Vinyl/Rubber	5%	Now	\$19,900	2036	**	5	\$23,600	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
Location : 3rd Floor Office								
Traffic Topping	5%	2-4	\$20,800	2036	**	5	\$19,600	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Internal Ramps								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$163,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : 1st Floor Garage Column								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Wall At 56th Street								
Ceramic Tile	3%			2040	**	5	\$19,600	
Concrete Masonry Unit	24%	4+	\$74,300	LIFE	**	5	\$62,700	
Cracking/Crumbling, Extent : Light, Area Affected : 4%								
Location : 4th Floor Office, 3rd Floor Garage West Side								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Garage - All Levels								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	50%			LIFE	**	5	\$261,200	
Glass Block	5%			LIFE	**	10	\$13,100	
Glass: Single Pane	3%			LIFE	**	5	\$29,400	
Metal Coiling Doors	5%			2047	**	5	\$163,200	

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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	13%	Now	\$34,800	2044	* *	5	\$40,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Gymnasium, And Locker Room							
		Misaligned/Bulging, Extent : Light, Area Affected : 2%							
		Location : Locker Room On 3rd Floor							
		Staining/Discoloring, Extent : Light, Area Affected : 10%							
		Location : Offices, Locker Rooms And Throughout							
	Exposed Struc: Steel	85%			LIFE	* *	10	\$1,052,900	
	Gypsum Board	2%			LIFE	* *	5-10	\$42,600	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$15,900	2051	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : West 55th Street At Salt Shed Gate							
		Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : West 55th Street At Salt Shed Gate							
	Free Standing Walls								
	Cast in Place Concrete	100%			2066	* *			
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Salt Shed							
		Explanation : Also Free Standing Steel Columns							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%	Now	\$21,500	2044	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 12th Avenue At Broom Garage							
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : West 55th Street							
		Explanation : Salt Pile Is Eroding Sidewalk							
	Pavers/Stone	10%			2040	* *			
Parking/Driveway									
	Cast in Place Concrete	100%	Now	\$17,400	2044	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : At Broom Garage							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : At Salt Pile Entrance							
		Explanation : Salt Pile Eroding Driveway							

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

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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2051	**	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room I-116 And I-123 Intermediate Stairs Ground And First Floor									
Explanation : Multiple Services Eight 4,000 Ampere, Two 3,000 Ampere, Two 2,000 Ampere And Three 1,200 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2044	**	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Broome Garage, 2nd, 3rd And 4th Floor Mechanical And Electrical Room									
Explanation : Seven 118 Kilovolt-ampere, With A High Voltage Of 200/230 And A Low Voltage Of 460 Y/ 200 Each.									
Switchgear / Switchboard									
	Fused Disc Sw	70%			2051	**	5	\$1,300	
	Molded Case Bkrs	30%			2051	**	5	\$3,300	
Raceway									
	Conduit	100%			2051	**	1		
Panelboards									
	Fused Disc Sw	5%			2047	**	5	\$500	
	Molded Case Bkrs	95%			2047	**	5	\$10,500	
Wiring									
	Thermoplastic	100%			2051	**	1		
Motor Controllers									
	Locally Mounted	10%			2051	**	5	\$300	
	Motor Control Center	88%			2044	**	5	\$10,100	
	Variable Frequency Drive	2%			2048	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$12,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$129,100	
Lighting									
Interior Lighting									
	Fluorescent	30%			2036	**	10	\$115,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices, Hallway, Staircases, Electrical Closets And Locker Room									
	HID	65%			2036	**	10	\$8,900	
	LED	5%			2039	**			
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$50,700	
	Exit, LED	5%			2066	**	1		
	Exit, Service	45%			2036	**	1		

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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	9%			2036	* *	10	\$100	
	LED	1%			2039	* *			
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2059	* *	5	\$12,300	
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2036	* *	1	\$15,700	
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2036	* *	1-3	\$25,900	

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								
	Utility Steam	100%			2051	* *	1		
Conversion Equipment									
	Heat Exchanger, Shell & Tube	60%			2040	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units Heat Exchangers Converts Utility Steam To Hot Water Used By Fan Coil Units And Unit Heaters							
	Pres. Reducing Valve/LP Steam	40%			2040	* *	5	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Provides Direct Steam For Heating Units At Roof							
Distribution									
	Hot Wtr Piping/Pump	50%			2047	* *	4	\$15,500	
	Steam Piping/Pump	50%			2051	* *			

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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	45%			2036	**	1	\$116,800	
				Other Observation, Extent : Light, Area Affected : 20%					
				Location : Roof					
				Explanation : See Cooling Terminal Units.					
	Fan Coil Unit/Heat	35%			2036	**	1	\$47,400	
	Unit Heater - Steam	20%	0-2	\$30,000	2036	**	4	\$7,700	
				Leak Evident, Extent : Moderate, Area Affected : 10%					
				Location : 2 Unit Heater					
				Other Observation, Extent : Moderate, Area Affected : 25%					
				Location : Various Througout					
				Explanation : 5 Unit Heaters Malfunctioning Due To Mechanical/electrical Defects.					
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Absorption	60%			2040	**	1	\$272,500	
	Chiller/Steam/HW								
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Building M4 Balcony					
				Explanation : Twelve 5 Ton Absorption Chillers R-ammonia. The Building Management System Malfunctioning And Air Conditioning Units Operate Manually.					
	Split Unit	5%			2036	**			
	No Component	35%							
Distribution									
	CW & CHW Wtr	60%			2051	**	4	\$18,600	
	Pipe/Pump								
	No Component	40%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2036	**	1	\$51,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : Rooftop Units Serving 4th Floor					
	Fan Coil - 4 Pipe	60%			2039	**	1	\$81,300	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$370,500	
Exhaust Fans									
	Interior	30%	0-2	\$44,800	2041	**	2	\$3,100	
				Other Observation, Extent : Moderate, Area Affected : 25%					
				Location : Southwest Building, Buildings M4 And M7.					
				Explanation : Ventilation System Serving Buildings M7, M4 And Southwest Building Produces Either Too Hot Or Too Cold Air With No Ability To Properly Control The Units					
	Roof	70%			2036	**	2	\$9,000	
Plumbing									

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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2051	**	1		
	Galvanized Steel	40%			2044	**	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$334,200	2051	**	4	\$41,500	
	Not in Service, Extent : Moderate, Area Affected : 100% Location : 1 Unit With Leaking Coil. Basement Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 2 Units Each With 600 Gallon Storage Tank.								
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,228,600	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 20% Location : Clogged Floor Drain. Ponding On Second Floor Of Building M4 Due To Lack Of Drain Line/ Clogged Drain. Other Observation, Extent : Moderate, Area Affected : 20% Location : Basement Explanation : Oil-water Separator And Sand Filter Require Maintenance.								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2025		4		
	Sewage Ejector(s)								
	Electric	100%			2036	**	4		
	Backflow Preventer								
	Generic	100%			2036	**	1	\$25,700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearred Traction	60%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : 3 Units From Basement To 4th Floor Explanation : 3 Units								
	Hydraulic	40%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : Ground To 3rd Floor Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$211,600	
	Sprinkler								
	Generic	100%			2051	**	1-2	\$117,600	

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DEPARTMENT OF SANITATION - 827
MANHATTAN 4, 4A, 7 GARAGE
Asset # : 14765

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
Fire Suppression									
	Fire Pump								
	Generic	100%			2040	* *	1	\$78,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Pump Sets							
Chemical System									
	Dry	50%			2029	\$13,900	1-3	\$1,800	
	Wet	50%			2029	\$13,900	1-3	\$2,100	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : MANHATTAN 8 GARAGE (FORMER INCINERATOR)
Address : 341 WEST 215 STREET @ NINTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0060.000 / 13643 **Yr Built/Renovated** : 1935 / 2007
Area Sq Ft : 56,830 **Project Type** : SANITATION
Date of Survey : 18-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$5,296,100	\$339,100
Interior Architecture	\$1,346,600	\$277,900
Electrical	\$351,500	\$278,500
Mechanical	\$105,900	\$723,500
Site Enclosure	\$73,100	
Site Pavements	\$119,800	\$63,800
Total	\$7,293,000	\$1,682,900
Importance Code A	\$5,296,100	\$339,100
Importance Code B	\$1,597,100	\$1,279,900
Importance Code C	\$399,800	\$63,800
Total	\$7,293,000	\$1,682,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$27,500	\$3,900	
Interior Architecture	\$47,900			\$1,200
Electrical	\$6,000	\$18,300		
Mechanical	\$35,500	\$23,400	\$7,700	\$8,200
Site Pavements	\$9,000			
Total	\$98,300	\$69,200	\$11,600	\$9,400
Importance Code A	\$5,600	\$33,900	\$9,600	\$5,600
Importance Code B	\$63,000	\$35,300	\$2,100	\$3,800
Importance Code C	\$29,700			
Total	\$98,300	\$69,200	\$11,600	\$9,400



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DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast Stone/Terra Cotta	5%	Now	\$271,700	LIFE	* *	5	\$46,800	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Crazing, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Masonry: Brick	80%	Now	\$617,600	LIFE	* *	5	\$95,900	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 15%					
				Location : Throughout					
				Diagonal Cracks, Extent : Severe, Area Affected : 20%					
				Location : Corners					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%					
				Location : Throughout					
				Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
	Masonry: Granite	5%	Now	\$75,700	LIFE	* *	5	\$4,500	
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%					
				Location : Building Base					
	Metal Sect. OHD	10%	Now	\$239,700	2041	* *	5	\$18,700	
				Other Observation, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Explanation : Broken/ Missing Elements					
Windows									
	Aluminum	20%			2044	* *	5	\$7,900	
	Steel	80%	Now	\$1,753,100	2053	* *	5	\$196,500	1
				Bent/Warped Elements, Extent : Severe, Area Affected : 70%					
				Location : Throughout					
				Deformed/Dented, Extent : Severe, Area Affected : 70%					
				Location : Throughout					
				Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%					
				Location : Throughout					

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DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	10%	Now	\$54,900	LIFE	* *	5	\$10,400	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Coping					
				Crazing, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%					
				Location : Coping					
	Masonry: Brick	90%	Now	\$299,300	LIFE	* *	5	\$12,100	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Diagonal Cracks, Extent : Severe, Area Affected : 25%					
				Location : Corners					
				Vertical Cracks, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
Roof									
	Built-Up (BUR)	25%			2033	* *	10	\$27,500	
	Built-Up (BUR)	70%	Now	\$1,116,100	2038	* *			1
				Blisters, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Garage Area					
				Worn/Eroded, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Skylight, Metal/Glass	5%	Now	\$868,000	2058	* *			1
				Broken/Missing Elements, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					
				Corrosion/Rusting, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					

Interior

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DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	48%	Now	\$198,000	LIFE	**	5	\$97,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout Garage Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Ceramic Tile	5%			2031	\$96,100	5	\$4,600	
	Steel Plate	2%	Now	\$181,000	LIFE	**	1		
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : Stairs							
		Uneven Surface, Extent : Severe, Area Affected : 25%							
		Location : Stairs							
	Vinyl Tile	10%			2028	\$84,300	3	\$4,600	
	Not Accessible	35%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Incinerator Area Inaccessible - Hazardous Air Quality							
Interior Walls									
	Concrete Masonry Unit	10%	Now	\$20,700	LIFE	**	5	\$3,500	
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Office							
	Masonry: Brick	35%	Now	\$254,500	LIFE	**			
		Staining/Discoloring, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Multiple Locations							
	SGFT/Glazed Masonry	20%	Now	\$72,200	LIFE	**			
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Near Restroom Entrance							
	Not Accessible	35%							

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DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)
Asset # : 13643

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	35%	Now	\$223,300	LIFE	* *	5	\$5,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							
Exposed Struc: Steel	20%	Now	\$417,700	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Garage Area							
Plaster	10%	Now	\$26,000	LIFE	* *	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Office							
Not Accessible	35%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	* *			
Free Standing Walls								
Masonry: Brick	100%	0-2	\$73,100	2038	* *			
	Loose Units, Extent : Moderate, Area Affected : 25%							
	Location : Archways At West 215 St							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$119,800	2033	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%							
	Location : Perimeter Sidewalks Throughout							
	Tripping Hazard, Extent : Severe, Area Affected : 25%							
	Location : Perimeter Sidewalks Throughout							
Parking/Driveway								
Asphalt	70%			2031	\$63,800			
Cast in Place Concrete	30%	Now	\$9,000	2033	* *			
	Sinking/Subsiding, Extent : Moderate, Area Affected : 25%							
	Location : West 215th Street Side							

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2038	**	5	\$1,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes									
Switchgear / Switchboard									
	Molded Case Bkrs	50%			2038	**	5	\$700	
	Molded Case Bkrs	50%			2028	\$91,300	5	\$700	
Raceway									
	Conduit	95%			2028	\$48,700	1		
	Conduit	5%			2038	**	1		
Panelboards									
	Molded Case Bkrs	95%			2027	\$98,500	5	\$1,400	
	Molded Case Bkrs	5%			2050	**	5	\$100	
Wiring									
	Braided Cloth	80%	2-4	\$47,100	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	15%			2028	\$8,800	1		
	Thermoplastic	5%			2054	**	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$39,900	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$800	
Lighting									
Interior Lighting									
	Fluorescent	30%			2023	\$31,800	10	\$15,600	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Offices And 2nd Floor									
	Fluorescent	5%	Now	\$5,300	2038	**			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 2nd Floor									
Explanation : Not Functional									
	Fluorescent	2%			2036	**	10	\$1,000	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : New Locker Room									
	HID	60%			2023	\$73,900	10	\$1,100	
	LED	3%			2036	**			

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DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)
Asset # : 13643

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	10%			2036	**	10	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Locker Room Only							
		Explanation : Emergency Lights							
	Exit, LED	10%			2063	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Locker Room Only							
		Explanation : Exit Lights							
	No Component	80%							
Exterior Lighting									
	HID	30%			2023	\$68,700	10	\$100	
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%	Now	\$130,000	2068	**	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Stacks							
		Explanation : Not In Service							

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								
	Fuel Oil No 2	100%			2038	**	5	\$17,600	
	Conversion Equipment								
	Steam Boiler	100%			2033	**	1	\$56,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Steam Piping/Pump	100%	Now	\$75,400	2028	\$251,300			
		Corroded, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : 1st Floor Central Garage.							
		Explanation : Low Steam Pressure To The New Section At The Central Garage.							

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Convactor/Radiator	20%			2026	\$60,800	1	\$3,700	
	Unit Heater - Steam	15%	Now	\$3,000	2023	\$30,500	4	\$800	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : 2nd Floor Locker Room							
	Unit Heater - Steam	10%			2038	**	4	\$800	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 1st Floor Central Garage.							
		Explanation : New Installation							
	No Component	55%							
Air Conditioning									
Energy Source									
	Electricity	100%			2036	**	1		
Conversion Equipment									
	Split Unit	5%			2036	**			
		Recent Installation, Extent : Light, Area Affected : 5%							
		Location : 2nd Fl. Female Supervisor Locker Room							
	Window/Wall Unit	5%			2022	\$5,900	1		
	No Component	90%							
Terminal Devices									
	Fan Coil - 2 Pipe	5%			2036	**	1	\$900	
	No Component	95%							
Heat Rejection									
	Evaporative Condenser	5%			2036	**	2	\$2,000	
	No Component	95%							
Ventilation									
Exhaust Fans									
	Wall Unit	10%			2033	**	2	\$200	
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2038	**	1		
	Galvanized Steel	70%	Now	\$17,500	2026	\$174,500	1		
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Water Heater									
	Gas Fired	100%			2026	\$34,700	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

Fire Suppression

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)
Asset # : 13643

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Standpipe							
	Generic	100%		2028	\$236,800	1-5	\$29,700	

*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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : MANHATTAN BOROUGH REPAIR SHOP
Address : 640 W. 26 ST @12TH AVENUE
Borough : MANHATTAN **Agency's Number** : S214-232
Program / Asset # : DOS0058.000 / 4517 **Yr Built/Renovated** : 1994 /
Area Sq Ft : 205,215 **Project Type** : SANITATION
Date of Survey : 24-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2,2m,3
Block : 670 **Lot** : 50 **BIN** : 1012267

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,964,800	\$605,700
Interior Architecture	\$2,774,300	\$1,470,600
Electrical	\$131,800	\$1,275,600
Mechanical	\$75,100	\$322,400
Total	\$4,946,000	\$3,674,200
Importance Code A	\$1,964,800	\$605,700
Importance Code B	\$2,981,200	\$3,010,300
Importance Code C		\$58,300
Total	\$4,946,000	\$3,674,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$30,100		
Interior Architecture	\$15,800		\$381,400	\$9,600
Electrical	\$13,200	\$16,000	\$12,100	\$13,200
Mechanical	\$27,500	\$54,300	\$49,600	\$27,400
Site Pavements	\$14,300			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$82,700	\$112,200	\$454,800	\$62,100
Importance Code A	\$10,100	\$40,700	\$10,100	\$10,100
Importance Code B	\$72,500	\$71,500	\$444,700	\$42,400
Importance Code C				\$9,600
Total	\$82,700	\$112,200	\$454,800	\$62,100



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.

DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP
Asset # : 4517

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	55%	Now	\$167,400	LIFE	* *	5	\$83,600	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 10%							
		Location : West Street Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : West Street Facade							
	Metal Panel	10%			2048	* *	5-10	\$104,600	
	Metal Sect. OHD	10%	Now	\$50,700	2033	* *	5	\$23,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
		Location : Doors On East And West Facades							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : Base Of Doors On East And West Facades							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Explanation : Broken/missing Elements							
	Weathering Steel	5%			LIFE	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rooftop Ramp							
		Explanation : Component Actually Structural Beams							
	Window Wall	20%			2048	* *	5	\$114,100	
Windows									
	Aluminum	40%	0-2	\$60,900	2036	* *	5	\$3,400	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Offices And Meeting Areas Overlooking West Street							
	Metal Louvers	60%			2031	\$325,200	10	\$63,800	
Parapets									
	Masonry: Brick Cavity	95%	0-2	\$37,800	LIFE	* *	5	\$15,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : At Control Joints							
	Metal Panel	5%			2048	* *	5	\$3,100	

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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP
Asset # : 4517

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	55%	Now	\$964,800	2038	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
		Location : West Side Of Building							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 15%							
		Location : Over 2nd Floor Shops							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
		Location : Roof Over Repair Shop							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Perimeter Walls And At Drains							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over 2nd Floor Shops							
		Worn/Eroded, Extent : Moderate, Area Affected : 75%							
		Location : Roof Entire							
	Metal Panel	35%	Now	\$510,300	2048	**			1
		Corrosion/Rusting, Extent : Severe, Area Affected : 25%							
		Location : Over Parking Area							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Over Parking Area							
	Paver: Asphalt	10%	Now	\$115,800	2043	**			1
		Broken Paver Blocks, Extent : Moderate, Area Affected : 20%							
		Location : Patio Area							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Over 2nd Floor Repair Shop							
		Vegetation Growth, Extent : Moderate, Area Affected : 25%							
		Location : Patio Area							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Over 2nd Floor Repair Shop							
Interior									
Floors									
	Asphalt Poured	20%	Now	\$15,800	2033	**	5	\$13,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Parking Area On Third Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Parking Area On Third Floor							
	Carpet	10%			2024	\$367,900	3	\$40,500	
	Cast in Place Concrete	50%	Now	\$299,700	LIFE	**	5	\$295,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : At Trench Drains Of First Floor Garage							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons							
	Ceramic Tile	20%			2031	\$1,117,100	5	\$54,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP
Asset # : 4517

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

Interior

Interior Walls

Concrete Masonry Unit 76% LIFE * * 5 \$58,300

Horizontal Cracks, Extent : Light, Area Affected : 20%

Location : Various Locations Throughout 1st And 2nd Floor Garages

Caulking Deteriorated, Extent : Moderate, Area Affected : 20%

Location : Interior Expansion Joints

Vertical Cracks, Extent : Light, Area Affected : 15%

Location : Various Locations Throughout 1st And 2nd Floor Garages

Glass: Single Pane 2% LIFE * * 5 \$2,900

Gypsum Board 15% LIFE * * 5 \$17,200

Masonry: Brick 5% LIFE * * 5 \$19,200

Metal Coiling Doors 2% 2050 * * 5 \$19,200

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

Location : 2nd Floor Ramp - Recent Installation

Explanation : Component Actually Rapid Rollup Door

Ceilings

AcousTileSusp.Lay-In 20% 4+ \$46,600 2033 * * 5 \$27,000

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Throughout 1st And 3rd Floor Offices

Exposed Struc: Steel 80% Now \$2,428,000 LIFE * *

Corrosion/Rusting, Extent : Severe, Area Affected : 5%

Location : Structural Beams

Water Penetration, Extent : Moderate, Area Affected : 40%

Location : Parking Area Over Third Floor, Repair Shops

Worn/Eroded, Extent : Severe, Area Affected : 20%

Location : Fireproofing Delaminating Off Of Structural Beams

Site Pavements

Public Sidewalk

Cast in Place Concrete 95% Now \$12,900 2041 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : East Side At 11th Avenue And At Garage Entrance On West Street

Pavers/Stone 5% Now \$1,400 2031 \$14,300

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

Location : West Street Walkways

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% 2038 * * 5 \$900

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

Location : Electrical Room

Explanation : 3- Main Service Disconnect Switches Rated At 1- 4,000 Amperes And 2- 2,500 Amperes

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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP

Asset # : 4517

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									
	Transformers								
	Dry Type	100%			2033	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room And Mechanical Room							
		Explanation : 75 Kilovolt-ampere, 30 Kilovolt-ampere, 480/208/120 Volts							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	* *	5	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 6- Vertical Sections							
	Raceway								
	Conduit	100%			2038	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2036	* *	5	\$200	
	Molded Case Bkrs	95%			2036	* *	5	\$5,100	
	Wiring								
	Thermoplastic	100%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2033	* *	5	\$1,400	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Sprinkler / Standpipe Room							
		Explanation : Connected To Main Water Pipe							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2033	* *	1	\$63,100	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	* *	10	\$56,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Repair Shop							
	Fluorescent	40%			2033	* *	10	\$75,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	HID	30%			2033	* *	10	\$2,000	
	Egress Lighting								
	Emergency, Battery	50%			2028	\$147,800	10	\$24,800	
	Exit, Service	50%			2028	\$12,200	1		
	Exterior Lighting								
	HID	30%			2028	\$248,200	10	\$200	
	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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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP
Asset # : 4517

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$198,900

1

\$23,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Repair Shop And Outside**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$680,700

1-3

\$39,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Furnace

80%

2033

* *

1

\$81,200

*Other Observation, Extent : Severe, Area Affected : 80%**Location : Roof Level**Explanation : 14 Rooftop Package Units*

Hot Water Boiler

20%

2033

* *

1

\$20,300

*Other Observation, Extent : Light, Area Affected : 20%**Location : Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

20%

2036

* *

4

\$2,000

*Leak Evident, Extent : Moderate, Area Affected : 3%**Location : 1st Floor Gas Room (Maintenance Issue)*

No Component

80%

Terminal Devices

Convactor/Radiator

10%

2033

* *

1

\$6,600

Unit Heater - Steam

10%

2028

\$73,400

4

\$1,900

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2033

* *

2

\$12,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 14 Rooftop Package Units - Refrigerant 410 A*

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.*

DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP

Asset # : 4517

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$114,400	
Exhaust Fans									
	Interior	10%			2028	\$73,000	2	\$600	
	Roof	90%			2033	**	2	\$5,700	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	**	1		
Water Heater									
	Gas Fired	40%			2027	\$50,100	2	\$1,200	
	Gas Fired	60%	0-2	\$75,100	2028	\$75,100	2	\$1,400	
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room									
Not Energy Efficient, Extent : Moderate, Area Affected : 60%									
Location : Boiler Room									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : The System Has No Return Line									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2033	**	1	\$12,600	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1 Unit - 1, 1m, 2, 2m, 3; 2 Units - 1, 1m, 2, 2m									
Explanation : 3 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2048	**	1-5	\$103,500	
Sprinkler									
	Generic	100%			2038	**	1-2	\$57,500	
Fire Pump									
	Generic	100%			2037	**	1	\$38,300	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : NORTH SHORE MARINE TRANSFER STAT
Address : 120-15 31ST AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0010.000 / 14999 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 110,210 **Project Type** : SANITATION
Date of Survey : 01-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Mez
Block : 4346 **Lot** : 46 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$164,900	\$376,900
Interior Architecture	\$559,300	\$376,800
Mechanical	\$40,300	\$67,200
Total	\$764,600	\$820,900
Importance Code A	\$164,900	\$376,900
Importance Code B	\$536,800	\$381,100
Importance Code C	\$62,800	\$62,800
Total	\$764,600	\$820,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$73,000	\$10,300		
Interior Architecture	\$73,600		\$11,800	
Electrical	\$19,300	\$18,100	\$17,100	\$15,100
Mechanical	\$31,100	\$15,200	\$17,500	\$13,000
Site Enclosure	\$27,600	\$2,400		
Total	\$224,600	\$45,900	\$46,500	\$28,100
Importance Code A	\$75,100	\$11,100	\$1,800	\$800
Importance Code B	\$84,300	\$32,500	\$39,400	\$27,300
Importance Code C	\$65,100	\$2,400	\$5,200	
Total	\$224,600	\$45,900	\$46,500	\$28,100



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.

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal, Corrugated	55%			2057	**	1			
Metal Sect. OHD	4%	Now	\$16,400	2044	**	5	\$7,700		
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Loading Floor									
Explanation : Loading Floor Overhead Door Is Too Low For Trucks									
Metal Coiling Doors	1%	0-2	\$7,500	2036	**	5	\$1,900		
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%									
Location : Container Lidding Area									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Container Lidding Area									
Explanation : Synthetic Canvas									
Pre-Cast Concrete	30%	0-2	\$26,100	LIFE	**	5	\$120,000		
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : At East And West Facades									
Explanation : Base Perimeter Flashing Missing And Loose									
Window Wall	10%			2057	**	5	\$46,100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Polycarbonate And Steel Components									
Windows									
Aluminum	60%	Now	\$85,400	2053	**	5	\$9,500		
Other Observation, Extent : Severe, Area Affected : 10%									
Location : South Facade In Operations Room									
Explanation : Water Infiltration Through Window From Roof Area During High Rain									
Metal Louvers	40%			2044	**	10	\$79,500		
Parapets									
Metal Rail	25%			2048	**	5-10	\$26,100		
Other Observation, Extent : Light, Area Affected : 100%									
Location : South Roof Elevation									
Explanation : No Access.									
No Component	75%								
Roof									
Metal Panel	100%			2048	**	10	\$256,900		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : No Access.									
Metal Standing Seam Roof.									
Soffits									
Aluminum Sunshades	60%			2040	**	10	\$19,100		
Metal, Corrugated	40%			2051	**	1			

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	50%	Now	\$18,300	LIFE	* *	5	\$180,400		
	Drains Clogged, Extent : Severe, Area Affected : 60%								
	Location : Loading Floor And Lower Lidding Area								
	Recent Replace Evident, Extent : Light, Area Affected : 25%								
	Location : Loading Area								
Cast in Place Concrete	37%			LIFE	* *	5	\$267,000		
	Paint Peeling, Extent : Moderate, Area Affected : 5%								
	Location : Mezzanine And Pier Floor								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Pier Floor, Mezzanine Level, Offices, Lunch Room And Mechanical Spaces								
	Explanation : Epoxy Coated								
Ceramic Tile	8%			2044	* *	5	\$13,200		
Steel Grating	5%			2057	* *	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lidding Room And Mezzanine Above Lidding Area								
	Explanation : Metal Catwalk								
Interior Walls									
Cast in Place Concrete	10%	4+	\$28,300	LIFE	* *				
	Paint Peeling, Extent : Light, Area Affected : 1%								
	Location : Lower Lidding Area								
Ceramic Tile	5%			2044	* *	5	\$10,500		
Concrete Masonry Unit	75%			LIFE	* *	5	\$125,700		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Stairwell And Loading Office								
	Explanation : Location								
SGFT/Glazed Masonry	8%			LIFE	* *	10	\$8,400		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corridors, Lunchroom And Offices								
	Explanation : Location								
Steel Plate	2%	0-2	\$900	LIFE	* *	5	\$2,500		
	Other Observation, Extent : Moderate, Area Affected : 10%								
	Location : Loading Floor								
	Explanation : Panels Loose								

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	Exposed Concrete	20%			LIFE	**	5-10	\$40,700	
	Exposed Struc: Steel	65%			LIFE	**	10	\$211,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mezzanine, Loading And Pier Level							
		Explanation : Corrugated Metal Deck And Structural Steel							
	Gypsum Board	5%			LIFE	**	5-10	\$28,000	
	Metal Panel	10%	Now	\$116,000	LIFE	**	5	\$20,300	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 5%							
		Location : Mens Toilet 302 And Loading Level Office							
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Panels Are Constantly Removed Due To No Access Panels In Ceilings							
Site Enclosure									
	Fence/Gates								
	Aluminum Rail	10%			2048	**	5-10	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North And East Walkway							
		Explanation : Railing At Building Perimeter							
	Exposed Struc: Steel	78%	0-2	\$26,900	LIFE	**			
		Recent Repair Evident, Extent : Light, Area Affected : 1%							
		Location : Three Driveway Metal Fence Panels							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Driveway							
		Explanation : Metal Grille Fence Above Concrete Railing.							
		Wind Has Caused Three Panels To Fall.							
	Exposed Struc: Steel	2%	Now	\$700	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Entrance Gates To Driveway							
		Explanation : Entry Swing Gates Not Operable							
	No Component	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : West And South Building Perimeter							
		Explanation : No Railing							
	Free Standing Walls								
	Cast in Place Concrete	100%			2075	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	95%			2048	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter And Driveway							
		Explanation : Pier Level At Building							
	Pavers/Stone	5%			2044	**			

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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

Site Pavements

Parking/Driveway

Cast in Place Concrete

100%

2044

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Driveway From 31st Avenue**Explanation : Driveway To Building*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2057

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.*

Transformers

Dry Type

100%

2048

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And HVAC Rooms**Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One 37.5 Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.*

Switchgear / Switchboard

Air Circuit Breaker

100%

2057

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Six Vertical Sections Of Low Voltage Power Circuit Breakers.*

Raceway

Conduit

100%

2057

* *

1

Panelboards

Fused Disc Sw

70%

2053

* *

5

\$1,800

Molded Case Bkrs

30%

2053

* *

5

\$900

Wiring

Thermoplastic

100%

2057

* *

1

Motor Controllers

Locally Mounted

2%

2048

* *

5

Motor Control Center

98%

2048

* *

5

\$2,900

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$3,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Fire Pump Room**Explanation : Electrically Grounded Through The Main Water Pipe.*

Stand-by Power

Transfer Switches

Automatic

100%

2048

* *

1

\$33,900

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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									
	Generators								
	Diesel	100%			2044	* *	1	\$42,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Left Side Of The Building						
			Explanation : Emergency Generator Rated At 375 Kilowatts.						
Batteries									
	Lead/Acid	100%			2026	\$1,600	5	\$4,100	
Fuel Storage									
	Main Tank	100%			2066	* *	5	\$3,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Left Side Of The Building						
			Explanation : 1350 Gallons Rated Capacity						
Lighting									
	Interior Lighting								
	HID	60%			2039	* *	10	\$2,100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Garbage Dumping Areas						
			Explanation : High Intensity Discharge Lights.						
	LED	40%			2039	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Offices, Locker Rooms, Electrical And Mechanical Rooms						
			Explanation : LED Lights						
Egress Lighting									
	Emergency, Service	50%			2039	* *	1		
	Exit, Service	50%			2039	* *	1		
Exterior Lighting									
	LED	30%			2039	* *			
	No Component	70%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2066	* *	5	\$3,200	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2039	* *	1	\$12,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Hallways, Garbage Dumping Areas And Driveways						
			Explanation : CCTV Surveillance Cameras						
Fire/Smoke Detection									
	Generic, Analog	100%			2039	* *	1-3	\$67,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throuhgout The Building						
			Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells, Smoke Detectors						

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			2057	**	1		
	Natural Gas	20%			2057	**	1		
	No Component	75%							
Conversion Equipment									
	Furnace	15%			2036	**	1	\$8,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Pier Level Fan Room						
			Explanation : 4 Units In Fan Room For Staff Resting Area, 1 Unit For Control Office						
	Radiant Heater	5%			2036	**	2	\$2,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Loading Floor Mechanical Shop						
			Explanation : 6 Electrical Radiant Heaters						
	Radiant Heater	5%			2036	**	2	\$2,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Lidding Area						
			Explanation : 6 Gas Fire Units						
	No Component	75%							
Terminal Devices									
	Air Handler	15%			2036	**	1	\$10,200	
	No Component	85%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	15%			2036	**	1	\$7,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof Of The Main Office						
			Explanation : R-410a Refrigerant						
	Exterior Pkg Unit - Cooling	5%			2036	**	2	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof Of The Main Office						
			Explanation : R-410a Refrigerant						
	Split Unit	5%			2036	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof Of The Main Office						
			Explanation : 2 Units, R-410a Refrigerant						
	No Component	75%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2036	**	1	\$10,200	
	Fan Coil - 2 Pipe	5%			2036	**	1	\$1,800	
	No Component	80%							

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2036	* *	2	\$15,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork Stainless Steel	100%			LIFE	* *			
	Exhaust Fans								
	Interior	100%			2036	* *	2	\$3,400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : There Is Too Much Dust Fill Out The Facility Causing Blockage To All The Filters Of Ventilation Equipment, Consequently Reducing The Efficiency Of The System.								
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2057	* *	1		
	Galvanized Steel	30%			2048	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$67,200	2	\$1,600	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$40,300	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 15% Location : Loading Area And Lower Level Of Pier Area.								
	Storm Drain Piping								
	Not Accessible	100%							
	Sump Pump(s)								
	Submersible	100%			2026	\$3,700	4	\$3,500	
	Sewage Ejector(s)								
	Electric	100%			2039	* *	4	\$6,600	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$6,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2057	* *	1-5	\$55,600	
	Sprinkler								
	Generic	100%			2057	* *	1-2	\$30,900	
	Fire Pump								
	Generic	100%			2044	* *	1	\$20,600	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS - WEST DISTRICT 5 GARAGE
Address : 48-01 58 ROAD
Borough : QUEENS **Agency's Number** : S211-238
Program / Asset # : DOS0059.000 / 4518 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 79,000 **Project Type** : SANITATION
Date of Survey : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,572,100	\$132,800
Interior Architecture	\$737,600	\$229,700
Electrical	\$76,600	\$1,402,000
Mechanical		\$245,300
Site Pavements	\$46,100	
Total	\$4,432,400	\$2,009,900
Importance Code A	\$3,572,100	\$132,800
Importance Code B	\$715,400	\$1,833,800
Importance Code C	\$144,800	\$43,300
Total	\$4,432,400	\$2,009,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,600			\$2,000
Interior Architecture	\$12,000	\$10,500		\$700
Electrical	\$5,300	\$7,800	\$5,600	\$5,300
Mechanical	\$19,600	\$8,500	\$12,300	\$8,800
Total	\$39,500	\$26,700	\$17,900	\$16,800
Importance Code A	\$6,500	\$3,900	\$4,100	\$5,900
Importance Code B	\$33,000	\$19,400	\$13,900	\$11,000
Importance Code C		\$3,500		
Total	\$39,500	\$26,700	\$17,900	\$16,800



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DEPARTMENT OF SANITATION - 827
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	80%	Now	\$143,200	LIFE	* *	5	\$10,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : 58th Road And 47th Street								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Coiling Doors	15%	0-2	\$185,000	2049	* *	5	\$4,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 70%								
	Location : All Facades								
	Deformed/Dented, Extent : Moderate, Area Affected : 30%								
	Location : All Facades								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Window Wall	5%	Now	\$2,600	2049	* *	5	\$1,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : East Facade								
Windows									
	Aluminum	100%			2045	* *	5	\$3,900	
Parapets									
	Concrete Masonry Unit	90%	Now	\$435,100	LIFE	* *	5	\$17,700	1
	Expansion Joint Failure, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 35%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Many Units Misaligned								
	Pre-Cast Concrete	10%	Now	\$66,500	LIFE	* *	5	\$10,900	1
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Coping								
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Coping								

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DEPARTMENT OF SANITATION - 827
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$2,742,400	2039	**			
		Ponding, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Bulkheads, Locker Rooms, Second Floor							
	Sloped Glazing	5%			LIFE	**	5	\$132,800	
Soffits									
	Alum/Vinyl Siding	100%			2039	**	10	\$900	
Interior									
Floors									
	Cast in Place Concrete	53%			LIFE	**	5	\$135,400	
	Cast in Place Concrete	20%	Now	\$51,900	LIFE	**	5	\$51,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Drains Inad/Misposn, Extent : Severe, Area Affected : 50%							
		Location : Wash Bay							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Wash Bay							
		Explanation : Clogging							
	Ceramic Tile	12%			2038	**	5	\$14,000	
	Quarry Tile	10%			2042	**	5	\$17,500	
	Vinyl Tile	5%			2034	**	3	\$2,900	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$6,900	
	Concrete Masonry Unit	75%			LIFE	**	5	\$41,600	
	Concrete Masonry Unit	3%	Now	\$98,700	LIFE	**	5	\$1,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Freestanding Wall In Wash Bay Area							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Garage Garage Near Parking Area, Freestanding Wall In Wash Bay Area							
	Glass: Single Pane	2%			LIFE	**	5	\$2,100	
	Gypsum Board	5%			LIFE	**	5	\$4,200	
	SGFT/Glazed Masonry	10%			LIFE	**			

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DEPARTMENT OF SANITATION - 827
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$151,200	2049	* *	5	\$8,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Office Area, Second Floor Corridor							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Office Area Locker Rooms							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Locker Rooms, Second Floor, Lunch Room							
Exposed Struc: Steel	83%	4+	\$435,800	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Garage							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Garage							
Gypsum Board	2%	Now	\$2,500	LIFE	* *	5	\$2,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Bulkheads And Locker Rooms							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	100%	4+	\$46,100	2038	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2029	\$2,700	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.									
Switchgear / Switchboard									
Fused Disc Sw		100%			2029	\$52,200	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Vertical Sections									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2029	\$10,000	1		
	Panelboards								
	Fused Disc Sw	5%			2028	\$1,600	5	\$100	
	Molded Case Bkrs	95%			2028	\$30,300	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2029	\$21,800	1		
	Motor Controllers								
	Locally Mounted	25%			2027	\$15,400	5	\$100	
	Motor Control Center	75%			2027	\$10,600	5	\$1,600	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2029	\$73,900	10	\$29,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, 2nd Floor							
	Fluorescent	40%			2029	\$73,900	10	\$29,000	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Main Garage							
	HID	20%			2029	\$137,800	10	\$500	
	Egress Lighting								
	Emergency, Battery	30%			2029	\$37,200	10	\$6,200	
	Exit, Service	70%			2029	\$17,400	1		
	Exterior Lighting								
	HID	30%			2029	\$95,600	10	\$100	
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%	Now	\$76,600	2039	* *	1	\$8,000	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : CCTV Surveillance Cameras Not Functional							
	Fire/Smoke Detection								
	Generic, Digital	100%			2029	\$873,500	1-3	\$48,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

Heating

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DEPARTMENT OF SANITATION - 827
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

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	80%			2049	**	1		
	Interruptible Gas/Dual Fuel	20%			2049	**	1		
Conversion Equipment									
	Furnace	60%			2037	**	1	\$23,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 18 New Gas Fired Units							
	Furnace	20%			2034	**	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage							
		Explanation : 12 Modine Heaters							
	Hot Water Boiler	20%			2034	**	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	20%			2037	**	4	\$800	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	10%	0-2	\$2,100	2034	**	1	\$2,300	
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
	Unit Heater - Hot Water	10%			2037	**			
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2030	\$147,700	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit In Garage							
	Ext Pkg Unit - Heating/Cooling	5%			2029	\$49,500	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit on Roof							
	Ext Pkg Unit - Heating/Cooling	10%			2037	**	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units, R-410a Refrigerant							
	No Component	80%							
Ventilation									

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DEPARTMENT OF SANITATION - 827
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
	Exhaust Fans								
	Roof	100%			2037	**	2	\$2,400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$48,200	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 1% Location : Boiler Room Explanation : 1 Abandoned Unit Remains In Place.							
	Sanitary Piping								
	Cast Iron	100%	Now	\$11,600	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Wash Bay Area							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2029	\$20,100	1	\$4,800	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$22,100	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS 11 GARAGE
Address : 75-05 DOUGLASTON PKWY.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0039.000 / 4135 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 100,228 **Project Type** : SANITATION
Date of Survey : 23-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7860 **Lot** : 1 **BIN** : 4445411

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$2,086,100	\$58,200
Interior Architecture	\$419,600	\$355,900
Electrical	\$1,451,700	\$295,200
Mechanical	\$498,500	\$509,000
Site Pavements	\$327,300	
Total	\$4,783,300	\$1,218,300
Importance Code A	\$2,274,900	\$58,200
Importance Code B	\$2,110,100	\$1,160,100
Importance Code C	\$398,200	
Total	\$4,783,300	\$1,218,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,100	\$20,500		
Interior Architecture	\$38,500	\$3,800	\$10,900	\$25,900
Electrical	\$39,200	\$7,200	\$7,400	\$76,500
Mechanical	\$55,800	\$8,000	\$17,800	\$11,600
Site Enclosure	\$600			
Site Pavements	\$10,800			
Total	\$164,000	\$39,500	\$36,000	\$114,000
Importance Code A	\$41,700	\$25,500	\$5,000	\$5,000
Importance Code B	\$91,600	\$14,000	\$20,600	\$109,000
Importance Code C	\$30,700		\$10,500	
Total	\$164,000	\$39,500	\$36,000	\$114,000



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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	78%	Now	\$232,800	LIFE	**	5	\$58,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%								
	Location : West Facade Over Garage Entrance								
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : South Facade								
	Metal Coiling Doors	15%			2043	**	5	\$35,000	
	Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	
	Window Wall	5%	Now	\$19,100	2040	**	5	\$7,000	
	Glazing Clouded, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Windows									
	Aluminum	95%			2038	**	5	\$6,100	
	Metal Louvers	5%			2039	**	10	\$2,000	
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5	\$5,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Parapet Wall								
	Masonry: Brick Cavity	48%			LIFE	**	5	\$4,800	
	Pre-Cast Concrete	2%			LIFE	**	5	\$1,300	
Roof									
	Built-Up (BUR)	95%	Now	\$1,729,500	2040	**			
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Garage Parapet Wall And Upper And Lower Garage Roof								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Lunch Room, Locker Room, Offices, Exercise Room, Intersection Of Garage 2 Roof And Upper Garage								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Skylight, Plastic	5%	Now	\$123,800	2043	**	1		1
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Roof Over Garage								

Interior

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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$216,500	LIFE	* *	5	\$213,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Second Floor And Ramps									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Garage Area									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Explanation : Ground Water									
Ceramic Tile	5%			2033	* *	5	\$7,500		
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : First Floor Corridor									
Quarry Tile	20%			2035	* *	5	\$45,000		
Sheet Vinyl/Rubber	3%			2030	\$142,600	5	\$6,800		
Terrazzo	5%	4+	\$18,600	LIFE	* *	5	\$5,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entry Stair Treads									
Vinyl Tile	2%			2030	\$27,200	3	\$1,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Lunch Room, 2nd Floor Lounge, And 1st Floor Office Space									
Interior Walls									
Cast in Place Concrete	5%	Now	\$70,900	LIFE	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Cast in Place Concrete	10%			LIFE	* *				
Ceramic Tile	10%			2039	* *	5	\$21,000		
Concrete Masonry Unit	20%	Now	\$19,900	LIFE	* *	5	\$16,800		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : At Second Floor Ramp Pilaster Bases									
Gypsum Board	10%			LIFE	* *	5	\$12,600		
Masonry: Brick	5%			LIFE	* *				
SGFT/Glazed Masonry	40%			LIFE	* *				

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%	Now	\$64,800	2047	* *	5	\$7,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Locker Rooms, Lunch Room, Corridors							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Locker Rooms, Lunch Room, Exercise Room, 2nd Floor Lounge							
	Exposed Struc: Steel	70%			LIFE	* *			
	Exposed Struc: Steel	10%	Now	\$67,500	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Telephone Room, Boiler Room, Queens 13 Garage Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Queens 13 Garage Floor, Boiler Room							
	Gypsum Board	10%			LIFE	* *	5	\$18,800	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2040	* *			
	Retaining Walls								
	Cast in Place Concrete	100%	4+	\$600	2050	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Walls Adjacent To Ramp Entrances							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2035	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%	Now	\$10,800	2035	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Parking Area							
	Parking/Driveway								
	Asphalt	70%	0-2	\$159,500	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Parking Area							
	Cast in Place Concrete	30%	0-2	\$167,800	2043	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

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%	2-4	\$2,700	2060	* *	5	\$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Electrical Switch Gear Basement									
Other Observation, Extent : Light, Area Affected : 30%									
Location : Electrical Room									
Explanation : The System Consists Of Two Main Service Disconnect Switches Rated At 2,000 Amperes Each. The Enclosure Is Corroded.									
Switchgear / Switchboard									
	Fused Disc Sw	100%	2-4	\$78,300	2060	* *	5	\$200	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : Switchgear Board Electrical Room In Basement									
Raceway									
	Conduit	95%			2030	\$15,200	1		
	Conduit	5%	2-4	\$800	2060	* *	1		
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Garage And Electrical Room Basement At Northwall Garage									
Panelboards									
	Fused Disc Sw	5%			2029	\$2,400	5	\$100	
	Molded Case Bkrs	10%	2-4	\$4,800	2055	* *	5	\$100	
Enclosure Corroded, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor Garage, Basement Garage, And Electrical Room									
	Molded Case Bkrs	85%			2029	\$40,700	5	\$2,200	
Wiring									
	Thermoplastic	100%			2030	\$34,900	1		
Motor Controllers									
	Locally Mounted	30%			2028	\$30,000	5	\$200	
	Motor Control Center	70%			2028	\$16,000	5	\$1,900	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,200	LIFE	* *	5	\$1,500	
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Water Main In Basement									
Stand-by Power									
	Transfer Switches								
	Manual	100%			2030	\$9,500	5	\$400	
Lighting									

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	78%			2030	\$182,800	10	\$71,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : The Lighting System Is Composed Of T-8 Lamp Type, Fixtures In Satisfactory Condition.							
Fluorescent	10%			2025	\$23,400	10	\$9,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanic Shop On 1st Floor							
	Explanation : Fixtures Are T-5 Lamp Type And Are In Satisfactory Condition.							
Fluorescent	2%			2025	\$4,700	10	\$1,800	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
	Location : 1st And 2nd Floor Lobby By The Stairs							
HID	10%			2025	\$87,400	10	\$300	
Egress Lighting								
Emergency, Battery	20%			2025	\$28,900	10	\$4,800	
Exit, Service	80%			2025	\$23,100	1		
Exterior Lighting								
HID	25%			2025	\$101,000	10	\$100	
HID	5%	Now	\$20,200	2040	* *			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Employee Parking Lot Under The Bridge							
	Explanation : 5 Missing Light Poles And Fixtures							
No Component	70%							
Alarm								
Security System								
No Component	85%							
Generic	15%			2025	\$48,600	1	\$5,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside In Front Of The Building							
	Explanation : CCTV System Appears To Be In Satisfactory Condition, But There Was No Information On Its Operation.							
Fire/Smoke Detection								
Generic, Digital	100%	0-2	\$1,108,300	2040	* *	1-3	\$56,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : The Fire Alarm System Is Operational; However, It Is An Obsolete System.							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	5%			2040	* *	1		
Natural Gas	95%			2050	* *	1		

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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	80%	0-2	\$18,900	2025	\$188,800	1	\$35,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Roof</i>							
		<i>Explanation : 8 Rooftop Units Are Out Of Service Frequently And Not Energy Efficient</i>							
	Hot Water Boiler	20%			2043	**	1	\$9,900	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
		<i>Location : Boiler Room</i>							
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>							
	Distribution								
	Hot Wtr Piping/Pump	20%			2038	**	4	\$1,500	
	No Component	80%							
	Terminal Devices								
	Convactor/Radiator	15%			2028	\$80,500	1	\$4,900	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Entry</i>							
	Fan Coil Unit/Heat	5%			2025	\$75,100	1	\$1,600	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$12,500	2030	\$251,000	2	\$1,000	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Rooftop Unit 2 Has No Heating</i>							
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>							
		<i>Location : 3 Package Units On The Roof</i>							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$184,700	LIFE	**	2-5	\$11,200	
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Various Locations</i>							
		<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : At Fresh Air Intake Points</i>							
		<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$44,700	

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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	70%			2030	\$116,500	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Larger Size Roof Fans							
	Roof	30%			2025	\$49,900	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Smaller Size Roof Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	60%			2029	\$36,700	2	\$900	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Mechanical Room							
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room, 1 Of 2 Defective Hot Water Heaters							
	Gas Fired	40%			2029	\$24,500	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 New Unit							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$14,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Water Backs Up Into Basement Level							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$3,400	2025	\$3,400	4	\$2,100	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Duplex With One Pump Missing							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Temporary Pump Is Being Used							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Explanation : In Need Of Repair							
Fire Suppression									
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$28,100	

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Chemical System							
	Dry	1%			2025	\$300	1-3	
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 1st Floor Garage						
		Explanation : On Top Of Gas Refill Station						
	No Component	99%						

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS 6 GARAGE BETTS AVE. FACILITY
Address : 58-73 53RD AVE. (ZOLA - 58-62 58TH STREET)
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0015.000 / 2002 **Yr Built/Renovated** : 1957 /
Area Sq Ft : 92,912 **Project Type** : SANITATION
Date of Survey : 17-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2361 **Lot** : 151 **BIN** : 4462505

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$7,349,100	\$317,900
Interior Architecture	\$2,382,300	\$237,300
Electrical	\$1,756,800	\$418,400
Mechanical	\$1,373,000	\$1,725,100
Total	\$12,861,200	\$2,698,700
Importance Code A	\$7,845,100	\$359,800
Importance Code B	\$4,050,600	\$2,338,900
Importance Code C	\$965,500	
Total	\$12,861,200	\$2,698,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,600			
Interior Architecture	\$42,400			\$2,600
Electrical	\$51,700			\$18,500
Mechanical	\$69,200	\$23,800	\$17,900	\$14,600
Total	\$183,800	\$23,800	\$17,900	\$35,700
Importance Code A	\$24,100	\$9,200	\$9,200	\$9,200
Importance Code B	\$146,100	\$14,600	\$8,700	\$26,500
Importance Code C	\$13,600			
Total	\$183,800	\$23,800	\$17,900	\$35,700



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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$103,200	LIFE	* *	5	\$42,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	25%	Now	\$1,380,400	LIFE	* *	5	\$42,900	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Bulkheads							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
		Location : Bulkheads							
		Vegetation Growth, Extent : Moderate, Area Affected : 40%							
		Location : East Facade							
	Masonry: Brick	50%	Now	\$552,200	LIFE	* *	5	\$85,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : At Window Lintels And Doors							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Vertical Cracks, Extent : Severe, Area Affected : 15%							
		Location : Corners Of North Facade							
	Masonry: Granite	5%	Now	\$108,200	LIFE	* *	5	\$6,400	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Metal Coiling Doors	10%	0-2	\$207,700	2032	* *	5	\$26,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	5%	Now	\$60,500	LIFE	* *	5	\$27,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : At Window Sills And Lintels							
		Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
		Location : South East Windows							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : South East Corner							
		Explanation : Vegetative Growth							

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

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									
	Windows								
	Metal Louvers	3%	0-2	\$2,300	2030	\$23,100			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Steel	97%	Now	\$1,306,900	2052	* *	5	\$146,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 35%							
		Location : Exterior Window Frames							
Parapets									
	Masonry: Brick	50%	Now	\$144,300	LIFE	* *	5	\$5,900	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Corners							
		Horizontal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : East Facade At Incinerator And Boiler Room							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : East Facade							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : East Side Parapets							
		Explanation : Netting Installed On Parapets							
	Masonry: Limestone	7%	Now	\$18,300	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
	Pre-Cast Concrete	43%			LIFE	* *	5	\$31,700	

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	40%	Now	\$678,900	2037	**			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Under Canopy							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Single Ply Membrane	30%			2035	**	10	\$35,100	
		Repairs in Progress, Extent : Light, Area Affected : 100%							
		Location : Roof Atop Furnace							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof Atop Furnace							
		Explanation : Work Almost Complete But Job Does Not Appear Active							
	Skylight, Metal/Glass	15%	Now	\$2,771,700	2057	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Upper Roof							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%							
		Location : Upper Roof							
	Under Construction	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Above Boiler Room							
		Explanation : Construction Underway							
Interior									
Floors									
	Cast in Place Concrete	78%	Now	\$361,300	LIFE	**	5	\$237,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Basement, Garage Area And Boiler Room							
	Ceramic Tile	5%	Now	\$28,800	2036	**	5	\$3,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Terrazzo	2%			LIFE	**	5	\$2,200	
	Vinyl Tile	15%	Now	\$189,400	2037	**	3	\$7,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Offices							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Offices							

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	20%	Now	\$214,500	LIFE	* *				
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Concrete Masonry Unit	30%	Now	\$225,900	LIFE	* *	5	\$19,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Plaster	10%	Now	\$13,600	LIFE	* *	5	\$4,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
SGFT/Glazed Masonry	40%	Now	\$525,100	LIFE	* *				
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Interior Window Sills In Garage Area								
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$54,000	2047	* *	5	\$10,400		
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : At Locker Room And Kitchen/ Lounge								
Exposed Concrete	85%	Now	\$812,100	LIFE	* *	5	\$18,500		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room and Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs		100%		2027	\$41,900	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - 2nd Floor</i>								
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type		100%		2025	\$16,900	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 45 Kilovolt-ampere 480/277v Primary 208/120v Secondary</i>								

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	70%			2027	\$164,300	5	\$1,700	
	Molded Case Bkrs	30%			2037	* *	5	\$700	
	Raceway								
	Conduit	90%			2027	\$92,800	1		
	Conduit	10%			2037	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$12,800	5	\$200	
	Fused Disc Sw	5%			2035	* *	5	\$100	
	Molded Case Bkrs	55%			2026	\$70,200	5	\$1,300	
	Molded Case Bkrs	30%			2035	* *	5	\$700	
	Wiring								
	Braided Cloth	60%	2-4	\$98,200	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2037	* *	1		
	Thermoplastic	30%			2027	\$49,100	1		
	Motor Controllers								
	Locally Mounted	5%			2032	* *	5		
	Locally Mounted	15%			2025	\$212,300	5	\$100	
	Motor Control Center	80%			2025	\$1,132,400	5	\$2,000	
Ground									
	Grounding Devices								
	Generic	100%	Now	\$10,200	LIFE	* *	5	\$1,400	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2032	* *	10	\$25,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Offices, Hallway And Locker Room							
	HID	65%			2032	* *	10	\$2,000	
	Incandescent	5%			2022	\$51,600	2	\$100	
	Egress Lighting								
	Emergency, Battery	50%			2032	* *	10	\$11,200	
	Exit, Service	50%			2032	* *	1		
	Exterior Lighting								
	HID	30%			2032	* *	10	\$100	
	HID	70%			2022	\$262,200	10	\$200	
Mechanical									
		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2037	**	1		
	Conversion Equipment								
	Steam Boiler	75%	Now	\$45,100	2025	\$451,000	1	\$62,100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Controllers, 2nd Floor							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Supplies Both Central Repair Shop And Police Repair Shop							
		Explanation : 2 Units. Boilers Also Supply Other Nearby Buildings							
	Steam Boiler	25%			2044	**	1	\$23,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : One Unit							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2027	\$1,572,400	4	\$6,900	
Terminal Devices									
	Convactor/Radiator	70%	Now	\$139,300	2032	**	1	\$18,900	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	30%	Now	\$49,800	2027	\$99,600	4	\$2,600	
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Air Conditioning									
	Energy Source								
	Electricity	100%			2035	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	20%			2037	**	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : Newly Installed.							
	Window/Wall Unit	10%			2022	\$19,400	1		
	No Component	70%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2027	\$53,000	1	\$3,000	
	No Component	90%							
Heat Rejection									
	Dry Cooler	10%			2027	\$15,200	2	\$6,500	
	No Component	90%							
Ventilation									

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	60%	Now	\$10,300	LIFE	**	2-5	\$31,100	
		Needs Cleaning, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	40%							
Exhaust Fans									
	Interior	60%			2022	\$198,300	2	\$1,700	
	Wall Unit	40%			2022	\$13,200	2	\$1,100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2025	\$407,700	1		
Water Heater									
	Electric	100%			2022	\$81,800	4	\$800	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2022	\$3,100	4	\$2,900	
Sewage Ejector(s)									
	Compressed Air	100%	Now	\$17,300	2057	**	4	\$900	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Pneumatic System							
		Not in Service, Extent : Severe, Area Affected : 50%							
		Location : 1 Unit In Ejector Room							
Backflow Preventer									
	Generic	100%			2032	**	1	\$5,700	
Fire Suppression									
Standpipe									
	No Component	50%							
	Generic	50%			2053	**	1-5	\$23,400	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS DISTRICT 14 GARAGE
Address : 51-10 ALMEDA AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0065.000 / 14558 **Yr Built/Renovated** : 2004 / 2010
Area Sq Ft : 62,100 **Project Type** : SANITATION
Date of Survey : 09-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 15980 **Lot** : 100 **BIN** : 4616024

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$529,600	\$295,600
Interior Architecture	\$210,600	
Mechanical		\$37,900
Site Pavements	\$46,400	
Total	\$786,600	\$333,500
Importance Code A	\$529,600	\$295,600
Importance Code B	\$166,900	\$37,900
Importance Code C	\$90,000	
Total	\$786,600	\$333,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$168,900			
Interior Architecture	\$84,800			\$13,700
Electrical	\$27,200	\$5,600	\$7,700	\$5,600
Mechanical	\$54,800	\$8,600	\$17,100	\$10,100
Site Enclosure	\$26,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$366,300	\$18,200	\$28,800	\$33,300
Importance Code A	\$192,100	\$2,000	\$4,000	\$2,000
Importance Code B	\$105,700	\$16,200	\$24,800	\$27,000
Importance Code C	\$68,500			\$4,400
Total	\$366,300	\$18,200	\$28,800	\$33,300



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.

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$44,900	
	Metal Panel	10%	Now	\$9,200	2051	**	5	\$22,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Bulkhead									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Bulkhead									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Bulkhead									
Explanation : Aluminum Panel Cladding System									
	Metal Sect. OHD	15%	4+	\$30,000	2036	**	5	\$28,100	
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Pre-Cast Concrete	65%			LIFE	**	5	\$506,300	
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Entry Facade									
Windows									
	Aluminum	95%			2047	**	5	\$37,300	
	Metal Louvers	5%	4+	\$1,300	2040	**			
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout Exterior									
Explanation : Dusty And Grimey									
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5-10	\$25,900	
	Metal/Glass Curt Wall	10%			2051	**	5	\$5,200	
	Pre-Cast Concrete	15%	Now	\$7,700	LIFE	**	5	\$12,700	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Under Coping Stone, Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Building									
Explanation : Coping Stone									
	Pre-Cast Concrete	35%			LIFE	**	5	\$59,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Face Of Parapet									
Explanation : Precast Concrete Panals									
	No Component	5%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Bulkhead									
Explanation : No Parapet									

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	85%	Now	\$135,500	2036	**			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Main Roof							
		Debris Present, Extent : Moderate, Area Affected : 10%							
		Location : All Roofs							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%							
		Location : Bulkhead							
	Skylight, Plastic	13%	Now	\$140,900	2044	**	1		
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Various Locations Throughout Main Roof							
	Sloped Glazing	2%			LIFE	**	5	\$58,700	
Soffits									
	Metal Panel	100%			2051	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$40,600	
	Ceramic Tile	20%			2040	**	5	\$18,600	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Corridors Throughout							
	Sheet Vinyl/Rubber	10%			2036	**	5	\$13,900	
	Traffic Topping	60%	Now	\$36,900	2036	**	5	\$34,800	
		Ponding, Extent : Severe, Area Affected : 5%							
		Location : Water Drainage Clogging At North East Corner Of Garage							
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**	10	\$43,700	
	Ceramic Tile	10%			2040	**	5	\$8,700	
	Concrete Masonry Unit	15%	4+	\$15,500	LIFE	**	5	\$5,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Lounge Room On First And Second Floors And Lobby Corridor							
		Vandalism, Extent : Moderate, Area Affected : 5%							
		Location : Scratches And Scuff Marks From Chairs In Lounge Room On First And Second Floors. Scratches And Scuff Marks In Lobby Corridor.							
	Glass: Single Pane	2%			LIFE	**	5	\$2,600	
	Glazed Ceramic Panel	5%			LIFE	**	10	\$3,900	
	SGFT/Glazed Masonry	48%			LIFE	**	10	\$21,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	15%	Now	\$6,000	2044	* *	5	\$7,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Mens Locker Room							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Offices Throughout							
	Exposed Concrete	5%			LIFE	* *	5-10	\$5,800	
	Exposed Struc: Steel	70%			LIFE	* *	10	\$130,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Long Span Trusses And Metal Deck							
	Metal Panel	10%			LIFE	* *	5	\$23,200	
Site Enclosure									
	Fence/Gates								
	Chain Link	5%	Now	\$1,700	2051	* *			
		Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Rear, Facing Water							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear, Facing Water							
		Explanation : Chain Link Was A Temporary Fence For Missing Iron Picket Fence							
	Iron Picket	95%	Now	\$25,100	2066	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 7%							
		Location : Perimeter Facing Water							
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Rear Perimeter Fence Behind Salt Shed							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Facing Water							
Free Standing Walls									
	Cast in Place Concrete	100%			2066	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Salt Shed							
		Explanation : Cast Concrete							
Retaining Walls									
	Cast in Place Concrete	100%			2066	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Salt Shed							
		Explanation : Exterior Walls							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%			2044	* *			
	Cast in Place Concrete	10%			2044	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At Front Entrance And Walkways Facing Water							
		Explanation : Stamped Concrete For Decorative Pattern							

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

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

Site Pavements

Parking/Driveway
Asphalt

100% 2-4 \$46,400 2040 * *

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

Location : Throughout

Sinking/Subsiding, Extent : Light, Area Affected : 2%

Location : Parking Area

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

Air Circuit Breaker

100% 2051 * * 5 \$300

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

Location : Electrical Room

Explanation : Two Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes

Transformers

Dry Type

50% 2044 * * 5 \$100

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

Location : Electrical Room

Explanation : One 500 Kilovolt-amperes, Two 30 Kilovolt-amperes, 480/277/208 Volts

Liquid Filled

50% 2044 * * 5 \$200

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

Location : Outside

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Air Circuit Breaker

10% 2051 * * 5

Fused Disc Sw

80% 2051 * * 5 \$200

Molded Case Bkrs

10% 2051 * * 5 \$200

Raceway

Conduit

100% 2051 * * 1

Panelboards

Fused Disc Sw

10% 2047 * * 5 \$100

Molded Case Bkrs

90% 2047 * * 5 \$1,500

Wiring

Thermoplastic

100% 2051 * * 1

Motor Controllers

Locally Mounted

10% 2044 * * 5

Motor Control Center

90% 2044 * * 5 \$1,500

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,800

Stand-by Power

Transfer Switches

Automatic

100% 2044 * * 1 \$19,100

Lighting

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

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DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	35%			2036	* *	10	\$19,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Offices, Locker Rooms, Toilets Explanation : T-8 Lamps							
	Fluorescent	5%			2036	* *	10	\$2,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Hallways Explanation : Compact Fluorescent Lights							
	HID	60%			2036	* *	10	\$1,200	
Egress Lighting									
	Emergency, Service	30%			2036	* *	1		
	Emergency, Battery	20%			2036	* *	10	\$3,000	
	Exit, LED	40%			2059	* *	1		
	Exit, Service	10%			2036	* *	1		
Exterior Lighting									
	HID	20%			2036	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%	Now	\$20,100	2041	* *	1	\$2,100	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Outside Perimeter							
Fire/Smoke Detection									
	Generic, Analog	100%			2036	* *	1-3	\$38,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns							

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	45%	0-2	\$3,300	2036	**	1	\$12,400	
		Not in Service, Extent : Moderate, Area Affected : 60%							
		Location : Waiting For Repair Parts, Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Heating And Ventilation Units Covering The Garage Area							
	Hot Water Boiler	20%			2044	**	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 5 Units Covering The Offices Area							
	Radiant Heater	35%	0-2	\$19,300	2036	**	2	\$8,100	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Ceiling Of The Garage Areas							
Distribution									
	Hot Wtr Piping/Pump	20%			2047	**	4	\$900	
	No Component	80%							
Terminal Devices									
	Fan Coil Unit/Heat	20%			2036	**	1	\$4,000	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Absorption	20%			2036	**	1	\$13,400	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 Units, Using Ammonia And Water As A Refrigerant							
	No Component	80%							
Distribution									
	CW & CHW Wtr	20%			2051	**	4	\$900	
	Pipe/Pump								
	No Component	80%							
Terminal Devices									
	Fan Coil - 4 Pipe	20%			2036	**	1	\$4,000	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser	20%			2036	**	2	\$8,700	
	Unit								
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$54,800	
Exhaust Fans									
	Roof	100%			2036	**	2	\$1,900	

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.*

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2051	* *	1		
	Water Heater Gas Fired	100%	0-2	\$3,800	2029	\$37,900	2	\$700	
				Unit Inoperable, Extent : Moderate, Area Affected : 30%					
				Location : 1 Out Of 3 Units. Mechanical Room					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Submersible	100%			2025	\$2,100	4	\$2,000	
	Backflow Preventer Generic	100%			2036	* *	1	\$3,800	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st To 2nd Floor					
				Explanation : One Unit					
Fire Suppression									
	Standpipe Generic	100%			2051	* *	1-5	\$31,300	
	Sprinkler Generic	100%			2051	* *	1-2	\$17,400	

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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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS EAST 13 GARAGE
Address : 153-67 146 AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0034.000 / 2009 **Yr Built/Renovated** : 1987 /
Area Sq Ft : 55,495 **Project Type** : SANITATION
Date of Survey : 22-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 15001 **Lot** : 73 **BIN** : 4433112

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,464,300	
Interior Architecture	\$219,600	\$145,200
Electrical		\$523,000
Mechanical	\$312,100	\$789,900
Total	\$1,996,100	\$1,458,200
Importance Code A	\$1,464,300	\$52,300
Importance Code B	\$496,400	\$1,405,900
Importance Code C	\$35,300	
Total	\$1,996,100	\$1,458,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$2,600
Interior Architecture		\$500	\$6,200	\$8,300
Electrical	\$900	\$1,600	\$1,900	\$1,300
Mechanical	\$27,000	\$19,000	\$14,800	\$36,600
Total	\$28,000	\$21,100	\$22,900	\$48,700
Importance Code A	\$2,700	\$2,700	\$2,700	\$5,400
Importance Code B	\$25,200	\$18,300	\$20,100	\$43,300
Importance Code C				
Total	\$28,000	\$21,100	\$22,900	\$48,700



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.

DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	65%			LIFE	**	5	\$29,600	
	Metal Coiling Doors	30%	Now	\$165,500	2043	**	5	\$21,300	
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : East And South Facades									
Deteriorated Finish, Extent : Severe, Area Affected : 25%									
Location : East And South Facades									
	Pre-Cast Concrete	2%			LIFE	**	5	\$3,000	
	Window Wall	3%			2050	**	5	\$5,100	
Windows									
	Aluminum	95%	Now	\$466,700	2055	**	5	\$5,200	
Bent/Warped Elements, Extent : Severe, Area Affected : 10%									
Location : First Floor Offices									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Windows At Locker Room, 1st Floor, Lunch Room, Upper Cafeteria									
	Glass Block	5%			LIFE	**	5	\$300	
Parapets									
	Masonry: Brick Cavity	95%			LIFE	**	5		
	Metal Panel	5%			2050	**	5		
Roof									
	Single Ply Membrane	95%	Now	\$832,200	2040	**			
Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%									
Location : Below Windows Facing Garage Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Garage Floor At Junction With Upper Roof									
Other Observation, Extent : Moderate, Area Affected : 30%									
Location : Garage Roof									
Explanation : Solar Panels									
	Skylight, Plastic	5%			2043	**	1		
Interior									
Floors									
	Cast in Place Concrete	60%			LIFE	**	5	\$108,900	
	Cast in Place Concrete	20%	Now	\$184,300	LIFE	**	5	\$36,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Garage Floor									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%									
Location : Garage Floor									
	Ceramic Tile	15%			2039	**	5	\$12,500	
	Vinyl Tile	5%			2035	**	3	\$1,600	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Concrete Masonry Unit	90%	4+	\$35,300	LIFE	**	5	\$29,800	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Locker Room									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%		2035	**	5	\$16,600	
Exposed Struc: Steel	80%		LIFE	**			

Site Enclosure

Fence/Gates

Chain Link	100%		2050	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2043	**			
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Parking/Driveway

Asphalt	100%		2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	80%		2030	\$1,300	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 2,000 Ampere Main Disconnect Switch

Fused Disc Sw	20%		2060	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : One 400 Ampere Main Disconnect Switch For Solar Panel</i>							

Switchgear / Switchboard

Fused Disc Sw	100%		2030	\$26,100	5	\$200	
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Raceway

Conduit	95%		2030	\$3,800	1		
Conduit	5%		2060	**	1		

Panelboards

Fused Disc Sw	5%		2029	\$800	5	\$100	
Fused Disc Sw	2%		2055	**	5		

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

Location : Roof

Explanation : Six Photovoltaic Panel Inverters From Direct Current Voltage To Alternating Current Voltage

Molded Case Bkrs	83%		2029	\$13,200	5	\$1,200	
Molded Case Bkrs	10%		2055	**	5	\$100	

Wiring

Thermoplastic	90%		2030	\$7,800	1		
Thermoplastic	10%		2060	**	1		

Motor Controllers

Locally Mounted	5%		2050	**	5		
Locally Mounted	15%		2028	\$6,900	5	\$100	
Motor Control Center	80%		2028	\$8,500	5	\$1,200	

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.*

DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	25%			2030	\$32,400	10	\$12,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Offices							
	Explanation : T-8 Lamps							
HID	70%			2030	\$338,900	10	\$1,300	
LED	5%			2040	* *			
Egress Lighting								
Emergency, Battery	5%			2030	\$4,000	10	\$700	
Exit, Service	95%			2030	\$15,200	1		
Exterior Lighting								
HID	30%			2040	* *	10	\$100	
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$184,100	1-3	\$10,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	40%			2040	* *	1		
	Interruptible Gas/Dual Fuel	60%			2040	* *	1		
Conversion Equipment									
	Furnace	40%			2030	\$52,300	1	\$11,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Garage							
		Explanation : 14 Units							
	Hot Water Boiler	60%			2047	* *	1	\$16,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	60%			2029	\$51,900	4	\$1,600	
	No Component	40%							
Terminal Devices									
	Air Handler	40%			2025	\$312,100	1	\$13,700	
	Convactor/Radiator	20%			2028	\$59,400	1	\$3,600	
	No Component	40%							
Air Conditioning									

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2040	**	1	\$5,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : 1 Unit, R-410a On Roof							
	Window/Wall Unit	10%			2023	\$11,600	1		
	No Component	70%							
Terminal Devices									
	Air Handler/Dir Expansion	20%			2040	**	1		
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2040	**	2	\$7,700	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%	0-2	\$5,100	LIFE	**	2-5	\$1,500	
		Damaged, Extent : Moderate, Area Affected : 60% Location : 1st Floor Garage Area							
	Ductwork/Diffusers	95%			LIFE	**	2-5	\$29,400	
Exhaust Fans									
	Interior	10%			2025	\$19,700	2	\$200	
	Roof	90%			2030	\$82,900	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$33,800	2	\$800	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$8,100	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Underground Of The Garage, 1st Floor							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,300	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : Roof							
	Backflow Preventer								
	Generic	100%			2030	\$14,100	1	\$3,400	
Fixtures									
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	**	1-5	\$29,000	

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.

DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2030	\$543,400	1-2	\$15,500	
	Chemical System							
	Dry	1%		2025	\$300	1-3		
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Top Of Fuel Station</i>						
	No Component	99%						

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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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS EAST 7 GARAGE
Address : 120-01 31 AVENUE BTWN: 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.000 / 139 **Yr Built/Renovated** : 1983 / 1986
Area Sq Ft : 107,975 **Project Type** : SANITATION
Date of Survey : 16-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,785,100	\$2,581,500
Interior Architecture	\$862,800	\$528,700
Electrical	\$466,400	\$240,700
Mechanical	\$162,900	\$923,400
Total	\$3,277,300	\$4,274,300
Importance Code A	\$1,785,100	\$2,964,200
Importance Code B	\$1,492,200	\$1,310,200
Total	\$3,277,300	\$4,274,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$51,800		\$1,400	
Electrical	\$31,800	\$600	\$800	\$72,100
Mechanical	\$37,200	\$14,700	\$43,900	\$15,600
Total	\$120,800	\$15,300	\$46,100	\$87,700
Importance Code A	\$1,800	\$3,600	\$1,600	\$3,600
Importance Code B	\$96,800	\$11,700	\$44,500	\$84,100
Importance Code C	\$22,200			
Total	\$120,800	\$15,300	\$46,100	\$87,700



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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.

DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	65%	0-2	\$424,800	LIFE	* *	5	\$60,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : All Facades							
	Metal Coiling Doors	35%	Now	\$630,400	2032	* *	5	\$81,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Perimeter Garage Doors							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
Windows									
	Aluminum	95%	Now	\$242,000	2052	* *	5	\$2,700	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Metal Louvers	5%			2030	\$9,100	10	\$1,800	
Parapets									
	Concrete Masonry Unit	90%			LIFE	* *	5	\$17,500	
	Pre-Cast Concrete	10%			LIFE	* *	5	\$10,800	
Roof									
	Modified Bitumen	98%	Now	\$488,000	2027	\$2,439,800			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : At Roof Penetrations							
	Skylight, Plastic	2%			2032	* *	1		
Interior									
Floors									
	Cast in Place Concrete	85%	Now	\$862,800	LIFE	* *	5	\$425,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Garage Area							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : At Entry Door Aprons							
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : At Floor Drains							
	Ceramic Tile	5%			2036	* *	5	\$11,400	
	Terrazzo	5%			LIFE	* *	5	\$8,900	
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : First Floor							
	Vinyl Tile	5%			2027	\$103,700	3	\$4,300	

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	75%			LIFE	**	5	\$28,000	
	Glass: Single Pane	2%			LIFE	**	5	\$1,400	
	Metal Panel	3%			LIFE	**			
	SGFT/Glazed Masonry	15%			LIFE	**			
	Wood	5%	Now	\$22,200	LIFE	**	5	\$18,700	
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%									
Location : Throughout First Floor									
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$29,600	2032	**	5	\$17,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Offices And First Floor Hallway.									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Offices And Telephone Service Room.									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Offices									
	Exposed Concrete	5%			LIFE	**	5	\$1,800	
	Exposed Struc: Steel	80%			LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Garage Area									

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%			2027	\$2,700	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 2,500 Amperes									
	Transformers								
	Dry Type	100%			2025	\$16,900	5	\$400	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Mechanical Room									
Explanation : One 75 Kilovolt-ampere, 480/277v Primary -208/120v Secondary									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2027	\$78,300	5	\$500	
	Raceway								
	Conduit	100%			2027	\$16,000	1		
	Panelboards								
	Fused Disc Sw	10%			2026	\$4,800	5	\$200	
	Molded Case Bkrs	90%			2026	\$43,100	5	\$2,600	
	Wiring								
	Thermoplastic	100%			2027	\$34,900	1		

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2025	\$10,000	5	\$100	
	Motor Control Center	90%			2025	\$20,600	5	\$2,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,600	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2035	* *	10	\$19,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices, Hallway And Locker Room								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2032	* *	10	\$5,000	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Mechanic Shop								
	HID	75%			2035	* *	10	\$2,600	
Egress Lighting									
	Emergency, Battery	20%			2022	\$31,100	10	\$5,200	
	Emergency, Battery	30%			2032	* *	10	\$7,800	
	Exit, Service	40%			2022	\$12,400	1		
	Exit, Service	10%			2032	* *	1		
Exterior Lighting									
	HID	100%			2022	\$435,400	10	\$300	
Alarm									
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2027	\$119,400	1-3	\$6,700	

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	60%			2037	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Serves Gas Fired Unit Heaters And Rooftop Units								
	Interruptible Gas/Dual Fuel	40%			2053	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Side Of Building								
	Explanation : No.2 Oil - One 2,500 Gallon Buried Tank, Serves Boilers								

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	30%			2044	**	1	\$16,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Boilers							
	Radiant Heater	20%			2027	\$382,700	2	\$10,000	
	Under Construction	50%							
Distribution									
	Hot Wtr Piping/Pump	40%			2043	**	4	\$3,200	
	No Component	60%							
Terminal Devices									
	Convactor/Radiator	40%			2040	**	1	\$14,000	
	Fan Coil Unit/Heat	30%	0-2	\$97,000	2032	**	1	\$9,400	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
	No Component	30%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2027	\$540,700	2	\$2,600	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : Harsh Environment Affects Coil Life.							
		Using 410a Refrigerant.							
	No Component	60%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$140,500	
Ventilation									
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$65,900	2	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units Share Storage Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$22,500	LIFE	**	1		
		Leak Evident, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$6,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$9,000	2047	* *	1-5	\$38,300	
			Other Observation, Extent : Moderate, Area Affected : 50%						
			Location : Garage						
			Explanation : 1 Connection Recently Used For Fire, Connected Hose Ice Filled						
	Sprinkler								
	Generic	100%			2047	* *	1-2	\$30,200	
			Other Observation, Extent : Severe, Area Affected : 5%						
			Location : Boiler Room						
			Explanation : Relief Valve Not Working						

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS EAST 7A GARAGE ANNEX
Address : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.010 / 13725 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 100,534 **Project Type** : SANITATION
Date of Survey : 13-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Mez
Block : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$791,500	\$131,500
Interior Architecture	\$1,871,800	\$75,200
Electrical	\$271,000	\$72,400
Mechanical		\$589,700
Site Pavements	\$130,800	
Total	\$3,065,100	\$868,800
Importance Code A	\$791,500	\$320,900
Importance Code B	\$2,142,900	\$547,900
Importance Code C	\$130,800	
Total	\$3,065,100	\$868,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,200		\$15,800	
Interior Architecture	\$60,200		\$11,300	\$2,500
Electrical	\$1,500	\$1,700	\$3,000	\$2,100
Mechanical	\$101,200	\$18,500	\$23,400	\$17,500
Site Enclosure	\$34,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$235,500	\$24,200	\$57,500	\$26,100
Importance Code A	\$54,200	\$5,000	\$20,800	\$5,000
Importance Code B	\$116,800	\$19,200	\$36,700	\$19,500
Importance Code C	\$64,500			\$1,600
Total	\$235,500	\$24,200	\$57,500	\$26,100



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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	2-4	\$2,900	LIFE	**	5	\$12,100	
		Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
	Masonry: Brick Cavity	70%	2-4	\$67,600	LIFE	**	5	\$84,400	
		Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
	Metal Panel	3%	Now	\$4,700	2041	**	5	\$6,800	
		Corrosion/Rusting, Extent : Light, Area Affected : 5% Location : West Facade Other Observation, Extent : Moderate, Area Affected : 100% Location : West Facade Explanation : This Component Is Actually Steel Plate							
	Metal Coiling Doors	25%	Now	\$182,600	2044	**	5	\$47,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 20% Location : Throughout							
Windows									
	Aluminum	15%			2047	**	5	\$400	
	Metal Louvers	85%			2034	**	10	\$15,800	
Parapets									
	Masonry: Brick Cavity	85%			LIFE	**	5-10	\$177,500	
	Masonry: Brick Cavity	10%			LIFE	**	5-10	\$20,900	
		Other Observation, Extent : N/A, Area Affected : 100% Location : All Parapet Explanation : Modified Roofing On Brick Parapet							
	Pre-Cast Concrete	5%	2-4	\$17,500	LIFE	**	5	\$9,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Throughout Parapet Coping							
Roof									
	Modified Bitumen	91%	Now	\$372,000	2036	**			
		Blisters, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Water Penetration, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Over Garage Area							
	Paver: Asphalt	5%			2040	**	10	\$21,200	
		Broken Paver Blocks, Extent : Light, Area Affected : 1% Location : Upper Roof							
	Skylight, Metal/Glass	1%	Now	\$8,900	2051	**			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Over 2nd Floor Lobby							
	Skylight, Plastic	3%			2044	**	1		

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

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

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								
Ceramic Tile	15%			2044	**	5	\$22,600	
Traffic Topping	10%	Now	\$199,300	2041	**	5	\$9,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
	Location : All Wash Bays							
	Other Observation, Extent : Severe, Area Affected : 60%							
	Location : Wash Bay Area							
	Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating							
Traffic Topping	70%	Now	\$1,394,900	2041	**	5	\$65,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 60%							
	Location : Various Locations Throughout Garage Area							
	Deteriorated Finish, Extent : Light, Area Affected : 60%							
	Location : Various Locations Throughout Garage Area							
Vinyl Tile	5%	4+	\$13,700	2036	**	3	\$2,800	
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Office, Lobby, Corridors							
Interior Walls								
Ceramic Tile	9%			2040	**	5	\$3,200	
Concrete Masonry Unit	71%			LIFE	**	5	\$20,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,100	
Gypsum Board	4%			LIFE	**	5-10	\$2,400	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
	Location : 2nd Floor							
Masonry: Brick	9%	2-4	\$13,400	LIFE	**			
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Garage And Office Adjoining Wall							
Metal Coiling Doors	5%			2047	**	5	\$8,900	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$52,000	2044	**	5	\$15,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Control Room							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Lunch Room And Control Room							
Exposed Struc: Steel	75%			LIFE	**	10	\$225,700	
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : At Roof Penetrations Above Garage Floor							
Gypsum Board	5%			LIFE	**	5-10	\$25,900	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$34,500	2041	**			
	Impact Damage, Extent : Severe, Area Affected : 50%							
	Location : 122nd Street							
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044		* *			
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Parking/Driveway

Cast in Place Concrete	100%	0-2	\$130,800	2036		* *			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : 122nd Street Entry And Parking Lot

Potholes, Extent : Moderate, Area Affected : 10%

Location : 122nd Street Entry And Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041		* *	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2041		* *	5	\$400	
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Raceway

Conduit	100%			2041		* *	1		
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Panelboards

Fused Disc Sw	10%			2039		* *	5	\$200	
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Molded Case Bkrs	90%			2039		* *	5	\$2,400	
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Wiring

Thermoplastic	100%			2041		* *	1		
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Motor Controllers

Locally Mounted	10%			2036		* *	5	\$100	
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Motor Control Center	90%			2036		* *	5	\$2,500	
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$3,000	
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Lighting

Interior Lighting

LED	100%			2039		* *			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : LED Lights

Egress Lighting

Emergency, Battery	50%			2031	\$72,400		10	\$12,100	
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Exit, LED	40%			2046	* *		1		
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Exit, Service	10%			2031	\$2,900		1		
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Exterior Lighting

LED	30%			2039		* *			
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No Component	70%								
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

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

Alarm

Security System

No Component

85%

Generic

15% Now

\$48,700

2041

* *

1

\$5,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Outside Perimeter**Explanation : Not Functional*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% Now

\$222,300

2041

* *

1-3

\$11,300

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Offices, Locker Rooms**Explanation : Fire Alarm System Is Not Functional*

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

40% 0-2

\$9,500

2031

\$94,700

1

\$17,900

*Controller Not Working, Extent : Moderate, Area Affected : 60%**Location : Defective Unit Temperature Controls. Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 12 Gas Fired Rooftop Units.*

Furnace

40% 0-2

\$9,500

2031

\$94,700

1

\$17,900

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Defective Unit Temperature Controls**Other Observation, Extent : Light, Area Affected : 100%**Location : Hung In Garage Ceiling And Space**Explanation : 67 Gas Fired Units*

Hot Water Boiler

20%

2036

* *

1

\$9,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Boilers Serve Office Area*

Distribution

Hot Wtr Piping/Pump

20%

2047

* *

4

\$1,500

No Component

80%

Terminal Devices

Air Handler

10%

2031

\$141,400

1

\$6,200

Fan Coil Unit/Heat

10% 0-2

\$7,500

2031

\$150,600

1

\$2,900

*Not in Service, Extent : Moderate, Area Affected : 20%**Location : Various Locations*

No Component

80%

Air Conditioning

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

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	10%			2047	**	1		
	Natural Gas	10%			2051	**	1		
	No Component	80%							
Conversion Equipment									
	Absorption Chiller/Direct Fire	15%			2039	**	1	\$16,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 8 Chiller Units, Using R-717							
	Split Unit	5%			2036	**			
	No Component	80%							
Distribution									
	CW & CHW Wtr Pipe/Pump	20%			2051	**	4	\$1,500	
	No Component	80%							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2031	\$22,600	1	\$6,200	
	Fan Coil - 4 Pipe	10%			2031	\$47,100	1	\$3,300	
	No Component	80%							
Heat Rejection									
	Air Cooled Condenser Unit	20%			2039	**	2	\$14,000	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$88,800	
	Exhaust Fans								
	Roof	100%	0-2	\$8,300	2036	**	2	\$2,500	
		Malfunctioning, Extent : Moderate, Area Affected : 10% Location : Throughout							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Gas Fired	100%	0-2	\$3,100	2026	\$61,300	2	\$1,200	
		Not in Service, Extent : Moderate, Area Affected : 50% Location : Boiler Room Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : Two 500 Gallon Units							
Sanitary Piping									
	Cast Iron	10%	0-2	\$22,100	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20% Location : Garage Floor And Oil Separator							
	Cast Iron	90%			LIFE	**	1		

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$6,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, Mezzanine, 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$50,700	
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$28,200	

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS EAST 8/10/12 GARAGE
Address : 130-23 150TH AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0049.000 / 4189 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 105,000 **Project Type** : SANITATION
Date of Survey : 15-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 11884 **Lot** : 1 **BIN** : 4257531

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,656,900	\$536,400
Interior Architecture	\$1,234,500	\$297,800
Electrical	\$560,300	\$137,800
Mechanical	\$224,500	\$1,199,300
Site Pavements	\$414,300	
Total	\$4,090,600	\$2,171,200
Importance Code A	\$1,656,900	\$635,300
Importance Code B	\$1,666,800	\$1,535,900
Importance Code C	\$766,800	
Total	\$4,090,600	\$2,171,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$17,100		\$18,300	
Interior Architecture	\$8,800			\$1,900
Electrical	\$900	\$300	\$38,500	
Mechanical	\$70,400	\$7,800	\$8,800	\$8,300
Site Pavements	\$13,200			
Total	\$110,400	\$8,100	\$65,700	\$10,200
Importance Code A	\$28,100	\$5,200	\$23,700	\$5,200
Importance Code B	\$78,800	\$2,900	\$41,900	\$5,000
Importance Code C	\$3,600			
Total	\$110,400	\$8,100	\$65,700	\$10,200



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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

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	50%	Now	\$472,500	LIFE	* *	5	\$73,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : At Door Openings							
Metal Coiling Doors	42%	Now	\$373,200	2034	* *	5	\$96,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : North And South Facades							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : North And South Facades							
	Unit Inoperable, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Coiling Doors	8%			2049	* *	5	\$36,700	
Windows								
Aluminum	5%	0-2	\$17,100	2045	* *	5	\$400	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Steel	95%	Now	\$811,300	2054	* *	5	\$90,900	
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : West And East Facades							
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
	Location : West And East Facades							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : West And East Facades							
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : West And East Facades							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
	Location : West And East Facades							
Roof								
Modified Bitumen	100%			2037	* *	10	\$275,900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	90%	Now	\$302,300	LIFE	**	5	\$297,800	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Uneven Surface, Extent : Moderate, Area Affected : 20%								
	Location : Garage 12								
	Vinyl Tile	10%	Now	\$54,900	2034	**	3	\$5,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Personnel Areas								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Personnel Areas								
Interior Walls									
	Ceramic Tile	3%	Now	\$1,600	2038	**	5	\$1,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets And Showers Throughout								
	Concrete Masonry Unit	82%	Now	\$352,500	LIFE	**	5	\$29,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face Of Exterior Walls At East West Facades								
	Other Observation, Extent : Severe, Area Affected : 25%								
	Location : Interior Face Of Exterior Wall Of West Facade								
	Explanation : Worn Eroded								
	Gypsum Board	10%	Now	\$2,000	LIFE	**	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Offices, Locker Rooms, 2nd Floor Corridors								
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	8%	Now	\$5,200	2042	**	5	\$6,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Offices								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Offices								
	Exposed Struc: Steel	77%	4+	\$524,700	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Garages								
	Exposed Struc: Steel	13%			LIFE	**			
	Gypsum Board	2%			LIFE	**	5	\$3,800	
Site Pavements									

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$13,200	2042	* *	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
<i>Location : Southeast Corner</i>						
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>						
<i>Location : Southeast Corner</i>						

Parking/Driveway

Asphalt	100%	Now	\$414,300	2032	* *	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>						
<i>Location : Throughout</i>						
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>						
<i>Location : Throughout</i>						
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>						
<i>Location : Throughout</i>						

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$2,700	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room/ Garage 12</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$78,300	5	\$500	
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Raceway

Conduit	90%			2029	\$14,400	1		
Conduit	10%			2059	* *	1		

Panelboards

Fused Disc Sw	5%			2054	* *	5	\$100	
Fused Disc Sw	5%			2028	\$2,400	5	\$100	
Molded Case Bkrs	20%			2028	\$9,600	5	\$600	
Molded Case Bkrs	70%			2054	* *	5	\$1,900	

Wiring

Thermoplastic	60%			2029	\$20,900	1		
Thermoplastic	40%			2059	* *	1		

Motor Controllers

Locally Mounted	50%			2027	\$49,900	5	\$400	
Motor Control Center	50%			2027	\$11,500	5	\$1,400	

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$1,500	
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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.*

DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

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

Lighting

Interior Lighting
Fluorescent

25%
Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room And Offices
Explanation : T-8 Lamps

LED

75%
 2039 * *

Egress Lighting

Emergency, Battery

50%
 2024 \$75,600 10 \$12,700

Exit, Service

10%
 2034 * * 1

Exit, Service

40%
 2039 * * 1

Exterior Lighting

HID

100%
 2024 \$423,400 10 \$300

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

Heating

Energy Source

Natural Gas

80%
 2039 * * 1

Interruptible Gas/Dual
 Fuel

20%
 2039 * * 1

Conversion Equipment

Furnace

40% Now \$4,900 2034 * * 1 \$18,700
Malfunctioning, Extent : Severe, Area Affected : 30%
Location : Ignition, Various Areas In Garage
Other Observation, Extent : Light, Area Affected : 40%
Location : Throughout Garage
Explanation : 26 Units

Furnace

40% Now \$4,900 2029 \$98,900 1 \$18,700
Malfunctioning, Extent : Severe, Area Affected : 30%
Location : Ignition, Various Areas In Garage
Other Observation, Extent : Light, Area Affected : 40%
Location : Throughout Garage
Explanation : 26 Units

Hot Water Boiler

20%
 2046 * * 1 \$10,400
Other Observation, Extent : Light, Area Affected : 20%
Location : 2 Boiler Rooms
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

20%
 2037 * * 4 \$1,000

No Component

80%

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	10%	0-2	\$147,600	2039	**	1	\$5,800	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : 2nd Floor Fan Rooms							
	Convector/Radiator	10%			2027	\$56,200	1	\$3,400	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%			2034	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Unit Using Refrigerant 410a							
	Window/Wall Unit	15%	0-2	\$32,800	2029	\$32,800	1		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 2nd Floor Fan Rooms							
		Explanation : Three Abandoned Internal Package Units							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	4+	\$9,700	LIFE	**	2-5	\$11,700	
		Insul. Deteriorating, Extent : Severe, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : All Rooms							
		Explanation : Registers And Diffusers Need Cleaning							
	No Component	80%							
	Exhaust Fans								
	Roof	100%			2029	\$174,300	2	\$3,200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2029	\$782,700	1		
	Water Heater								
	Oil Fired	100%			2027	\$87,200	1	\$3,100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$76,800	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Chronic Sewage Cloggs At Northwest Side							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$10,900	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Outside Garage 8 And 12							
	Sump Pump(s)								
	Submersible	100%			2022	\$3,600	4	\$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.

DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Backflow Preventer							
	Generic	100%		2029	\$26,700	1	\$6,400	
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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
Address : 51-13 FLUSHING AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0066.000 / 14757 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 8,702 **Project Type** : SANITATION
Date of Survey : 14-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 2611 **Lot** : 447 **BIN** : 4834985

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$538,800	
Interior Architecture	\$42,300	\$112,300
Electrical		\$52,900
Mechanical		\$46,600
Site Pavements	\$169,900	
Total	\$751,000	\$211,800
Importance Code A	\$538,800	
Importance Code B		\$211,800
Importance Code C	\$212,200	
Total	\$751,000	\$211,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$53,300		\$34,900	
Interior Architecture	\$91,800			\$1,500
Electrical	\$8,200	\$100	\$100	\$200
Mechanical	\$1,200	\$800	\$800	\$800
Site Pavements	\$3,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$162,000	\$4,800	\$39,800	\$6,500
Importance Code A	\$53,700	\$400	\$35,300	\$400
Importance Code B	\$77,300	\$4,400	\$4,400	\$6,100
Importance Code C	\$30,900			
Total	\$162,000	\$4,800	\$39,800	\$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.

DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$244,500	LIFE	**	5	\$19,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : All Facades							
		Spalling, Extent : Severe, Area Affected : 20%							
		Location : All Facades							
	Masonry: Fieldstone	10%			LIFE	**	5	\$3,600	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Field Stone Joints							
	Masonry: Limestone	10%	Now	\$153,500	LIFE	**	5	\$1,800	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout All Decorative Banding, Sills And Lintels							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Severe, Area Affected : 20%							
		Location : Throughout All Decorative Banding, Sills And Lintels							
		Staining/Discoloring, Extent : Severe, Area Affected : 15%							
		Location : Throughout All Decorative Banding, Sills And Lintels							
Windows									
	Aluminum	100%	Now	\$140,800	2056	**	5	\$1,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : North Facade							
		Ctwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%							
		Location : North Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : 3rd Floor Windows							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
Parapets									
	Masonry: Brick	9%	Now	\$900	LIFE	**	5		
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : 3rd Floor In Attic Wall At Stair And Offices							
	Metal Panel	1%			2041	**	5		
	No Component	90%							

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Metal Panel	93%			2044	* *	10	\$34,900	
	Modified Bitumen	7%	Now	\$20,800	2041	* *			
		Alligatoring, Extent : Severe, Area Affected : 100%							
		Location : Roof Membrane							
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Hole In Roof At Metal Roof And Coping Joint							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Ridging, Extent : Severe, Area Affected : 20%							
		Location : Roof Membrane							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : 3rd Floor Attic In Office Area							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Roof Membrane							
Soffits									
	Wood	100%	Now	\$29,900	2051	* *	5	\$1,300	
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : East Facade							
		Dry Rot/Decay, Extent : Severe, Area Affected : 40%							
		Location : East Facade							
Interior									
	Floors								
	Ceramic Tile	5%	Now	\$700	2034	* *	5	\$300	
		Uneven Substrate, Extent : Severe, Area Affected : 5%							
		Location : Mens Bathroom On First Floor							
	Vinyl Tile	95%	Now	\$22,500	2031	\$112,300	3	\$4,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Corridors And Foyer							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : Second Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	7%	Now	\$15,600	LIFE		* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Spalling, Extent : Severe, Area Affected : 15%								
	Location : Basement								
Ceramic Tile	5%	Now	\$4,800	2034		* *	5	\$400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Mens Bathroom On Second Floor								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Bathroom Tile								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Bathrooms								
Concrete Masonry Unit	3%			LIFE		* *	5	\$400	
Gypsum Board	55%	Now	\$8,000	LIFE		* *	5	\$5,400	
	Paint Peeling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : At Window Openings								
Plaster	30%	Now	\$42,300	LIFE		* *	5	\$1,500	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Perimeter Walls At Window Openings								
	Paint Peeling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : 3rd Floor Attic Offices And At Window Openings								
	Other Observation, Extent : Severe, Area Affected : 20%								
	Location : Third Floor Stair To Attic Offices								
	Explanation : Water Streaming In Through Wall When Any Rain Falls								

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

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%	Now	\$23,600	2036	* *	5	\$4,600	
		Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
		Location : Throughout All Floors							
		Recent Installation, Extent : Light, Area Affected : 10%							
		Location : Training Room On Second Floor							
		Staining/Discoloring, Extent : Severe, Area Affected : 15%							
		Location : Throughout All Floors							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Rusted Grids In Bathrooms							
	Plaster	30%	Now	\$16,400	LIFE	* *	5	\$2,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Attic Stair And Basement							
		Spalling, Extent : Severe, Area Affected : 20%							
		Location : Attic Stair And Basement							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Attic Stair And Basement							
		Explanation : Exposed Structure							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2051	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$1,200	2036	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : At Sign Post And Perimeter At Fence							
	On-Site Walkways								
	Asphalt	100%	Now	\$2,300	2034	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : East Facade At Entry							
	Parking/Driveway								
	Asphalt	100%	Now	\$169,900	2046	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Potholes, Extent : Severe, Area Affected : 20%							
		Location : Throughout							

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$2,700	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 200 Ampere Main Disconnect Switch								
	Raceway								
	Conduit	100%			2031	\$14,800	1		
	Panelboards								
	Fused Disc Sw	2%			2030	\$300	5		
	Molded Case Bkrs	98%			2030	\$15,600	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$19,500	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$31,500	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2026	\$52,900	10	\$8,000	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Egress Lighting								
	Exit, Service	50%			2026	\$1,500	1		
	No Component	50%							
	Exterior Lighting								
	HID	30%			2026	\$10,500	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2041	* *	5	\$2,700	
	Conversion Equipment								
	Hot Water Boiler	100%			2048	* *	1	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								

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

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
Asset # : 14757

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$300	2030	\$13,600	4	\$400	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor							
		Explanation : Not Enough Heat In 3rd Floor							
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$46,600	1	\$2,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2026	\$9,100	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Oil Fired	100%			2030	\$7,200	1	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$1,300	4	\$300	
	Backflow Preventer								
	Generic	100%			2031	\$2,200	1	\$500	
	Fixtures								
	Generic	100%							

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS ENFORCEMENT - BLDG. 2
Address : 51-15 FLUSHING AVENUE (REAR)
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0066.010 / 14863 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 15,090 **Project Type** : SANITATION
Date of Survey : 20-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,ATT
Block : 2611 **Lot** : 447 **BIN** : 4544391

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$214,500	
Interior Architecture	\$76,600	\$37,100
Electrical	\$104,200	\$127,300
Site Pavements		\$150,600
Total	\$395,300	\$315,000
Importance Code A	\$214,500	
Importance Code B	\$145,200	\$164,300
Importance Code C	\$35,600	\$150,600
Total	\$395,300	\$315,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,400	\$8,800		
Interior Architecture	\$28,800	\$1,700		\$600
Electrical	\$100	\$9,900		
Mechanical	\$6,500	\$25,700	\$900	\$900
Site Enclosure	\$19,100			
Site Pavements	\$30,100			
Total	\$88,100	\$46,100	\$900	\$1,500
Importance Code A	\$9,300	\$9,600	\$700	\$700
Importance Code B	\$18,500	\$36,500	\$200	\$800
Importance Code C	\$60,400			
Total	\$88,100	\$46,100	\$900	\$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.

DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

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	3%			LIFE	**	5	\$6,200	
	Masonry: Brick	72%	0-2	\$47,700	LIFE	**	5	\$29,600	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations - All Facades								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : North And West Facades								
	Masonry: Fieldstone	12%			LIFE	**	5	\$3,700	
	Metal Sect. OHD	8%			2041	**	5	\$10,300	
	Slate Panels	3%	Now	\$3,400	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Decorative Banding And Window Sills								
	Stucco Cement	2%			2033	**	5	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Central Bell Tower								
	Explanation : Component Actually Tar And Asphalt Shingle								
Windows									
	Aluminum	50%			2036	**	5	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Windows At Grade								
	Explanation : Protective Metal Grilles								
	Aluminum	50%			2036	**	5	\$2,400	
Parapets									
	Masonry: Brick	10%			LIFE	**	5		
	Masonry: Fieldstone	5%			LIFE	**	5		
	No Component	85%							
Roof									
	Clay Tile	88%	Now	\$166,800	2038	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Roof Throughout								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
	Location : All Facades								
	Metal Panel	12%			2033	**	10	\$7,800	
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : At Central Bell Tower								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Various Locations On Roof								
	Explanation : Component Appears To Be Patched Area In Clay Roof								
Interior									
Floors									
	Cast in Place Concrete	75%			LIFE	**	5	\$37,100	
	Ceramic Tile	5%			2031	\$23,400	5	\$1,100	
	Vinyl Tile	20%	Now	\$41,000	2038	**	3	\$1,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 1st And 2nd Floor Corridors And Mechanical Areas								

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Fiberglass Panel	5%			LIFE	**			
	Gypsum Board	30%	Now	\$3,800	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Corridor									
	Masonry: Brick	30%	Now	\$35,600	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : At Embedded Steel Supports									
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : At Embedded Steel Supports									
	Metal Coiling Doors	5%			2036	**	5	\$7,100	
	Plaster	30%	Now	\$7,300	LIFE	**	5	\$2,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%									
Location : Attic Rafters And Dormers									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Attic Rafters And Dormers									
Ceilings									
	AcousTileSusp.Lay-In	15%			2033	**	5	\$3,400	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$2,800	
	Masonry:Vault Struct	40%	Now	\$17,700	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Break Room									
	Plaster	15%			LIFE	**	5	\$2,100	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$19,000	2038	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Fence									
Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : North And Western Perimeter									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$100	2048	**			
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : North And Western Perimeter Walls									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2033	**			
Parking/Driveway									
	Asphalt	85%	Now	\$30,100	2031	\$150,600			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout Lot									
	Cast in Place Concrete	15%			2033	**			

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

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%			2028	\$5,200	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Not Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$104,300	5	\$400	
	Raceway								
	Conduit	100%			2028	\$29,700	1		
	Panelboards								
	Fused Disc Sw	5%			2036	* *	5		
	Molded Case Bkrs	70%			2027	\$22,300	5	\$300	
	Molded Case Bkrs	25%			2036	* *	5	\$100	
	Wiring								
	Braided Cloth	80%	0-2	\$39,900	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2038	* *	1		
Lighting									
	Interior Lighting								
	Fluorescent	70%			2023	\$64,200	10	\$9,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2028	\$22,900	10	\$3,500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
	HID	5%			2023		10		
	Egress Lighting								
	Emergency, Battery	50%			2028	\$10,900	10	\$1,800	
	Exit, Service	50%			2028	\$2,700	1		
	Exterior Lighting								
	HID	20%			2028	\$12,200	10		
	No Component	80%							

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								
	Fuel Oil No 2	100%			2038	* *	5	\$4,700	

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$5,800	2041	**	1	\$6,700	
		Leak Evident, Extent : Severe, Area Affected : 3%							
		Location : Bottom Of The Unit							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 1 Unit With Built In Coil							
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$500	2036	**	4	\$700	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Valve, Boiler Room							
	Terminal Devices								
	Convactor/Radiator	40%			2033	**	1	\$2,000	
	Unit Heater - Hot Water	60%			2033	**			
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2023	\$15,700	1		
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Electric	50%			2023	\$6,600	4	\$100	
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Coil Built In Boiler							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st - 2nd Floor							
		Explanation : 1 Unit							

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS NORTH BORO REPAIR SHOP
Address : 52-07 58TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0019.000 / 4430 **Yr Built/Renovated** : 1985 / 2009
Area Sq Ft : 189,270 **Project Type** : SANITATION
Date of Survey : 10-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,Mez
Block : 2347 **Lot** : 55 **BIN** : 4054170

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$369,000	\$156,600
Interior Architecture	\$89,900	\$793,600
Electrical		\$897,400
Mechanical	\$141,700	\$1,064,300
Total	\$600,600	\$2,911,900
Importance Code A	\$369,000	\$156,600
Importance Code B	\$231,600	\$2,713,100
Importance Code C		\$42,200
Total	\$600,600	\$2,911,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$53,600	\$14,300	\$14,900
Interior Architecture	\$62,000	\$20,200	\$7,000	
Electrical	\$1,400	\$3,900	\$1,400	\$4,900
Mechanical	\$141,900	\$23,600	\$52,400	\$51,900
Site Pavements	\$30,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$243,900	\$109,300	\$82,900	\$79,600
Importance Code A	\$31,200	\$63,000	\$23,600	\$24,600
Importance Code B	\$185,500	\$46,300	\$57,400	\$55,000
Importance Code C	\$27,300		\$1,900	
Total	\$243,900	\$109,300	\$82,900	\$79,600



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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

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								
Fiberglass Panel	5%			2039	**	5	\$28,500	
Masonry: Brick Cavity	78%	4+	\$237,400	LIFE	**	5	\$118,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Rear Of Building 1st Floor To Basement								
Metal Panel	5%			2050	**	5-10	\$52,300	
Metal Coiling Doors	10%			2043	**	5	\$47,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,900	
Windows								
Aluminum	85%			2046	**	5	\$14,500	
Glass Block	10%			LIFE	**	5	\$1,100	
Metal Louvers	5%			2039	**	10	\$5,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,300	
Masonry: Brick Cavity	43%			LIFE	**	5	\$6,900	
Metal Panel	2%			2050	**	5	\$1,300	
Metal Rail	10%			2043	**	5-10	\$29,200	
Stucco Cement	5%			2043	**	5	\$2,100	
Roof								
Cast in Place Concrete	70%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Roof Parking Area								
Explanation : Top Deck Parking Surface; Paint Peeling								
Metal Panel	5%			2043	**	10	\$11,100	
Modified Bitumen	25%	0-2	\$131,600	2035	**			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Area Above 2nd Floor Offices								
Ponding, Extent : Severe, Area Affected : 20%								
Location : Various Areas - Roof Improperly Pitched								
Reflective Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								

Interior

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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2029	\$551,800	3	\$60,700	
	Cast in Place Concrete	55%			LIFE	**	5	\$324,800	
	Cast in Place Concrete	10%	Now	\$89,900	LIFE	**	5	\$59,100	
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
	<i>Location : Loading Dock Near Tire Shop, Throughout Shop Area</i>								
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
	<i>Location : Ramp Into 1st Floor Mechanic Area</i>								
	<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
	<i>Location : Loading Dock Near Tire Shop</i>								
	Ceramic Tile	2%	4+	\$5,600	2039	**	5	\$2,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Basement Shower Area</i>								
	Panel/Paver: Cer/Brk	3%			2046	**	5	\$18,200	
	Vinyl Tile	15%			2030	\$367,600	3	\$15,200	
Interior Walls									
	Ceramic Tile	2%			2039	**	5	\$3,800	
	Concrete Masonry Unit	53%			LIFE	**	5	\$40,600	
	Concrete Masonry Unit	2%	Now	\$27,300	LIFE	**	5	\$1,500	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Section At Tire Shop Entrance</i>								
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Section At Tire Shop Entrance</i>								
	Glass: Single Pane	5%			LIFE	**	5	\$7,200	
	Gypsum Board	13%			LIFE	**	5	\$14,900	
	Plaster	15%			LIFE	**	5	\$8,600	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	25%	4+	\$29,100	2035	**	5	\$33,700	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : Throughout</i>								
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
	<i>Location : Throughout</i>								
	Exposed Concrete	10%			LIFE	**	5	\$4,200	
	Exposed Struc: Steel	60%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$16,900	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$30,700	2043	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : 52nd Avenue</i>								

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

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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

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%			2040	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.							
Transformers									
	Dry Type	100%			2035	**	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four 30 Kilovolt-ampere, 480/208/120 Volts							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2040	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Four Vertical Sections							
Raceway									
	Conduit	100%			2040	**	1		
Panelboards									
	Fused Disc Sw	10%			2038	**	5	\$400	
	Molded Case Bkrs	90%			2038	**	5	\$4,500	
Wiring									
	Thermoplastic	100%			2040	**	1		
Motor Controllers									
	Locally Mounted	5%			2035	**	5	\$100	
	Motor Control Center	90%			2035	**	5	\$4,600	
	Variable Frequency Drive	5%			2047	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,800	
Lighting									
	Interior Lighting								
	Fluorescent	40%			2030	\$219,300	10	\$69,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices And Locker Rooms							
	HID	60%			2030	\$121,200	10	\$3,700	
Egress Lighting									
	Emergency, Battery	50%			2030	\$136,300	10	\$22,800	
	Exit, Service	50%			2030	\$11,200	1		
Exterior Lighting									
	HID	30%			2030	\$228,900	10	\$200	
	No Component	70%							
Alarm									

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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

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

Alarm

Security System

No Component

80%

Generic

20%

2030

\$122,300

1

\$14,100

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

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Furnace

85%

2038

* *

1

\$79,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 3 New Rooftop Package Units, 12 Induct Units, 20 Ceiling Mount Units*

Furnace

5%

0-2

\$22,300

2040

* *

1

\$4,200

*Unit Inoperable, Extent : Moderate, Area Affected : 100%**Location : 3 Air Curtains, Truck Entrance*

Hot Water Boiler

10%

2035

* *

1

\$9,400

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

Distribution

Hot Wtr Piping/Pump

10%

2038

* *

4

\$1,400

No Component

90%

Terminal Devices

Convactor/Radiator

5%

0-2

\$30,400

2050

* *

1

\$2,800

*Damaged, Extent : Moderate, Area Affected : 80%**Location : Office Area**Not Energy Efficient, Extent : Moderate, Area Affected : 100%**Location : Office Area*

Fan Coil Unit/Heat

5%

2025

\$141,700

1

\$3,100

No Component

90%

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2035	* *	1	\$26,300	
		R-134a Refrigerant, Extent : Light, Area Affected : 100% Location : 2 Units On Roof							
	Ext Pkg Unit - Heating/Cooling	20%			2035	* *	2	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 3 New Rooftop Package Units. R-410a							
	No Component	50%							
Distribution									
	CW & CHW Wtr Pipe/Pump	30%			2040	* *	4	\$2,800	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2030	\$318,400	1	\$35,100	
	No Component	70%							
Heat Rejection									
	Air Cooled Condenser Unit	30%			2038	* *	2	\$39,500	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$34,900	LIFE	* *	2-5	\$105,500	
		Damaged, Extent : Moderate, Area Affected : 5% Location : Cellar Level Malfunctioning, Extent : Moderate, Area Affected : 10% Location : Building Management System, Throughout Needs Cleaning, Extent : Moderate, Area Affected : 25% Location : Various Locations On 1st And Cellar Floor							
	Exhaust Fans								
	Interior	75%	0-2	\$10,100	2030	\$505,000	2	\$3,500	
		Not in Service, Extent : Severe, Area Affected : 20% Location : 1st Floor Repair Shop							
	Roof	25%			2030	\$78,600	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2040	* *	1		
	Galvanized Steel	20%			2035	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$115,400	2	\$2,800	

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

DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	20%	0-2	\$5,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Water Backs Up In Basement Near Boiler Room.							
	Cast Iron	80%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : The Shower Bodies In Bathrooms							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : One Unit From Cellar To 2nd Floor, One Unit From Cellar To Mezzanine							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2040	* *	1-5	\$99,000	
	Sprinkler								
	Generic	100%			2040	* *	1-2	\$53,000	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS WEST 1 GARAGE / QW1
Address : 34-28 21ST ST.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0048.000 / 4188 **Yr Built/Renovated** : 1931 / 1982
Area Sq Ft : 36,900 **Project Type** : SANITATION
Date of Survey : 20-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 523 **Lot** : 12 **BIN** : 4005787

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,949,600	\$59,900
Interior Architecture	\$2,291,800	\$165,200
Electrical	\$44,600	
Mechanical	\$273,200	\$339,300
Site Enclosure	\$197,300	
Site Pavements	\$287,800	
Total	\$5,044,300	\$564,400
Importance Code A	\$1,949,600	\$59,900
Importance Code B	\$2,151,600	\$504,600
Importance Code C	\$943,100	
Total	\$5,044,300	\$564,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,200			
Interior Architecture	\$21,600		\$5,400	\$500
Electrical	\$100		\$6,500	\$400
Mechanical	\$57,500	\$4,300	\$24,800	\$4,300
Site Enclosure	\$50,200			
Total	\$156,600	\$4,300	\$36,700	\$5,200
Importance Code A	\$29,100	\$1,800	\$1,900	\$1,800
Importance Code B	\$91,400	\$2,500	\$34,800	\$3,400
Importance Code C	\$36,100			
Total	\$156,600	\$4,300	\$36,700	\$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.

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$144,200	LIFE	* *	5	\$12,000	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Building Base							
		Diagonal Cracks, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Building Base							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Building Base							
	Masonry: Brick	72%	Now	\$666,500	LIFE	* *	5	\$34,500	1
		Diagonal Cracks, Extent : Severe, Area Affected : 50%							
		Location : All Facades							
		Misaligned/Bulging, Extent : Severe, Area Affected : 50%							
		Location : East Facade, West Facade							
		Vertical Cracks, Extent : Severe, Area Affected : 25%							
		Location : All Facades							
	Masonry: Limestone	3%	Now	\$167,600	LIFE	* *	5	\$1,100	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
		Location : Window Sills							
	Wood Overhead Doors	20%	Now	\$323,600	2049	* *	5	\$23,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : East Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Split/Cracked, Extent : Severe, Area Affected : 50%							
		Location : East Facade							
		Unit Inoperable, Extent : Severe, Area Affected : 20%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

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									
	Windows								
	Steel	100%	Now	\$534,300	2054	* *	5	\$59,900	1
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : North Facade								
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
	Location : North Facade								
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : North Facade								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up								
Parapets									
	Masonry: Brick	25%	Now	\$75,100	LIFE	* *	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : North And South Facades								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : North And South Facades								
	Masonry: Limestone	5%	Now	\$27,200	LIFE	* *	5	\$1,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	No Component	70%							
Roof									
	Metal, Corrugated	100%	Now	\$38,300	2034	* *	1		
	Deformed/Dented, Extent : Severe, Area Affected : 25%								
	Location : Gutters At West Facade								
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Not Insulated, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	87%	Now	\$838,600	LIFE	**	5	\$165,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Garage Area								
Deflection Evident, Extent : Severe, Area Affected : 50%								
Location : Garage Area								
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : Throughout Garage Area And At Truck Wash Bay								
Drains Inad/Misposn, Extent : Severe, Area Affected : 100%								
Location : Throughout Garage Area And At Truck Wash Bay								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 75%								
Location : Garage Area								
Ceramic Tile	3%	Now	\$21,600	2038	**	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Toilet Rooms								
Quarry Tile	5%			2034	**	5	\$6,500	
Vinyl Tile	5%	Now	\$39,400	2039	**	3	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Locker Room, Lunch Room								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Locker Room, Lunch Room, Main Office								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$51,500	LIFE	**	5	\$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : East Side Near Northeast Entrance								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Mechanics Locker Room								
Vertical Cracks, Extent : Severe, Area Affected : 20%								
Location : At Windows In Lunch Room And Throughout								
Masonry: Brick	75%	Now	\$406,500	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : West Side Columns And Throughout								
Spalling, Extent : Severe, Area Affected : 50%								
Location : At Columns And Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 25%								
Location : Northeast Corner In Mechanics Room And Various Locations Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 50%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2034	**	5	\$4,300	
	Exposed Struc: Steel	90%	4+	\$878,400	LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage Area							
	Metal Panel	5%	0-2	\$77,400	LIFE	**	5	\$5,400	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Locker Room							
		Deformed/Dented, Extent : Light, Area Affected : 20%							
		Location : Locker Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	5%			2039	**			
	Iron Picket	95%	Now	\$32,800	2079	**			
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : 35th Ave							
Free Standing Walls									
	Cast in Place Concrete	50%	Now	\$3,300	2064	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 35th Ave							
	Masonry: Brick	50%	Now	\$197,300	2059	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
		Location : 35th Ave							
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : 35th Ave							
Retaining Walls									
	Cast in Place Concrete	50%	Now	\$900	2079	**			
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : 35th Avenue							
	Masonry: Brick	50%	Now	\$13,200	2059	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : 35th Ave							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : 35th Ave							
		Loose Units, Extent : Severe, Area Affected : 15%							
		Location : 35th Ave							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 35th Ave							
		Explanation : Wall Of Iron Picket Fence And Coping Stone Failing							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% Now \$287,800 2042 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Rear Parking Area

Misaligned/Bulging, Extent : Severe, Area Affected : 10%

Location : Rear Parking Area

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2029 \$1,600 5 \$200

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

Location : Electrical Room

Explanation : Main Service Disconnect Switches Rated At 600 Amperes And 400 Amperes.

Switchgear / Switchboard

Fused Disc Sw 100% 2029 \$26,100 5 \$200

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

Location : Electrical Room

Explanation : Two Vertical Sections

Raceway

Conduit 80% 2029 \$3,200 1

Conduit 20% 2049 * * 1

Panelboards

Fused Disc Sw 5% 2037 * * 5

Molded Case Bkrs 10% 2028 \$1,600 5 \$100

Molded Case Bkrs 85% 2045 * * 5 \$800

Wiring

Thermoplastic 70% 2029 \$6,100 1

Thermoplastic 30% 2049 * * 1

Motor Controllers

Locally Mounted 50% 2027 \$15,400 5 \$100

Locally Mounted 50% 2034 * * 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 20% 2029 \$17,300 10 \$6,800

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

Location : Locker Room, Office And Lounge

LED 80% 2037 * *

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

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

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

Lighting

Egress Lighting

Emergency, Battery	10%		2029	\$5,300	10	\$900		
Emergency, Battery	40%		2034	* *	10	\$3,600		
Exit, Service	25%		2024	\$2,700	1			
Exit, Service	25%		2034	* *	1			

Exterior Lighting

HID	30%		2024	\$44,600	10			
No Component	70%							

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%		2039	* *	1			
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Conversion Equipment

Hot Water Boiler	100%		2034	* *	1	\$18,200		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								

Distribution

Hot Wtr Piping/Pump	100%	0-2	\$2,900	2037	* *	4	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Expansion Tank, Boiler Room</i>								

Terminal Devices

Air Handler	40%		2024	\$207,500	1	\$9,100		
Convactor/Radiator	10%		2027	\$19,800	1	\$1,200		
Unit Heater - Hot Water	5%	0-2	\$6,900	2039	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
<i>Explanation : Obsolete Units, Beyond Useful Life Cycle Rating</i>								

Unit Heater - Hot Water	10%		2029	\$13,800				
Unit Heater - Hot Water	35%		2037	* *				

Air Conditioning

Energy Source

Electricity	100%		2037	* *	1			
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	10%	0-2	\$15,800	2029	\$78,800			
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : 1 Unit, Office Area							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Unit, Office Area							
	Window/Wall Unit	10%			2024	\$7,700	1		
	No Component	80%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2029	\$14,000	1	\$1,200	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2029	\$1,500	2	\$2,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,200	
	No Component	60%							
Exhaust Fans									
	Interior	50%	0-2	\$65,600	2039	* *	2	\$500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Main Garage Area							
	Wall Unit	50%	0-2	\$1,300	2024	\$6,600	2	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Main Garage							
Plumbing									
	H/C Water Piping								
	Brass/Copper	75%			2029	\$206,300	1		
	Galvanized Steel	25%			2027	\$40,500	1		
Water Heater									
	Gas Fired	100%			2027	\$22,500	2	\$500	
Sanitary Piping									
	Cast Iron	100%	0-2	\$27,000	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Main Garage Floor And Outside Near West Central Roll-up Door							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
Fire Suppression									
	Standpipe								
	Generic	100%			2039	* *	1-5	\$18,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : QUEENS WEST 5-A BROOM GARAGE
Address : 58-02 48 STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0059.010 / 13422 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 37,000 **Project Type** : SANITATION
Date of Survey : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,660,600	
Interior Architecture	\$163,100	\$91,900
Electrical	\$35,900	\$453,900
Mechanical		\$46,300
Site Pavements	\$376,800	
Total	\$2,236,400	\$592,100
Importance Code A	\$1,660,600	
Importance Code B	\$199,000	\$592,100
Importance Code C	\$376,800	
Total	\$2,236,400	\$592,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,000			\$800
Interior Architecture	\$24,800	\$2,700		\$500
Electrical	\$2,400	\$3,700	\$36,000	\$2,500
Mechanical	\$8,700	\$4,200	\$34,300	\$4,400
Site Enclosure	\$9,400			
Total	\$46,400	\$10,600	\$70,300	\$8,200
Importance Code A	\$2,900	\$1,800	\$1,900	\$2,600
Importance Code B	\$22,600	\$8,800	\$68,400	\$5,500
Importance Code C	\$20,900			
Total	\$46,400	\$10,600	\$70,300	\$8,200



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.

DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Concrete Masonry Unit	60%	Now	\$42,600	LIFE	**	5	\$3,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
	Metal Coiling Doors	35%	0-2	\$171,400	2049	**	5	\$4,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
		Deformed/Dented, Extent : Moderate, Area Affected : 40%							
		Location : North And South Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
	Window Wall	5%	Now	\$1,000	2049	**	5	\$800	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
Windows									
	Aluminum	97%			2045	**	5	\$1,600	
	Metal Louvers	3%			2038	**	10	\$300	
Parapets									
	Concrete Masonry Unit	90%	Now	\$232,000	LIFE	**	5	\$9,400	1
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Corners							
	Pre-Cast Concrete	10%	Now	\$35,500	LIFE	**	5	\$5,800	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Copings							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout Copings							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Copings							

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

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	100%	Now	\$1,179,100	2039	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%									
Location : Around Mechanical Units									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 25%									
Location : At Perimeter									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Locker Rooms, Bulkheads, Second Floor, Lunch Room, Garage									
Soffits									
	Alum/Vinyl Siding	100%			2039	**	10		
Interior									
Floors									
	Cast in Place Concrete	78%	Now	\$93,300	LIFE	**	5	\$91,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Garage									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Garage									
	Ceramic Tile	10%			2038	**	5	\$5,400	
	Quarry Tile	3%			2042	**	5	\$2,400	
	Terrazzo	2%			LIFE	**	5	\$800	
	Vinyl Tile	7%			2034	**	3	\$1,900	
Interior Walls									
	Concrete Masonry Unit	80%			LIFE	**	5	\$15,500	
	Concrete Masonry Unit	10%	Now	\$11,500	LIFE	**	5	\$1,900	
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Garage At West Side									
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%	0-2	\$69,800	2049	**	5	\$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Locker Rooms									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Locker Rooms, Second Floor									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Locker Rooms, Second Floor, Lunch Room, Garage									
	Exposed Struc: Steel	83%			LIFE	**			
	Gypsum Board	2%	Now	\$11,600	LIFE	**	5	\$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Bulkheads									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Bulkheads									
Site Enclosure									

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$9,400	2039		* *		
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Corrosion/Rusting, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042		* *		
	On-Site Walkways								
	Cast in Place Concrete	100%			2034		* *		
	Parking/Driveway								
	Asphalt	90%	Now	\$376,800	2044		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 80%					
				Location : Parking Area					
				Potholes, Extent : Severe, Area Affected : 30%					
				Location : Parking Area					
	Cast in Place Concrete	10%			2034		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2029	\$1,600	5	\$200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$26,100	5	\$200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Two Vertical Sections					
	Raceway								
	Conduit	100%			2029	\$4,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2028	\$16,000	5	\$1,000	
	Wiring								
	Thermoplastic	100%			2029	\$8,700	1		
	Motor Controllers								
	Locally Mounted	50%			2027	\$15,400	5	\$100	
	Motor Control Center	50%			2027	\$3,500	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	

Lighting

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

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

Lighting

Interior Lighting

Fluorescent

50%

2034

* *

10

\$17,000

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

Fluorescent

40%

2034

* *

10

\$13,600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices, 2nd Floor*

HID

10%

2034

* *

10

\$100

Egress Lighting

Emergency, Battery

30%

2034

* *

10

\$2,700

Exit, Service

70%

2034

* *

1

Exterior Lighting

HID

30%

2029

\$44,800

10

No Component

70%

Alarm

Security System

No Component

70%

Generic

30% Now

\$35,900

2039

* *

1

\$3,700

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Perimeter Of The Building**Explanation : CCTV Surveillance Cameras Not Functional*

Fire/Smoke Detection

Generic, Digital

100%

2029

\$409,100

1-3

\$22,800

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

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

Heating

Energy Source

Natural Gas

80%

2049

* *

1

Interruptible Gas/Dual

20%

2049

* *

1

Fuel

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	50%			2037	**	1	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 New Gas Fired Heating And Ventilating Units							
	Furnace	15%			2034	**	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ceiling Of Garage							
		Explanation : 6 Modine Units							
	Furnace	15%			2037	**	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Mechanical Room							
		Explanation : 2 New Installed Units.							
	Hot Water Boiler	20%			2034	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	2%	0-2	\$100	2037	**	4		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Circulating Pump In Boiler Room							
	Hot Wtr Piping/Pump	18%			2037	**	4	\$300	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	15%			2034	**	1	\$1,800	
	Unit Heater - Hot Water	5%			2029	\$6,900			
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2029	\$46,300	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%			2027	\$7,700	1		
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600	
	Exhaust Fans								
	Interior	10%			2034	**	2	\$100	
	Roof	90%			2037	**	2	\$1,000	
Plumbing									

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%			2034	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$22,600	2	\$500	
	Sanitary Piping								
	Cast Iron	100%	Now	\$5,400	LIFE	**	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5%								
	Location : Wash Bay Area								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2029	\$9,400	1	\$2,300	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2039	**	1-2	\$10,400	
	Chemical System								
	Dry	100%			2024	\$27,900	1-3	\$3,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Fuel Stations								
	Explanation : 2 Sets								

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Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : SANITATION HDQR. ANNEX
Address : 44 BEAVER ST. BTWN: BROAD ST. - WILLIAM ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0047.000 / 4187 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 67,000 **Project Type** : SANITATION
Date of Survey : 26-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,7,11,12
Block : 29 **Lot** : 73 **BIN** : 1000850

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$657,900	\$457,200
Interior Architecture	\$144,800	\$39,100
Electrical		\$497,300
Mechanical	\$106,700	
Total	\$909,400	\$993,700
Importance Code A	\$657,900	\$496,700
Importance Code B	\$251,500	\$457,800
Importance Code C		\$39,100
Total	\$909,400	\$993,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$1,200		\$14,900
Interior Architecture	\$36,400	\$20,600	\$6,300	\$700
Electrical	\$44,500	\$1,900	\$2,000	\$39,300
Mechanical	\$19,200	\$16,800	\$29,900	\$48,100
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$147,500	\$87,900	\$85,500	\$150,200
Importance Code A		\$2,200		\$15,000
Importance Code B	\$135,100	\$85,700	\$81,900	\$135,200
Importance Code C	\$12,400		\$3,600	
Total	\$147,500	\$87,900	\$85,500	\$150,200



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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$369,600	LIFE	* *	5	\$57,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Bulkheads							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Bulkheads							
	Masonry: Limestone	10%			LIFE	* *	5	\$5,700	
	Metal Panel	10%			2050	* *	5-10	\$52,600	
	Granite Panels	5%			LIFE	* *	5	\$2,900	
Windows									
	Aluminum	50%			2038	* *	5	\$2,500	
	Metal Clad	50%	Now	\$137,700	2055	* *	5	\$7,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : South Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : South Facade							
Parapets									
	Masonry: Brick	45%	Now	\$29,100	LIFE	* *	5	\$2,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade, West Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : West Facade, South Facade							
	Masonry: Brick	40%	Now	\$13,000	LIFE	* *	5	\$2,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Interior Face							
		Explanation : Cement Stucco On Brick							
	Masonry: Limestone	5%			LIFE	* *	5	\$300	
	Metal Panel	5%			2040	* *	5	\$1,000	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$1,700	

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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	98%	Now	\$108,500	2030	\$361,600			
	Alligatoring, Extent : Moderate, Area Affected : 20%							
	Location : Stair Bulkhead Roofs							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%							
	Location : Main Roof							
	Gravel/Slag Surface, Extent : Moderate, Area Affected : 80%							
	Location : Main Roof							
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%							
	Location : Stair Bulkhead Roofs							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 75%							
	Location : Main And Bulkhead Roofs							
	Vegetation Growth, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations On Main Roof							
Skylight, Metal/Glass	2%			2040	* *	10	\$1,700	
Interior								
Floors								
Carpet	25%			2026	\$362,600	3	\$39,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$11,600	
Ceramic Tile	5%			2039	* *	5	\$5,300	
Terrazzo	5%			LIFE	* *	5	\$4,200	
Vinyl Tile	5%	Now	\$48,300	2040	* *	3	\$2,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Basement							
Vinyl Tile	55%			2035	* *	3	\$22,000	
	Recent Replace Evident, Extent : Light, Area Affected : 30%							
	Location : Various Floors							
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$7,300	
Glass: Single Pane	2%			LIFE	* *	5	\$2,200	
Gypsum Board	45%			LIFE	* *	5	\$39,100	
Metal Panel	3%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	5%	Now	\$12,400	LIFE	* *	5	\$2,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Roof Stair And Basement							
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Roof Stair							
Plaster	35%			LIFE	* *	5	\$15,200	

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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileConcealSpLn	35%	4+	\$96,500	2035	* *	5	\$23,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Various Floors									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout Various Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Throughout Various Floors									
AcousTileSusp.Lay-In	45%			2047	* *	5	\$47,900		
Recent Replace Evident, Extent : Light, Area Affected : 50%									
Location : Various Floors									
Exposed Concrete	5%			LIFE	* *	5	\$800		
Gypsum Board	8%			LIFE	* *	5	\$10,600		
Plaster	7%			LIFE	* *	5	\$4,700		

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	* *			
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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$39,500	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Electrical Service Rated At 2,500 Amperes							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2030	\$182,600	5	\$300	
Raceway									
	Conduit	90%			2030	\$110,400	1		
	Conduit	10%			2050	* *	1		
Panelboards									
	Fused Disc Sw	5%			2029	\$6,400	5	\$100	
	Molded Case Bkrs	35%			2038	* *	5	\$600	
	Molded Case Bkrs	50%			2029	\$63,800	5	\$900	
	Molded Case Bkrs	10%			2046	* *	5	\$200	
Wiring									
	Braided Cloth	20%	2-4	\$32,900	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2030	\$82,400	1		
	Thermoplastic	30%			2050	* *	1		

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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	25%			2028	\$18,600	5	\$100	
	Locally Mounted	25%			2035	**	5	\$100	
	Variable Frequency Drive	50%	Now	\$7,900	2043	**			
	Not Functioning, Extent : Moderate, Area Affected : 50%								
	Location : Mechanical Rooms								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,000	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2035	**	10	\$24,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2035	**	10	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
	LED	50%			2038	**			
	Recent Installation, Extent : Light, Area Affected : 80%								
	Location : Floors 4, 5, 6, And 7								
	Recent Repair Evident, Extent : Light, Area Affected : 20%								
	Location : Corridors Throughout								
	Egress Lighting								
	Emergency, Battery	40%			2035	**	10	\$6,500	
	Exit, Service	60%			2035	**	1		
	Exterior Lighting								
	HID	10%			2030	\$27,000	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	**	1	\$7,500	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%	Now	\$3,000	2035	**	1-3	\$7,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Panel								
	Explanation : Backup Battery Failure								

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

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								
	Utility Steam	100%			2040	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2033	**			
		Other Observation, Extent : Light, Area Affected : 50% Location : 2nd Floor Explanation : Steam To Hot Water							
	Pres. Reducing Valve/LP Steam	50%			2033	**	5	\$2,000	
	Distribution								
	Hot Wtr Piping/Pump	50%			2038	**	4	\$2,500	
	Steam Piping/Pump	50%	Now	\$7,400	2040	**			
		Corroded, Extent : Severe, Area Affected : 10% Location : Basement							
	Terminal Devices								
	Convactor/Radiator	40%			2035	**	1	\$8,700	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$87,200	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2035	**	1	\$41,400	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2035	**	2	\$46,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Rooms, Each Floor Explanation : 12 Indoor Units, Air Cooled Condenser Through Louvers R-22 Is Used							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$11,200	
	No Component	70%							
	Exhaust Fans								
	Roof	20%			2025	\$22,200	2	\$400	
		Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 1 Unit Is Operational. 10 Units Abandoned In Place							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	Now	\$2,500	2040	**	1		
		Leak Evident, Extent : Severe, Area Affected : 5% Location : Basement Booster Pump							
	Galvanized Steel	90%			2035	**	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.

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%	0-2	\$106,700	2060	* *	4	\$6,600	
				Corroded, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2030	\$10,200	4	\$2,100	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Two Units From Basement To 12th Floor, Two Units From 1st To 12th Floor					
				Explanation : 4 Units					
Fire Suppression									
	Standpipe Generic	100%			2040	* *	1-5	\$35,000	
	Sprinkler No Component Generic	90% 10%			2040	* *	1-2	\$1,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement And 11th Floor Trial Room					
				Explanation : Only In Areas Notes					

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : SPRING ST SALT ENCLOSURE
Address : 553 CANAL STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0073.000 / 14837 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 7,567 **Project Type** : SANITATION
Date of Survey : 17-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 595 **Lot** : 87 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$265,200
Total		\$265,200
Importance Code A		\$265,200
Total		\$265,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$15,100
Interior Architecture				
Electrical				\$100
Site Pavements	\$6,500			
Total	\$6,500			\$15,200
Importance Code A				\$15,100
Importance Code B	\$6,500			\$100
Importance Code C				
Total	\$6,500			\$15,200



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.

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
	Exterior Walls								
	Cast in Place Concrete	82%			LIFE	**	5	\$208,200	
	Masonry: Granite	3%			LIFE	**	5	\$1,100	
	Metal Sect. OHD	15%			2045	**	5	\$23,800	
	Parapets								
	Cast in Place Concrete	95%			LIFE	**	5	\$57,000	
	Metal Rail	5%			2045	**	5-10	\$5,200	
	Roof								
	Single Ply Membrane	95%			2036	**	10	\$21,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Concrete Walking Pavers							
	Skylight, Plastic	5%			2045	**	1		
Interior									
	Floors								
	Cast in Place Concrete	100%			LIFE	**	5	\$24,800	
	Interior Walls								
	Cast in Place Concrete	85%			LIFE	**			
	Steel Plate	15%			LIFE	**	5	\$400	
	Ceilings								
	Fiber Board	100%			2036	**			
	Site Enclosure								
	Fence/Gates								
	Iron Picket	100%			2072	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : North And South Entrance Gates							
		Explanation : Component Actually Steel Plate							
	Free Standing Walls								
	Cast in Place Concrete	100%			2072	**			
	Site Pavements								
	Public Sidewalk								
	Cast in Place Concrete	90%	0-2	\$4,100	2045	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : South Side							
	Pavers/Stone	10%	Now	\$2,400	2041	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Shattered Glass Pavers At Base Of Walls							
	Parking/Driveway								
	Cast in Place Concrete	100%			2041	**			

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

Under 600 Volts

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

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

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%			2054	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Outside								
	Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
	Raceway								
	Conduit	100%			2054	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2050	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2054	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2045	* *	5	\$100	
Stand-by Power									
	Transfer Switches								
	Manual	100%			2054	* *	5		
Lighting									
	Interior Lighting								
	Fluorescent	100%			2036	* *	10	\$6,900	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Exterior Lighting								
	Fluorescent	40%			2036	* *	10	\$300	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Outside								
	HID	60%			2036	* *	10		

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : STATEN ISLAND 2 GARAGE/BORO OFFC
Address : 2500 RICHMOND AVENUE @ RICHMOND HILL RD.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0026.000 / 2005 **Yr Built/Renovated** : 1986 /
Area Sq Ft : 74,682 **Project Type** : SANITATION
Date of Survey : 21-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2520 **Lot** : 1 **BIN** : 5041599

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,431,200	\$157,500
Interior Architecture	\$216,500	\$311,700
Electrical	\$356,200	\$109,600
Mechanical	\$286,200	\$1,119,300
Site Pavements	\$461,200	\$1,537,400
Total	\$2,751,200	\$3,235,500
Importance Code A	\$1,482,800	\$236,300
Importance Code B	\$807,200	\$1,365,700
Importance Code C	\$461,200	\$1,633,400
Total	\$2,751,200	\$3,235,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$92,100	\$3,700		
Interior Architecture	\$39,300	\$10,500		\$1,300
Electrical	\$1,300	\$3,500	\$1,800	\$1,800
Mechanical	\$70,400	\$33,500	\$12,200	\$5,400
Site Enclosure	\$5,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$212,600	\$55,200	\$18,000	\$12,400
Importance Code A	\$95,000	\$7,100	\$3,300	\$3,300
Importance Code B	\$75,800	\$48,100	\$14,700	\$9,100
Importance Code C	\$41,800			
Total	\$212,600	\$55,200	\$18,000	\$12,400



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.

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%	0-2	\$375,700	LIFE	**	5	\$93,800	
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : All Facades								
	Explanation : Deteriorated Control Joints And Rusted Relieving Angles								
	Metal Panel	5%	0-2	\$2,300	2038	**	5	\$11,000	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Wash Bay								
	Metal Coiling Doors	13%	Now	\$277,200	2033	**	5	\$23,800	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : All Doors - Rapid Rollups Requested At Select Bays								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : All Bays								
	Unit Inoperable, Extent : Moderate, Area Affected : 25%								
	Location : Various Bays Throughout								
	Metal Coiling Doors	2%			2048	**	5	\$7,300	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Windows									
	Aluminum	100%	0-2	\$704,800	2053	**	5	\$7,900	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 80%								
	Location : Throughout								
	Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals								
Parapets									
	Concrete Masonry Unit	10%	Now	\$900	LIFE	**	5	\$700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%								
	Location : Various Locations								
	Masonry: Brick Cavity	90%	Now	\$27,600	LIFE	**	5	\$5,600	
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Interior Parapet Wall								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Interior Parapet Wall								

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	16%	Now	\$22,100	2033	**			
		Alligatoring, Extent : Moderate, Area Affected : 15%							
		Location : Above 2nd Floor Programmed Area							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Mezzanine, Storage And Male Locker Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Above 2nd Floor Programmed Area							
	Built-Up (BUR)	77%			2033	**	10	\$73,500	
	Skylight, Plastic	2%	0-2	\$9,400	2041	**	1		
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : At Curbing							
	Sloped Glazing	5%	Now	\$29,800	LIFE	**	5	\$63,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Above Mechanics Area							
Interior									
Floors									
	Cast in Place Concrete	70%	Now	\$38,900	LIFE	**	5	\$153,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	3%	Now	\$3,100	2031	\$62,200	5	\$1,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Within Locker Rooms							
	Ceramic Tile	2%			2041	**	5	\$2,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Showers							
	Quarry Tile	14%			2033	**	5	\$21,000	
		Worn/Eroded, Extent : Light, Area Affected : 35%							
		Location : Throughout 1st Floor							
	Terrazzo	1%			LIFE	**	5	\$800	
	Vinyl Tile	10%	Now	\$91,000	2038	**	3	\$3,800	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Corridors							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout Corridors							

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	8%	4+	\$4,800	2031	\$96,000	5	\$1,600		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Locker Rooms								
Ceramic Tile	2%			2041	**	5	\$800		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Shower Areas								
Concrete Masonry Unit	65%	0-2	\$31,400	LIFE	**	5	\$10,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Garage Area								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Settlement Cracks - Various Locations								
Gypsum Board	10%			LIFE	**	5	\$2,400		
SGFT/Glazed Masonry	15%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$86,600	2048	**	5	\$5,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Mens Locker Room Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 50%								
	Location : Mens Locker Room Throughout								
Exposed Struc: Steel	85%			LIFE	**				
Gypsum Board	5%			LIFE	**	5	\$6,300		
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	100%	0-2	\$5,700	2048	**				
	Exposed Reinforcement, Extent : Moderate, Area Affected : 20%								
	Location : At Salt Shed Area								
	Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : At Salt Shed Area								
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2041	**				
On-Site Walkways									
Cast in Place Concrete	100%			2041	**				
Parking/Driveway									
Asphalt	100%	Now	\$461,200	2031	\$1,537,400				
	Sinking/Subsiding, Extent : Moderate, Area Affected : 35%								
	Location : Throughout Wrap Around Driveway								
	Tripping Hazard, Extent : Severe, Area Affected : 20%								
	Location : Metal Plate Covers In Parking Lot								

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

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%			2038	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Disconnect Switches Rated At 2,000 Amperes Each							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	**	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 4- Vertical Sections							
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Fused Disc Sw	10%			2036	**	5	\$200	
	Molded Case Bkrs	90%			2036	**	5	\$1,800	
	Wiring								
	Thermoplastic	100%			2038	**	1		
	Motor Controllers								
	Locally Mounted	10%			2033	**	5	\$100	
	Motor Control Center	90%			2033	**	5	\$1,800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2036	**	10	\$36,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garage							
	Fluorescent	40%			2036	**	10	\$24,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms							
	Egress Lighting								
	Emergency, Battery	50%			2028	\$48,200	10	\$8,100	
	Exit, Service	50%			2028	\$11,900	1		
	Exterior Lighting								
	HID	20%			2023	\$60,200	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%	Now	\$48,200	2038	**	1	\$5,000	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Cameras Not Functional							

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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.*

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2023

\$247,700

1-3

\$13,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors*

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Furnace

40%

2033

* *

1

\$13,200

*Other Observation, Extent : Light, Area Affected : 40%**Location : Garage**Explanation : 14 Modine Heaters*

Furnace

50%

Now

\$1,600

2028

\$78,800

1

\$14,900

*Not in Service, Extent : Moderate, Area Affected : 10%**Location : 1 Out Of 7 Units, Roof**Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 7 Rooftop Package Units*

Hot Water Boiler

10%

0-2

\$51,600

2048

* *

1

\$3,000

*Corroded, Extent : Severe, Area Affected : 80%**Location : Boiler Room**Obsolete Equipment, Extent : Severe, Area Affected : 10%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 10%**Location : 1st Floor Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

10%

0-2

\$1,000

2027

\$10,400

4

\$300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout Garage*

No Component

90%

Terminal Devices

Convactor/Radiator

10%

2033

* *

1

\$2,200

No Component

90%

Air Conditioning

Energy Source

Electricity

100%

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.*

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,400	2028	\$167,700	2	\$700	
		Not in Service, Extent : Severe, Area Affected : 10% Location : #4 Unit On Roof Other Observation, Extent : Moderate, Area Affected : 20% Location : Roof Explanation : 4 Units. R-22							
	Window/Wall Unit	5%			2023	\$7,000	1		
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$123,400	LIFE	**	2-5	\$37,300	
		Damaged, Extent : Severe, Area Affected : 15% Location : Wash Area And Garage North Entrance							
	Exhaust Fans								
	Roof	100%	Now	\$111,200	2038	**	2	\$1,600	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2038	**	1		
	Galvanized Steel	60%			2026	\$176,300	1		
	Water Heater								
	Gas Fired	100%			2026	\$40,800	2	\$1,000	
	Sanitary Piping								
	Cast Iron	100%	Now	\$24,500	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10% Location : 1st Floor Wash Area Damaged, Extent : Severe, Area Affected : 5% Location : Oil Separator Piping.							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%	Now	\$2,200	2023	\$21,500	4	\$3,000	
		Not in Service, Extent : Severe, Area Affected : 50% Location : Pump Room							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2028	\$655,700	1-2	\$18,800	
	Chemical System								
	Dry	100%			2022	\$27,900	1-3	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Refill Stations, Garage Explanation : 3 Sets							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Address : 1000 WEST SERVICE ROAD @MULDOON AVE.
Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DOS0025.000 / 130 Yr Built/Renovated : 1981 /
Area Sq Ft : 82,366 Project Type : SANITATION
Date of Survey : 07-Aug-2014 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2685 Lot : 100 BIN : 5141714

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$3,686,900	\$2,070,700
Interior Architecture	\$623,400	\$193,400
Electrical	\$640,300	\$52,200
Mechanical	\$193,400	\$813,400
Total	\$5,144,000	\$3,129,800
Importance Code A	\$3,686,900	\$2,096,800
Importance Code B	\$1,276,000	\$1,033,000
Importance Code C	\$181,100	
Total	\$5,144,000	\$3,129,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,600			
Interior Architecture	\$48,000			\$2,100
Electrical	\$41,100	\$200	\$16,600	\$5,500
Mechanical	\$104,000	\$8,200	\$23,600	\$8,200
Total	\$203,700	\$8,400	\$40,200	\$15,800
Importance Code A	\$31,300	\$3,700	\$3,700	\$3,700
Importance Code B	\$153,200	\$4,800	\$36,600	\$12,100
Importance Code C	\$19,200			
Total	\$203,700	\$8,400	\$40,200	\$15,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	75%	Now	\$853,300	LIFE	* *	5	\$60,600	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Northwest Corner								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : North Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : North Facade								
	Metal Coiling Doors	25%	0-2	\$979,800	2031	\$1,959,500	5	\$50,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : North Facade, South Facade								
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
Windows									
	Aluminum	97%	Now	\$226,200	2042	* *	5	\$8,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Louvers	3%	Now	\$5,000	2035	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Parapets									
	Concrete Masonry Unit	95%	Now	\$54,400	LIFE	* *	5	\$7,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Metal Panel	5%	0-2	\$5,600	2036	* *	5	\$700	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Roof									
	Built-Up (BUR)	97%	Now	\$1,480,000	2036	* *			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Locker Rooms, Garage Area								
	Skylight, Plastic	3%	Now	\$93,400	2039	* *	1		
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
	Location : Over Garage Area								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Garage Area								

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.

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	80%	0-2	\$196,400	LIFE	* *	5	\$193,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Throughout							
	Ceramic Tile	5%	0-2	\$22,900	2035	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout							
	Vinyl Tile	15%	0-2	\$150,500	2036	* *	3	\$6,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : First And Second Floor Corridors Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : First And Second Floor Corridors							
Interior Walls									
	Ceramic Tile	5%	0-2	\$13,200	2035	* *	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Concrete Masonry Unit	85%	0-2	\$181,100	LIFE	* *	5	\$15,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
	Gypsum Board	10%	0-2	\$6,000	LIFE	* *	5	\$2,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$95,500	2046	* *	5	\$5,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : First Floor Corridor And Second Floor Water Penetration, Extent : Light, Area Affected : 5% Location : Locker Rooms Worn/Eroded, Extent : Light, Area Affected : 50% Location : First Floor Corridor And Second Floor							
	Exposed Struc: Steel	85%			LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Throughout							
	Gypsum Board	5%	0-2	\$6,000	LIFE	* *	5	\$6,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout							

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

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%			2026	\$5,200	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1,600 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$52,200	5	\$400	
	Raceway								
	Conduit	100%			2026	\$33,500	1		
	Panelboards								
	Fused Disc Sw	10%			2025	\$4,100	5	\$200	
	Molded Case Bkrs	90%			2025	\$37,000	5	\$2,000	
	Wiring								
	Thermoplastic	100%			2026	\$29,600	1		
	Motor Controllers								
	Locally Mounted	10%			2024	\$1,500	5	\$100	
	Motor Control Center	90%			2024	\$13,800	5	\$2,000	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	65%			2022	\$139,100	10	\$44,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 And T-8 Lamps							
	HID	35%			2022	\$27,600	10	\$800	
	Egress Lighting								
	Emergency, Battery	40%			2022	\$42,500	10	\$7,100	
	Exit, Service	60%			2022	\$5,300	1		
	Exterior Lighting								
	HID	100%			2022	\$332,100	10	\$300	
Alarm									
	Fire/Smoke Detection								
	No Component	95%							
	Generic, Analog	5%	0-2	\$45,500	2036	* *	1-3	\$2,300	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

Heating

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

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

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	25%			2036	**	1		
	Interruptible Gas/Dual Fuel	75%			2046	**	1		
Conversion Equipment									
	Furnace	15%			2026	\$26,100	1	\$5,500	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Garage							
		Explanation : 6 Gas Fire Modine Heaters							
	Furnace	10%	Now	\$17,400	2036	**	1	\$3,300	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : 1 Rooftop Unit, Roof							
	Hot Water Boiler	75%			2039	**	1	\$27,400	
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	75%			2034	**	4	\$4,100	
	No Component	25%							
Terminal Devices									
	Air Handler	15%			2026	\$155,800	1	\$6,900	
	Convactor/Radiator	10%			2024	\$39,500	1	\$2,400	
	Unit Heater - Steam	50%			2026	\$132,000	4	\$5,100	
	No Component	25%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	1		
Conversion Equipment									
	Reciprocating	15%			2022	\$94,000	1	\$5,100	
	Compr/Chiller								
	Exterior Pkg Unit - Cooling	15%			2026	\$89,700	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Roof							
	Exterior Pkg Unit - Cooling	10%	0-2	\$59,800	2036	**	2	\$400	
		Abandoned in Place, Extent : Severe, Area Affected : 10%							
		Location : Roof							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Water Leaking To Locker Room							
	Split Unit	10%			2026	\$157,600			
	No Component	50%							
Distribution									
	CW & CHW Wtr	15%			2026	\$6,800	4	\$800	
	Pipe/Pump								
	No Component	85%							

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 4 Pipe	15%	Now	\$6,500	2026	\$129,700	1	\$3,200	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Office Area							
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser Unit	25%			2022	\$18,600	2	\$12,900	
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	
	Exhaust Fans								
	Roof	100%	Now	\$6,100	2026	\$122,600	2	\$1,800	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	**	1		
	HW Heat Exchanger								
	Steam Fired	100%			2036	**	4	\$7,300	
	Sanitary Piping								
	Cast Iron	100%	Now	\$27,000	LIFE	**	1		
		Cracked, Extent : Severe, Area Affected : 10%							
		Location : It Needs To Be Confirmed - North Side Of Building							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2022	\$12,600	4	\$2,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2036	**	1-5	\$37,200	
	Sprinkler								
	Generic	100%			2036	**	1-2	\$20,700	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : STATEN ISLAND TRANSFER STATION
Address : WEST SERVICE ROAD FRESH KILLS
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0063.000 / 13883 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 100,000 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$454,700	\$866,500
Interior Architecture	\$585,900	\$669,300
Electrical	\$55,300	\$41,300
Mechanical	\$306,100	\$166,000
Total	\$1,402,000	\$1,743,100
Importance Code A	\$490,000	\$866,500
Importance Code B	\$912,000	\$876,600
Total	\$1,402,000	\$1,743,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,100		\$22,500	
Interior Architecture	\$15,400		\$13,200	\$1,800
Electrical	\$22,100	\$600	\$2,000	\$700
Mechanical	\$34,900	\$6,700	\$11,600	\$4,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,400	\$11,200	\$53,200	\$11,200
Importance Code A	\$1,100	\$700	\$23,200	\$700
Importance Code B	\$60,900	\$10,400	\$30,000	\$10,200
Importance Code C	\$15,400			\$200
Total	\$77,400	\$11,200	\$53,200	\$11,200



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.

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$71,900	
	Fiberglass Panel	15%			2040	**	5	\$80,900	
	Metal Panel	70%			2051	**	5-10	\$691,700	
	Metal Coiling Doors	10%			2044	**	5	\$44,900	
Windows									
	Aluminum	95%			2047	**	5	\$1,000	
	Metal Louvers	5%			2040	**	10	\$300	
Parapets									
	Metal Panel	100%			2051	**	5	\$98,400	
	Other Observation, Extent : Light, Area Affected : 20%								
	Location : Base Of Parapet Wall								
	Explanation : Paint Peeling								
Roof									
	Metal Panel	98%			2044	**	10	\$378,300	
	Skylight, Plastic	2%			2044	**	1		
Soffits									
	Exposed Concrete	100%			LIFE	**	5-10	\$700	
Interior									
Floors									
	Cast in Place Concrete	90%			LIFE	**	5	\$629,500	
	Ceramic Tile	2%			2040	**	5	\$3,200	
	Quarry Tile	1%			2044	**	5	\$2,400	
	Sheet Vinyl/Rubber	7%			2031		5	\$16,800	
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**	10	\$9,900	
	Ceramic Tile	2%			2040	**	5	\$400	
	Concrete Masonry Unit	15%	4+	\$1,400	LIFE	**	5	\$1,200	
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : At Stair And Mezzanine Deck In Transfer Area								
	Gypsum Board	3%			LIFE	**	5-10	\$1,000	
	Metal Panel	60%	4+	\$3,500	LIFE	**			
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Transfer Area								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Stair Railings Throughout								
	Explanation : Paint Peeling								
Ceilings									
	AcousTileSusp.Lay-In	15%			2044	**	5	\$23,900	
	Exposed Struc: Steel	85%			LIFE	**	10	\$271,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Transfer Area Ceiling								
	Explanation : Exposed Metal Decking And Trusses								
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2041	**			
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.

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2036

* *

Parking/Driveway

Asphalt

90%

2034

* *

Cast in Place Concrete

10%

2036

* *

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%

2051

* *

5

\$2,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room 102.1**Explanation : One 3,000 Ampere Main Disconnect Switch*

Transformers

Dry Type

100%

2044

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Three 75 Kilowatts*

Switchgear / Switchboard

Molded Case Bkrs

100%

2051

* *

5

\$2,600

Raceway

Conduit

100%

2051

* *

1

Panelboards

Fused Disc Sw

10%

2047

* *

5

\$200

Molded Case Bkrs

90%

2047

* *

5

\$2,400

Wiring

Thermoplastic

100%

2051

* *

1

Motor Controllers

Locally Mounted

10%

2044

* *

5

\$100

Motor Control Center

90%

2044

* *

5

\$2,500

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$2,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room 103**Explanation : Ground Observed*

Lighting

Interior Lighting

Fluorescent

45%

2036

* *

10

\$41,300

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices, Locker Room And Hallway*

HID

55%

2036

* *

10

\$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.*

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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

Lighting

Egress Lighting

Emergency, Battery

50% Now

\$19,300 2041

* *

*Not Functioning, Extent : Moderate, Area Affected : 100%**Location : Battery Failure Throughout Building*

Exit, Service

50%

2036

* *

1

Exterior Lighting

HID

20%

2036

* *

10

\$100

No Component

80%

Alarm

Security System

No Component

90%

Under Construction

10%

Fire/Smoke Detection

No Component

90%

Generic, Digital

10% Now

\$55,300 2036

* *

1-3

\$5,600

*Devices Damaged, Extent : Moderate, Area Affected : 100%**Location : Throughout**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Cannot Reset After Fan Shutdown Throughout Building**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : System Has Ground Faults*

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Furnace

15%

4+

\$35,300 2041

* *

1

\$6,700

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Rooftop Units Require Frequent Maintenance**Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : 2 Gas Fired Package Rooftop Units*

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

5%

2031

\$11,200

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Equipment And Water Meter Rooms**Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And**Other Metering Rooms*

No Component

95%

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	4+	\$187,800	2041	**	2	\$700	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Units Require Frequent Maintenance							
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$88,300	
	Exhaust Fans								
	Roof	100%	4+	\$83,000	2031	\$166,000	2	\$2,400	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Fans Require Frequent Maintenance							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Electric	10%			2026	\$8,800	4	\$100	
	No Component	90%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2031	\$28,800	4	\$6,000	
	Backflow Preventer								
	Generic	100%			2031	\$25,400	1	\$6,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : Two Water Mains							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
Fire Suppression									
	Sprinkler								
	No Component	15%							
	Generic	85%			2041	**	1-2	\$23,800	

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : W. 59TH ST. MARINE TRANSFER STA.
Address : 59TH ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.000 / 2015 **Yr Built/Renovated** : 1987 /
Area Sq Ft : 85,099 **Project Type** : SANITATION
Date of Survey : 20-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1109 **Lot** : 99 **BIN** : 1076222

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$289,300
Interior Architecture	\$355,100	\$245,800
Electrical	\$896,400	\$658,400
Mechanical	\$1,044,800	\$1,840,700
Total	\$2,296,300	\$3,034,300
Importance Code A		\$1,537,600
Importance Code B	\$2,082,900	\$1,496,600
Importance Code C	\$213,400	
Total	\$2,296,300	\$3,034,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$49,400			
Interior Architecture	\$62,600			\$1,100
Electrical	\$51,300	\$500	\$500	\$5,800
Mechanical	\$37,900	\$9,500	\$15,700	\$11,500
Total	\$201,200	\$10,000	\$16,100	\$18,400
Importance Code A	\$50,500	\$6,300		\$6,300
Importance Code B	\$116,500	\$3,700	\$16,100	\$12,100
Importance Code C	\$34,200			
Total	\$201,200	\$10,000	\$16,100	\$18,400



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.

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

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									
	Fiberglass Panel	25%	0-2	\$7,900	2036	**	5	\$37,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Building Entire									
Explanation : Under Construction. Slated For Completion 2018.									
	Metal Panel	75%	0-2	\$23,200	2047	**	5	\$113,300	
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
	Aluminum	100%	0-2	\$18,300	2043	**	5	\$10,300	
Air Infiltration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Roof									
	Fiberglass Panel	10%			2036	**	1		
	Metal Panel	90%			2040	**	10	\$138,300	
Interior									
Floors									
	Cast in Place Concrete	90%	0-2	\$62,400	LIFE	**	5	\$245,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Ceramic Tile	3%	Now	\$7,700	2036	**	5	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Bathroom									
	Vinyl Tile	7%	Now	\$79,300	2037	**	3	\$3,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Offices									
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	10%	4+	\$28,900	LIFE	**	5	\$9,700	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Top Of Foot Ramp To Upper Level									
	Fiberglass Panel	35%	0-2	\$69,900	LIFE	**			
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	10%	0-2	\$5,400	LIFE	**	5	\$14,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Metal Panel	40%	0-2	\$143,500	LIFE	**			
Deformed/Dented, Extent : Light, Area Affected : 10%									
Location : Throughout									

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

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

Interior

Ceilings

AcousTileSusp.Lay-In 5% Now \$16,200 2040 * * 5 \$3,100

Cracking/Crumbling, Extent : Severe, Area Affected : 60%
Location : Throughout

Exposed Struc: Steel 85% LIFE * *

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

Metal Panel 10% 0-2 \$4,500 LIFE * * 5 \$15,600

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2027 \$41,900 5 \$2,200

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : Four 800 Ampere Main Disconnect Switches, Building Is Under Construction, No Access

Switchgear / Switchboard

Molded Case Bkrs 100% 2027 \$234,800 5 \$2,200

Raceway

Conduit 100% 2027 \$103,100 1

Panelboards

Fused Disc Sw 10% 2026 \$12,800 5 \$200

Molded Case Bkrs 90% 2026 \$114,900 5 \$2,000

Wiring

Thermoplastic 100% 2027 \$163,700 1

Motor Controllers

Locally Mounted 5% 2025 \$4,000 5

Motor Control Center 95% 2025 \$244,000 5 \$2,200

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$1,300

Lighting

Interior Lighting

Fluorescent 40% 2022 \$63,400 10 \$31,200

Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : T-12 Lamps

HID 60% 2022 \$110,700 10 \$1,700

Egress Lighting

Emergency, Battery 50% 2022 \$41,100 10 \$10,300

Exit, Service 50% 2022 \$5,000 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.

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

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

Lighting

Exterior Lighting

HID

100%

2022

\$343,100

10

\$300

Alarm

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2022

\$94,100

1-3

\$5,400

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

Heating

Energy Source

Electricity

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Everything Under Construction, No Acces For Survey.*

Conversion Equipment

Radiant Heater

80%

2027

\$1,206,400

2

\$31,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units*

No Component

20%

Distribution

Ductwork/Diffusers

80%

LIFE

* *

2-5

\$38,000

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

10%

Now

\$318,200

2032

* *

2

\$400

*Not in Service, Extent : Severe, Area Affected : 100%**Location : 2nd Floor*

Window/Wall Unit

5%

2022

\$8,900

1

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$47,500

*Not in Service, Extent : Light, Area Affected : 30%**Location : Throughout*

Exhaust Fans

Interior

80%

2022

\$242,200

2

\$2,100

Roof

20%

2022

\$28,300

2

\$500

Plumbing

H/C Water Piping

Brass/Copper

100%

2027

\$634,300

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.

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2022	\$75,000	4	\$700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2037	* *	4	\$900	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$354,600	2057	* *	1-5	\$30,200	
			Corroded, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
	Fire Pump								
	Generic	100%	Now	\$54,800	2042	* *	1	\$14,300	
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Barge Area						
			Explanation : Obsolete						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : 59TH ST MARINE TRANSFER STATION NORTH PIER
Address : W 59TH STREET HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.010 / 1843 **Yr Built/Renovated** : 1901 / 1996
Area Sq Ft : 49,400 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$430,600	\$97,800
Total	\$430,600	\$97,800
Importance Code A		\$97,800
Importance Code B	\$430,600	
Total	\$430,600	\$97,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$26,800		\$35,400	\$2,200
Total	\$26,800		\$35,400	\$2,200
Importance Code A	\$26,800			
Importance Code B			\$35,400	\$2,200
Total	\$26,800		\$35,400	\$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.

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	65%			LIFE	**	5	\$59,800	
	No Component	35%							
Pile Caps									
	Concrete	5%			LIFE	**	5	\$200	
	Timber	1%	4+	\$26,800	LIFE	**	4	\$3,900	
		Rotting/Splitting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Timber	4%			LIFE	**	4	\$15,500	
	Not Accessible	90%							
Piles and Bracing									
	Concrete	5%			LIFE	**	5	\$7,800	
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : Tidal Zone Of Inshore Pedestals							
	Steel	5%			LIFE	**	5	\$38,000	
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Splash Zone							
	Timber	5%			LIFE	**	4-5	\$11,100	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Not Accessible	85%							
Fender									
Buffer									
	Rubber	60%			2036	**	4-5	\$26,100	
	No Component	40%							
Facing									
	Timber	10%	Now	\$124,900	2042	**	3	\$6,500	
		Broken, Extent : Severe, Area Affected : 75%							
		Location : Along Portions Of South Face							
		Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%							
		Location : South End							
	Timber	30%			2036	**	3	\$19,600	
	No Component	50%							
	Not Accessible	10%							
Wales and Chocks									
	Timber	15%	Now	\$118,200	2042	**	4	\$13,500	
		Missing Part, Extent : Severe, Area Affected : 100%							
		Location : Several Sections Along North Side							
	Timber	35%			2036	**	4	\$31,500	
	Not Accessible	50%							

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Piles									
	Timber	15%	Now	\$187,400	2042	* *	4	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : North Side</i>									
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>									
<i>Location : West End</i>									
	Timber	45%			2036	* *	4	\$18,700	
	Not Accessible	40%							
Deck Elements									
Railing									
	Steel	80%			2025				
	No Component	20%							
Coping/Curb									
	Timber	90%			LIFE	* *			
	No Component	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.*

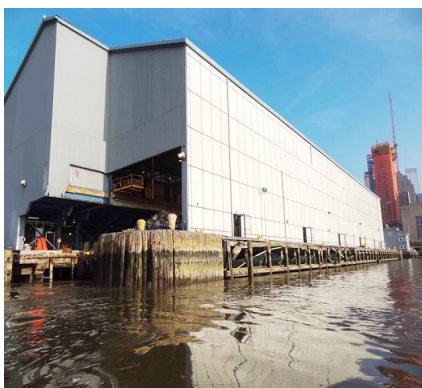
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : 59TH ST MARINE TRANSFER STATION SOUTH PIER
Address : W 59TH STREET HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.020 / 2857 **Yr Built/Renovated** :
Area Sq Ft : 8,052 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$88,500	
Total	\$88,500	
Importance Code B	\$88,500	
Total	\$88,500	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$53,100	\$1,700	\$20,000	\$500
Total	\$53,100	\$1,700	\$20,000	\$500
Importance Code A		\$1,700		
Importance Code B	\$53,100		\$20,000	\$500
Total	\$53,100	\$1,700	\$20,000	\$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.

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	40%			LIFE	**	5	\$6,000
		Cracking, Extent : Light, Area Affected : 20%						
		Location : Throughout						
		Surface Wearing/Scaling, Extent : Light, Area Affected : 20%						
		Location : Throughout						
	Steel	5%			2028	\$19,600	5	\$3,400
	Not Accessible	55%						
	Pile Caps							
	Concrete	10%			LIFE	**	5	\$100
	Not Accessible	90%						
Piles and Bracing	Steel	5%			LIFE	**	5	\$6,200
		Corrosion, Extent : Light, Area Affected : 20%						
		Location : Splash Zone						
	Timber	5%			LIFE	**	4-5	\$1,800
	Not Accessible	90%						
Fender	Buffer							
	Rubber	45%			2036	**	4-5	\$9,200
	No Component	55%						
	Facing							
	Timber	35%			2036	**	3	\$10,800
		Surface Wearing/Scaling, Extent : Light, Area Affected : 50%						
		Location : Throughout						
	Timber	5%	Now	\$19,700	2042	**	3	\$1,500
		Broken, Extent : Severe, Area Affected : 100%						
		Location : At East And West Ends						
Wales and Chocks	No Component	50%						
	Not Accessible	10%						
	Timber	20%	Now	\$29,800	2042	**	4	\$8,500
		Broken, Extent : Severe, Area Affected : 100%						
		Location : South Face						
	Timber	50%			2036	**	4	\$21,300
	Not Accessible	30%						
Piles	Timber	15%	Now	\$88,500	2042	**	4	\$2,900
		Broken, Extent : Severe, Area Affected : 100%						
		Location : Throughout						
		Rotting/Splitting, Extent : Severe, Area Affected : 50%						
		Location : Throughout						
	Timber	45%			2036	**	4	\$8,800
	Not Accessible	40%						

Deck Elements

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

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

Deck Elements

Coping/Curb

Timber

98%

LIFE

* *

Timber

2% Now

\$3,700

LIFE

* *

Loose Connections, Extent : Moderate, Area Affected : 100%

Location : Isolated Elements On North Side

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

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

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

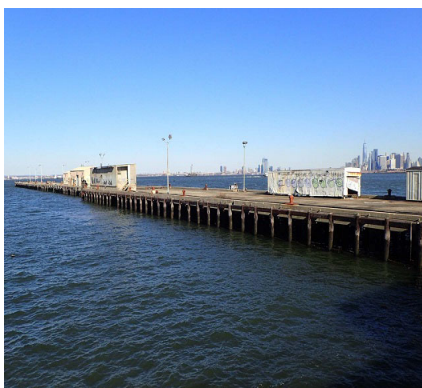
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : **BROOKLYN SANITATION GARAGE CONCRETE PIER**
Address : **52ND ST. AND GOWANUS BAY**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0006.010 / 1818** **Yr Built/Renovated** :
Area Sq Ft : **40,443** **Project Type** : **SANITATION**
Date of Survey : **21-Feb-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **803** **Lot** : **5** **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$7,885,700	\$190,000
Total	\$7,885,700	\$190,000
Importance Code A	\$5,832,900	\$190,000
Importance Code B	\$2,052,900	
Total	\$7,885,700	\$190,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$51,300		\$21,900	
Total	\$51,300		\$21,900	
Importance Code A	\$41,300			
Importance Code B	\$10,000		\$21,900	
Total	\$51,300		\$21,900	



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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	55%	Now	\$1,393,800	LIFE	**	5	\$41,400
		Other Observation, Extent : Severe, Area Affected : 70%						
		Location : Offshore 410 Feet Of The Pier						
		Explanation : Collapsed/Failed						
	Concrete	30%	4+	\$760,200	LIFE	**	5	\$22,600
		Cracking, Extent : Light, Area Affected : 10%						
		Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
		Excess Deflections, Extent : Moderate, Area Affected : 50%						
		Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Not Accessible	15%						
Firewalls	Concrete	40%			LIFE	**	5-10	\$3,600
		Cracking, Extent : Light, Area Affected : 5%						
		Location : 215 Feet From Inshore End Of Pier						
		Spalling, Extent : Light, Area Affected : 5%						
	Concrete	40%	Now	\$92,100	LIFE	**	5	\$1,800
		Missing Part, Extent : Severe, Area Affected : 100%						
		Location : South Half Of Firewall Located 215 Feet From Inshore End Of Pier						
	Not Accessible	20%						
Pile Caps	Timber	55%	Now	\$1,207,200	LIFE	**	4	\$174,800
		Other Observation, Extent : Severe, Area Affected : 80%						
		Location : Offshore 410 Feet Of Pier						
		Explanation : Collapsed/Failed						
	Timber	20%	4+	\$439,000	LIFE	**	4	\$63,600
		Rotting/Splitting, Extent : Moderate, Area Affected : 10%						
		Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Timber	15%			LIFE	**	4	\$71,500
		Rotting/Splitting, Extent : Light, Area Affected : 2%						
		Location : Ends Of Pile Caps At Inshore 285 Feet Of Pier						
	Not Accessible	10%						
Piles and Bracing	Timber	55%	Now	\$1,900,000	LIFE	**	4-5	\$99,700
		Missing Pile, Extent : Severe, Area Affected : 15%						
		Location : Isolated Locations Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
		Other Observation, Extent : Severe, Area Affected : 80%						
		Location : Offshore 400 Feet Of Pier						
		Explanation : Collapsed/Failed						
	Timber	10%			LIFE	**	4-5	\$33,700
		Rotting/Splitting, Extent : Light, Area Affected : 10%						
		Location : Within Inshore 285 Feet Of Pier						
	Not Accessible	35%						

Fender

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Buffer								
	Rubber	60%			2044	**	4-5	\$28,800	
	Rubber	5%	Now	\$9,900	2046	**	4-5	\$1,500	
Missing Part, Extent : Severe, Area Affected : 100%									
Location : Isolated Locations At Inshore End Of Pier, North Side									
	No Component	35%							
Wales and Chocks									
	Timber	85%	Now	\$740,700	2046	**	4	\$84,600	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : North Side Of Pier And Offshore 615 Feet Of Pier On The South Side									
Explanation : Failed									
	Timber	15%			2040	**	4	\$14,900	
Rotting/Splitting, Extent : Light, Area Affected : 10%									
Location : Inshore End Of Pier At South Side									
Piles									
	Timber	85%	Now	\$1,174,000	2046	**	4	\$39,100	
Missing Pile, Extent : Severe, Area Affected : 100%									
Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier On South Side									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End Of Pier									
Explanation : Corrosion									
	Timber	10%	4+	\$138,100	2046	**	4	\$4,600	
Rotting/Splitting, Extent : Light, Area Affected : 10%									
Location : Inshore End Of Pier, South Side									
	Not Accessible	5%							
Deck Elements									
	Railing								
	Fencing	3%	Now	\$200	2036	**	3		
Broken, Extent : Severe, Area Affected : 100%									
Location : Several Locations At Inshore End Of Pier, And The Sections Isolating The Collapsed Area 400 Feet From The End									
	Fencing	2%			2032	**	3		
Corrosion, Extent : Light, Area Affected : 10%									
Location : Primarily On Base Of Fence Posts At Intact Sections Of Inshore Fencing									
	No Component	95%							
Coping/Curb									
	Concrete	100%			LIFE	**			
Spalling, Extent : Light, Area Affected : 10%									
Location : Isolated Along Length Of Concrete Curb									
Electrical									
	Lighting Fixture								
	Sodium	100%	Now	\$40,600	2026	\$40,600			
Broken, Extent : Light, Area Affected : 100%									
Location : All Lights									

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : GREENPOINT MARINE TRANSFER STA BARGE DOCKS
Address : N. HENRY ST. AND NEWTON CREEK
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0007.010 / 1819 **Yr Built/Renovated** :
Area Sq Ft : 22,248 **Project Type** : SANITATION
Date of Survey : 04-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2508 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$67,700			\$13,700
Total	\$67,700			\$13,700
Importance Code A	\$21,700			
Importance Code B	\$46,000			\$13,700
Total	\$67,700			\$13,700



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.

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	5%			LIFE	**	5	\$2,100	
	Timber	29%			LIFE	**	5	\$27,100	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 20%							
		Location : Walkways Throughout							
	Timber	1%	Now	\$21,700	LIFE	**	5	\$900	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Collapsed Stairs On East Face							
	No Component	20%							
	Not Accessible	45%							
Pile Caps									
	Concrete	10%			LIFE	**	5	\$200	
	Timber	20%			LIFE	**	4	\$35,000	
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
	Not Accessible	70%							
Piles and Bracing									
	Timber	10%			LIFE	**	4-5	\$10,000	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Above Mhw Elevation							
		Explanation : Checking							
	Not Accessible	90%							
Fender									
Buffer									
	Rubber	5%			2041	**	4-5	\$1,800	
	No Component	95%							
Facing									
	Timber	63%			2037	**	3	\$44,200	
	Timber	2%	Now	\$16,800	2043	**	3	\$1,100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : At North Side Of West Face Of Facility							
	No Component	15%							
	Not Accessible	20%							
Piles									
	Timber	12%			2037	**	4	\$4,000	
		Worn, Extent : Light, Area Affected : 20%							
		Location : Isolated Above Mlw Elevation							
	Timber	3%	Now	\$18,200	2043	**	4	\$1,000	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : At Offshore Mooring/ Berthing Dolphins							
	No Component	75%							
	Not Accessible	10%							
Deck Elements									
Railing									
	Steel	20%			2026				
	No Component	80%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Coping/Curb								
	Timber	100%			LIFE		* *		
		Rotting/Splitting, Extent : Moderate, Area Affected : 5%							
		Location : Along West Side Of Facility							
Protective Structure									
	Donut Fender								
	Steel/Rubber	100%			2027				
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : At Northwest Corner Of Facility							

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

Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK
Address : HAMILTON AVE AND GOWANUS BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.010 / 2873 **Yr Built/Renovated** :
Area Sq Ft : 3,712 **Project Type** : SANITATION
Date of Survey : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$5,800			\$20,800
Total	\$5,800			\$20,800
Importance Code A				
Importance Code B	\$5,800			\$20,800
Total	\$5,800			\$20,800



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.

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK
Asset # : 2873

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Timber	100%			LIFE	**	5	\$15,600	
Pile Caps									
	Timber	100%			LIFE	**	4	\$29,200	
Piles and Bracing									
	Steel	15%			LIFE	**	5	\$8,600	
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Within Tidal Zone							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 4 Each That Support Mooring Elements							
		Explanation : Sheet Piles Cells							
	Timber	60%			LIFE	**	4-5	\$10,000	
		Worn, Extent : Light, Area Affected : 10%							
		Location : Within Tidal Zone							
	Not Accessible	25%							
Coping/Curb									
	Timber	100%			LIFE	**			
Fender									
Facing									
	Timber	80%			2037	**	3	\$23,200	
	Not Accessible	20%							
Wales and Chocks									
	Timber	100%			2037	**	4	\$30,100	

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.

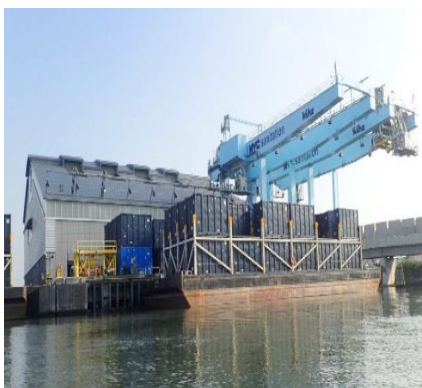
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Address : FLUSHING BAY BET 30TH AND 31ST AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0010.010 / 1805 **Yr Built/Renovated** :
Area Sq Ft : 63,930 **Project Type** : SANITATION
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 75 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers		\$420,400
Total		\$420,400
Importance Code A		\$354,400
Importance Code B		\$66,000
Total		\$420,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers		\$3,200		\$1,300
Total		\$3,200		\$1,300
Importance Code A				
Importance Code B		\$3,200		\$1,300
Importance Code C				
Total		\$3,200		\$1,300



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.

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Asset # : 1805

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	50%		LIFE		**	5	\$59,600
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Deck Planks</i>						
	Not Accessible	50%						
	Deck Surface							
	Asphalt Pavers	5%		2041		**		
	Concrete	25%		2041		**	5	\$10,900
	Not Accessible	70%						
	Pile Caps							
	Concrete	100%		LIFE		**	5	\$4,300
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Pier</i>						
Piles and Bracing	Steel	30%		LIFE		**	5	\$294,900
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : In Tidal Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 5%</i>						
		<i>Location : In Tidal Zone</i>						
		<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : New Pier</i>						
	Not Accessible	70%						
Fender Facing	Composite	50%		2027		\$66,000		
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Along Two Berthing Faces</i>						
	No Component	50%						
	Wales and Chocks							
	Steel	40%		2041		**	3-5	\$18,900
	No Component	50%						
	Not Accessible	10%						
	Piles							
	Timber	10%		2041		**	4	\$2,600
	No Component	80%						
	Not Accessible	10%						
Pile Cluster	Timber	50%		2032		**	4-10	
	Not Accessible	50%						
Deck Elements	Railing							
	Steel	50%		2027				
	No Component	50%						
	Coping/Curb							
	Timber	50%		LIFE		**		
	No Component	50%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Asset # : 1805

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
Address : NORTH SIDE OF DOS FACILITY #1821 @ FOOT OF 51ST STREET
Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DOS000B.000 / 14149 Yr Built/Renovated :
Area Sq Ft : 9,850 Project Type : SANITATION
Date of Survey : 11-Aug-2017 Landmark Status : NONE
Areas Surveyed :
Block : 803 Lot : 5 BIN :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$1,942,500	
Total	\$1,942,500	
Importance Code A	\$1,274,500	
Importance Code B	\$668,000	
Total	\$1,942,500	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers				
Total				
Importance Code A				
Importance Code B				
Total				



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

DEPARTMENT OF SANITATION - 827
SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck	Concrete	25%	Now	\$154,300	LIFE	**	5	\$4,600	1
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>							
	Concrete	75%	2-4	\$462,900	LIFE	**	5	\$13,800	2
		<i>Cracking, Extent : Severe, Area Affected : 100%</i> <i>Location : Large Cracks Throughout Deck Surface</i> <i>Excess Deflections, Extent : Severe, Area Affected : 50%</i> <i>Location : Offshore Half Of Deck Sloping Towards Water</i> <i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Deck Soffit</i> <i>Spalling, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Deck Soffit</i>							
	Pile Caps								
	Timber	35%	4+	\$187,100	LIFE	**	4	\$27,100	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
	Timber	40%			LIFE	**	4	\$31,000	
	Timber	25%	Now	\$133,600	LIFE	**	4	\$19,300	
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>							
Piles and Bracing	Timber	15%	4+	\$126,200	LIFE	**	4-5	\$6,600	
		<i>Loose Connections, Extent : Severe, Area Affected : 50%</i> <i>Location : Partial And/or Non-bearing Piles Throughout</i> <i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>							
	Timber	25%	Now	\$210,300	LIFE	**	4-5	\$11,000	
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>							
	Not Accessible	60%							
Fender	Wales and Chocks								
	Timber	100%	Now	\$246,900	2043	**	4	\$28,200	
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>							
	Piles								
	Timber	50%	Now	\$195,700	2043	**	4	\$6,500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapse At West End Of Asset And Throughout</i>							
	Not Accessible	50%							
Deck Elements	Coping/Curb								
	Timber	100%	Now	\$225,400	LIFE	**			
		<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Broken At Collapse And Missing Along West</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.

DEPARTMENT OF SANITATION - 827
SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

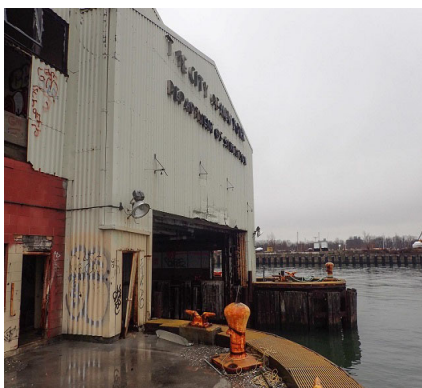
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS
Address : 400 BAY 41ST STREET GRAVESEND BAY
Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DOS0008.010 / 1820 Yr Built/Renovated :
Area Sq Ft : 16,564 Project Type : SANITATION
Date of Survey : 21-Feb-2020 Landmark Status : NONE
Areas Surveyed :
Block : 6943 Lot : 30 BIN :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$1,110,900	
Total	\$1,110,900	
Importance Code A	\$109,800	
Importance Code B	\$1,001,100	
Total	\$1,110,900	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$53,400			\$10,800
Total	\$53,400			\$10,800
Importance Code A	\$44,000			
Importance Code B	\$9,400			\$10,800
Total	\$53,400			\$10,800



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.

DEPARTMENT OF SANITATION - 827
SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS

Asset # : 1820

Piers		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural Deck	Composite	3%			2051		* *			
		Broken, Extent : Severe, Area Affected : 100%								
		Location : Isolated Loose Or Missing Sections Of Fiberglass Deck Totaling 72 Feet On West Side								
	Composite									
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%								
		Location : At All Grating Surfaces								
	Concrete	2%	Now	\$24,900	2061		* *			
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%								
		Location : Ultraviolet Damage To All Fiberglass Deck Elements Comprising The Composite Deck Platform								
	Timber									
		Other Observation, Extent : Severe, Area Affected : 50%								
		Location : Moderate To Severe Corrosion To All Steel Elements Comprising The Composite Deck Platform								
Pile Caps	Concrete	59%			LIFE		* *	5	\$36,400	
		Cracking, Extent : Light, Area Affected : 10%								
		Location : At All Concrete Access Walkways								
	Timber	1%	Now	\$800	LIFE		* *	5	\$700	
		Missing Part, Extent : Severe, Area Affected : 5%								
		Location : Missing Plank At Interior Steps On South Side								
	Not Accessible	35%								
		Concrete	2%			LIFE		* *	5	
			Erosion, Extent : Moderate, Area Affected : 20%							
	Not Accessible		98%							
		Steel	10%	4+	\$109,800	LIFE		* *	5	\$25,500
			Corrosion, Extent : Moderate, Area Affected : 100%							
Not Accessible	90%									
	Location : In And Above Tidal Zone On Sheet Pile Cells At Two Offshore Dolphins And At Inshore End Of Slip									
Fender										

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

DEPARTMENT OF SANITATION - 827
SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS
Asset # : 1820

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing								
	Timber	20%	Now	\$200,200	2046	* *	3	\$6,300	
		Broken, Extent : Severe, Area Affected : 60%							
		Location : Within Slip And At Offshore							
		Missing Part, Extent : Severe, Area Affected : 40%							
		Location : Within Slip And At Offshore							
	Timber	45%	2-4	\$450,500	2046	* *	3	\$14,100	
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Within Slip And At Offshore							
		Worn, Extent : Moderate, Area Affected : 40%							
		Location : Splash Zone Within Slip							
	Timber	35%	4+	\$350,400	2046	* *	3	\$11,000	
		Worn, Extent : Moderate, Area Affected : 50%							
		Location : On Southeast Face Within Active Slip Area Marine Transfer Station							
Wales and Chocks									
	Steel	5%	4+	\$9,000	2034	* *	3-5	\$1,300	
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Above Mean Low Water Elevation							
	Not Accessible	95%							
Deck Elements									
	Railing								
	Steel	2%	Now	\$400	2031	\$400			
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Hands Rails At Interior Steps							
		Missing Part, Extent : Severe, Area Affected : 50%							
		Location : Hands Rails At The Exterior Steps							
	No Component	98%							
Coping/Curb									
	Timber	40%			LIFE	* *			
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations Along Perimeter Of Slip							
	No Component	60%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : W. 135TH MARINE TRANSFER STATION BARGE DOCKS
Address : 135TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0002.010 / 1841 **Yr Built/Renovated** :
Area Sq Ft : 22,248 **Project Type** : SANITATION
Date of Survey : 26-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Piers	\$96,600	\$65,400
Total	\$96,600	\$65,400
Importance Code A		\$65,400
Importance Code B	\$96,600	
Total	\$96,600	\$65,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Piers	\$7,100			\$14,600
Total	\$7,100			\$14,600
Importance Code A				
Importance Code B	\$7,100			\$14,600
Total	\$7,100			\$14,600



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.

DEPARTMENT OF SANITATION - 827
W. 135TH MARINE TRANSFER STATION BARGE DOCKS
Asset # : 1841

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural Deck	Concrete	20%			LIFE	**	5	\$8,300
	Timber	70%			LIFE	**	5	\$65,400
	<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	No Component	10%						
	Pile Caps							
	Concrete	10%			LIFE	**	5	\$200
	Timber	15%			LIFE	**	4	\$26,200
	Not Accessible	75%						
Piles and Bracing	Timber	5%			LIFE	**	4-5	\$5,000
	Not Accessible	95%						
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Wraps On The Majority Of Accessible Piles</i>							
Fender Buffer	Rubber	7%			2041	**	4-5	\$2,800
	No Component	90%						
	Not Accessible	3%						
	Facing							
	Timber	35%			2037	**	3	\$28,200
	Timber	5%	Now	\$96,600	2043	**	3	\$3,000
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
	No Component	10%						
Wales and Chocks	Timber	10%			2037	**	4	\$8,400
	<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Isolated</i>							
	No Component	90%						
	Piles							
	Timber	10%			2037	**	4	\$3,900
	No Component	80%						
	Not Accessible	10%						
Deck Elements	Coping/Curb							
	Timber	100%			LIFE	**		

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BULKHEAD
Address : 135TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH2 / 1828 **Yr Built/Renovated** :
Linear Ft : 221 **Project Type** : SANITATION
Date of Survey : 26-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$84,400	
Total	\$84,400	
Importance Code A	\$84,400	
Total	\$84,400	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Importance Code C				
Total				



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

DEPARTMENT OF SANITATION - 827

BULKHEAD

Asset # : 1828

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall	Concrete	5%			LIFE	* *	5		
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Throughout Gravity Wall At South End							
	No Component	95%							
Revetment									
Stone		70%			LIFE	* *	5		\$900
	No Component	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : North End							
		Explanation : Natural Shoreline							
Sheet Piles									
Steel		65%			LIFE	* *			
	Steel	30%	4+	\$84,400	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Tidal Zone							
		Missing Coating, Extent : Moderate, Area Affected : 50%							
		Location : Tidal Zone							
No Component		5%							
Pile Caps									
Concrete		100%			LIFE	* *	5		\$700
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Isolated							
Backfill									
Fill	Not Accessible	100%							
Surface									
Brick Pavers		100%			2036	* *	5		\$2,500
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Behind Steel Sheet Pile Wall							
		Explanation : Settlement							

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

Estimates are rounded to the nearest hundred dollars.

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

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

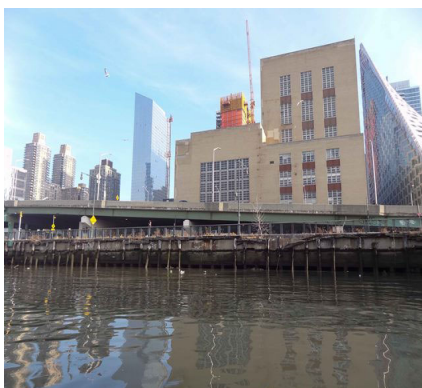
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : BULKHEAD BTWN PIERS 98 AND 99
Address : 59TH ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH4 / 1830 **Yr Built/Renovated** :
Linear Ft : 190 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$201,900	
Total	\$201,900	
Importance Code A	\$68,700	
Importance Code B	\$133,200	
Total	\$201,900	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$49,900			\$1,100
Total	\$49,900			\$1,100
Importance Code A				
Importance Code B	\$49,900			\$1,100
Total	\$49,900			\$1,100



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.

DEPARTMENT OF SANITATION - 827
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete	100%	4+	\$68,700	LIFE	* *	5	\$700	
				Cracking, Extent : Light, Area Affected : 5%					
				Location : Throughout					
				Erosion, Extent : Light, Area Affected : 10%					
				Location : In Tidal Zone					
				Other Observation, Extent : Severe, Area Affected : 5%					
				Location : 53 Ft To 63 Ft From North End					
				Explanation : Erosion					
	Piles and Bracing Not Accessible	100%							
	Lowlevel Pile Caps Timber	5%			LIFE	* *			
				Rotting/Splitting, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Not Accessible	95%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface Concrete	100%			2040	* *	5	\$2,200	
				Cracking, Extent : Light, Area Affected : 2%					
				Location : Isolated Traverse Crack Approximately 125 Ft From North End					
Fender									
	Piles Timber	90%	Now	\$34,400	2042	* *	4	\$4,100	
				Broken, Extent : Severe, Area Affected : 50%					
				Location : Above Mlw					
				Missing Pile, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Rotting/Splitting, Extent : Severe, Area Affected : 25%					
				Location : Above Mlw					
	Not Accessible	10%							
				Other Observation, Extent : Light, Area Affected : 0%					
				Location :					
				Explanation : Not Accessible Below Water					
	Wales and Chocks Timber	100%	Now	\$36,100	2042	* *	4	\$10,300	
				Broken, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Missing Part, Extent : Severe, Area Affected : 50%					
				Location : Throughout					

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

DEPARTMENT OF SANITATION - 827
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Steel	50%			2025	\$97,100			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steel Mesh In Timber Frame							
	Timber	50%			2022	\$15,500			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Explanation : Weathering							

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

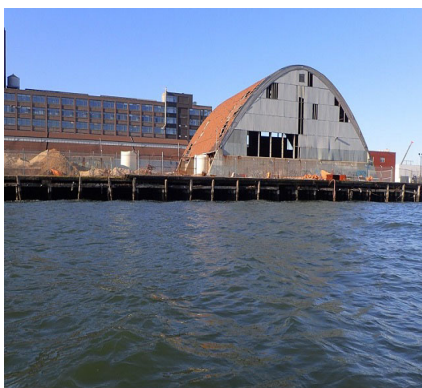
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Address : 52ND ST. AND GOWANUS BAY FOOT OF CONCRETE PIER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN1 / 1821 **Yr Built/Renovated** :
Linear Ft : 585 **Project Type** : SANITATION
Date of Survey : 21-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$1,334,700	
Total	\$1,334,700	
Importance Code A	\$1,198,300	
Importance Code B	\$90,400	
Importance Code C	\$46,000	
Total	\$1,334,700	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$9,500	\$100		\$700
Total	\$9,500	\$100		\$700
Importance Code A	\$2,700			
Importance Code B	\$6,800	\$100		\$700
Importance Code C				
Total	\$9,500	\$100		\$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.

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Asset # : 1821

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	2%			LIFE	**	5-10	\$100	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Under Pier</i>							
	No Component	90%							
	Not Accessible	8%							
Revetment									
	Stone	10%	4+	\$46,000	LIFE	**	5	\$400	
		<i>Settlement, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : At Top And Mid Slope</i>							
	No Component	90%							
Sheet Piles									
	Steel	10%			LIFE	**	10		
		<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>							
		<i>Location : Southwest Of Inshore End Of Pier</i>							
	Timber	50%	Now	\$1,198,300	LIFE	**	4	\$5,500	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Above Mean Low Water Elevation</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Fill Loss Through Sheet Piles Evident By Settlement/sinkholes In Asphalt</i>							
		<i>Explanation : Fill Loss</i>							
	No Component	10%							
	Not Accessible	30%							
Wales									
	Timber	60%			LIFE	**	4	\$7,900	
	No Component	40%							
Backfill									
	Fill								
	Topsoil	40%	Now	\$53,800	2071	**			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Inshore Of Gravity Wall And Along Timber Bulkhead</i>							
		<i>Explanation : Sinkholes</i>							
	Not Accessible	60%							
Surface									
	Asphalt	65%	Now	\$36,700	2046	**	5	\$2,200	
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Sinkholes Along Timber Bulkhead</i>							
	Asphalt	20%			2040	**	5	\$1,300	
		<i>Cracking, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Isolated Locations</i>							
	Not Accessible	15%							
Deck Elements									

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

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Asset # : 1821

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	70%			2032	* *	3	\$200	
		Not Plumb, Extent : Light, Area Affected : 25%							
		Location : Within Parking Lot Area							
	Fencing	20%	Now	\$6,800	2036	* *	3		
		Displaced Elements, Extent : Moderate, Area Affected : 100%							
		Location : Inshore Of Sinkholes At East End Of Timber Bulkhead							
	No Component	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.*

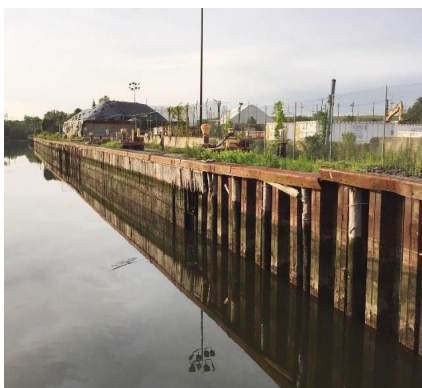
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Address : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS000B.SI0 / 1804 **Yr Built/Renovated** : 1948 /
Linear Ft : 1,000 **Project Type** : SANITATION
Date of Survey : 27-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$620,400	\$139,800
Total	\$620,400	\$139,800
Importance Code B	\$526,900	\$139,800
Importance Code C	\$93,500	
Total	\$620,400	\$139,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$62,900			\$9,200
Total	\$62,900			\$9,200
Importance Code B	\$62,900			\$9,200
Total	\$62,900			\$9,200



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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	Steel	30%	4+	\$46,800	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	50%			LIFE	**			
	Steel	15%	Now	\$46,800	LIFE	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Western Half							
		Explanation : Broken And Displaced							
	No Component	5%							
Sheet Piles									
	Steel	5%			LIFE	**			
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Throughout, Visible Only Where Fenders Missing							
	Not Accessible	95%							
Backfill									
	Fill								
	Topsoil	10%	Now	\$23,000	2068	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 250 Feet From East And Throughout Along Edge Of Coping							
		Explanation : Sinkhole							
	Not Accessible	90%							
Surface									
	Asphalt	25%			2031	\$24,100	5	\$2,900	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Asphalt	25%	Now	\$24,100	2043	**	5	\$1,400	
		Broken, Extent : Severe, Area Affected : 25%							
		Location : Failed Behind Sheet Piles Due To Fill Loss Throughout							
	Concrete	30%			2031	\$115,700	5	\$3,400	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Gravel	10%			2031	\$9,300	2-5	\$300	
	Topsoil	10%	Now	\$5,800	2028	\$5,800	5	\$200	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Behind Sheet Pile Throughout							
Fender									

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing								
	Timber	35%	4+	\$87,800	2037	* *	3	\$13,800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Timber	35%	Now	\$439,100	2043	* *	3	\$13,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout But Primarily On The Western Half							
	No Component	5%							
	Not Accessible	25%							
Piles									
	Timber	5%	4+	\$10,100	2043	* *	4	\$1,200	
		Marine Borer Infestation, Extent : Moderate, Area Affected : 25%							
		Location : Tidal Zone							
	No Component	5%							
	Not Accessible	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.*

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Address : FRESH KILLS, STATEN ISLAND NORTH SHORE E. OF EXPRESSWAY
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS000B.SI3 / 4155 **Yr Built/Renovated** : 1948 /
Linear Ft : 549 **Project Type** : SANITATION
Date of Survey : 27-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2685 **Lot** : 1 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$1,252,500	\$127,000
Total	\$1,252,500	\$127,000
Importance Code A	\$698,500	
Importance Code B	\$485,500	\$127,000
Importance Code C	\$68,500	
Total	\$1,252,500	\$127,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$9,500			\$4,700
Total	\$9,500			\$4,700
Importance Code B	\$9,500			\$4,700
Total	\$9,500			\$4,700



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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Coping/Curb							
	Steel	20%	4+	\$34,200	LIFE		* *	
		Corrosion, Extent : Moderate, Area Affected : 20%						
		Location : Throughout						
	Steel	60%			LIFE		* *	
	Steel	20%	Now	\$34,200	LIFE		* *	
		Other Observation, Extent : Severe, Area Affected : 100%						
		Location : Western 100 Feet						
		Explanation : Displaced Due To Impact						
	Sheet Piles							
	Steel	10%	Now	\$349,300	LIFE		* *	
		Excess Deflection, Extent : Severe, Area Affected : 100%						
		Location : Eastern 115 Feet						
	Steel	10%	4+	\$349,300	LIFE		* *	
		Corrosion, Extent : Moderate, Area Affected : 15%						
		Location : Tidal Zone						
	Not Accessible	80%						
		Other Observation, Extent : Light, Area Affected : 0%						
		Location :						
		Explanation : Behind Fender System						
Backfill	Fill							
	Topsoil	30%	Now	\$37,900	2068		* *	
		Sinkhole, Extent : Severe, Area Affected : 100%						
		Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep						
	Not Accessible	70%						
Surface	Asphalt	10%			2031	\$5,300	5	\$600
	Concrete	40%			2031	\$84,700	5	\$2,500
	Concrete	20%			2031	\$42,300	5	\$1,300
	Topsoil	30%	Now	\$9,500	2028	\$9,500	5	\$400
		Other Observation, Extent : Severe, Area Affected : 100%						
		Location : Eastern 80 Feet						
		Explanation : Sinkhole, 8 Feet Deep, Behind Sheeting						
Fender	Facing							
	Timber	20%	Now	\$137,700	2043		* *	\$4,300
		Broken, Extent : Severe, Area Affected : 100%						
		Location : Western 50 Feet And Isolated Throughout						
	Timber	45%	2-4	\$309,900	2043		* *	\$9,700
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%						
		Location : Throughout						
	No Component	10%						
	Not Accessible	25%						
	Wales and Chocks							
	Not Accessible	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.

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

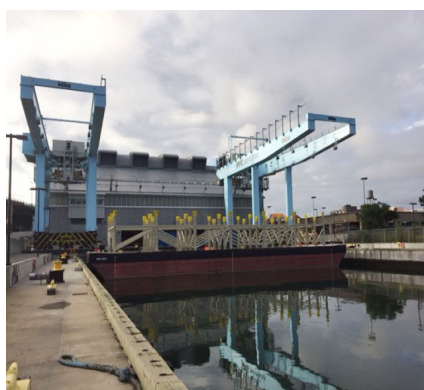
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD
Address : HAMILTON AVE AND GOWANUS BAY
Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DOS0009.020 / 14947 Yr Built/Renovated :
Linear Ft : 680 Project Type : SANITATION
Date of Survey : 25-Jul-2017 Landmark Status : NONE
Areas Surveyed :
Block : 625 Lot : 2 BIN :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$43,300	
Total	\$43,300	
Importance Code A	\$43,300	
Total	\$43,300	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$32,400	\$9,200	\$700	\$3,000
Total	\$32,400	\$9,200	\$700	\$3,000
Importance Code A	\$6,400			
Importance Code B	\$26,100	\$9,200	\$700	\$3,000
Importance Code C				
Total	\$32,400	\$9,200	\$700	\$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.

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD
Asset # : 14947

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Timber	100%			LIFE	**	5	\$400	
	Sheet Piles Steel	5%	4+	\$43,300	LIFE	**			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Exposed Cofferdam At West End Of Asset							
	Steel	25%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Along South Face Of Asset							
		Explanation : Exposed Sheet Piles Above Water							
	Not Accessible	70%							
Pile Caps									
	Concrete	98%			LIFE	**	5	\$2,000	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : From 47 Feet To 119 Feet From East End Of Asset And Along South Face							
		Recent Repair Evident, Extent : Light, Area Affected : 10%							
		Location : Sealed Cracks From 119 Feet To 282 Feet From East End Of Asset							
	Concrete	2%	4+	\$6,400	LIFE	**	5		
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : At East Dolphin Cap							
Backfill									
	Fill								
	Not Accessible	100%							
Fender									
	Buffer								
	Rubber	20%			2041	**	4-5	\$3,600	
	No Component	80%							
	Facing								
	Timber	90%			2041	**	3	\$24,000	
		Worn, Extent : Light, Area Affected : 5%							
		Location : Within Tidal Zone At East Dolphin							
	No Component	10%							
Piles									
	Steel	40%			2041	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along South Face Of Asset							
		Explanation : Exposed Steel H-piles							
	Not Accessible	60%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD
Asset # : 14947

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Steel	23%			2041	* *	3-5	\$7,000	
		Corrosion, Extent : Moderate, Area Affected : 10%							
		Location : On Shackles Supporting The Tension Chains At The Fender Panels							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along South Face Of Asset							
		Explanation : Wales Supporting Fender Panels							
	Steel	2%	4+	\$7,800	2043	* *	3-5	\$500	
		Broken, Extent : Light, Area Affected : 2%							
		Location : Electrical Bonding Cables At Two Fender Panels Along South Face Of Asset							
	Timber	10%			2041	* *	4	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : At East And West Dolphins							
		Explanation : Supporting Fender Clusters							
	No Component	65%							
Pile Cluster									
	Timber	2%	4+	\$8,700	2033	* *	4	\$400	
		Broken, Extent : Light, Area Affected : 5%							
		Location : Loose Wire Rope Around Top Of Cluster At East Dolphin							
	Timber	8%			2032	* *	4-10	\$11,000	
	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.

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Address : E 93 RD ST TO NO END MARINE XFER STATION SUB 2 OF AT, SUB 1 OF BL
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0062.000 / 13850 **Yr Built/Renovated** :
Linear Ft : 438 **Project Type** : SANITATION
Date of Survey : 20-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$206,800	\$246,200
Total	\$206,800	\$246,200
Importance Code A	\$206,800	
Importance Code B		\$246,200
Total	\$206,800	\$246,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$25,400			
Total	\$25,400			
Importance Code A				
Importance Code B	\$25,400			
Total	\$25,400			



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.

DEPARTMENT OF SANITATION - 827
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13850

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Relieving Platform Top	Concrete/Stone	40%	4+	\$38,800	LIFE	**			
		Erosion, Extent : Moderate, Area Affected : 2%							
		Location : At Bottom Of Stone Facing Panels Full Length Of Wall							
		Missing Block Seal, Extent : Moderate, Area Affected : 50%							
	Concrete/Stone	Location : Between Stone Facing In Tidal Zone							
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Offshore Face In Splash Zone							
	Concrete/Stone	10%	4+	\$97,100	LIFE	**			
		Broken, Extent : Severe, Area Affected : 50%							
	Location : Stone Panels At Dep Outfalls								
Not Accessible	50%								
Piles and Bracing									
Not Accessible	100%								
Pile Caps									
Timber	5%	2-4	\$71,000	LIFE	**	4	\$200		
	Rotting/Splitting, Extent : Moderate, Area Affected : 30%								
	Location : At Outboard End								
Not Accessible	95%								
Backfill									
Fill									
Not Accessible	100%								
Surface									
Asphalt Pavers	30%				2037	**	5	\$1,500	
Topsoil	25%				2026	\$6,300	5	\$500	
Under Construction	45%								
Deck Elements									
Railing									
Steel	55%	4+	\$24,600	2027	\$246,200				
	Missing Coating, Extent : Light, Area Affected : 5%								
	Location : Isolated								
Under Construction	45%								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : NORTH SHORE MARINE TRANSFER STA REVETMENT
Address : 31ST AVE AND FLUSHING BAY GRAVITY WALL SO. TO ACCESS RAMP
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS000B.QN1 / 1831 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : SANITATION
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 4377 **Lot** : 1 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$302,500	
Total	\$302,500	
Importance Code C	\$302,500	
Total	\$302,500	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$1,400			
Total	\$1,400			
Importance Code A				
Importance Code B	\$1,400			
Importance Code C				
Total	\$1,400			



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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA REVETMENT
Asset # : 1831

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Gravity Wall								
	Concrete	20%			LIFE	* *	5	\$400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Concrete Wall Supporting Dsny Parking Lot							
	No Component	80%							
Revetment	Stone	30%			LIFE	* *	5	\$1,000	
	Stone	70%	4+	\$302,500	LIFE	* *	5	\$2,300	
		Progressing Scour, Extent : Moderate, Area Affected : 100%							
		Location : Insufficient Stone Along Length Of Shoreline North Of Mts Access Bridge							
Backfill	Fill								
	Not Accessible	100%							
Surface	Asphalt	15%			2041	* *	5	\$900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : At New Dsny Parking Lot And Roadway							
	Asphalt	45%			2037	* *	5	\$2,800	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 100%							
		Location : Throughout Parking Area North Of Roadway							
	Concrete	10%			2041	* *	5	\$600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Adjacent To New Asphalt Parking Lot							
	Topsoil	30%			2026	\$9,500	5	\$800	

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

Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : REVETMENT - QUEENS WEST 5 GARAGE
Address : NEWTOWN CREEK 48-01 58 ROAD 47-01 48TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0064.000 / 14019 **Yr Built/Renovated** :
Linear Ft : 418 **Project Type** : SANITATION
Date of Survey : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2600 **Lot** : 1 **BIN** :

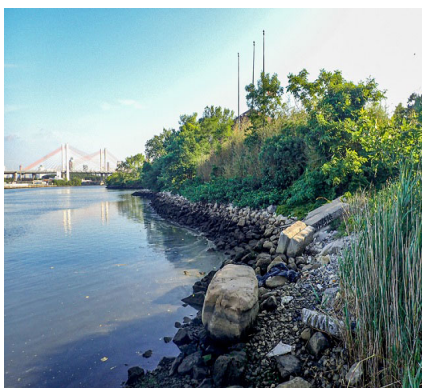
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$2,500		\$1,000	
Total	\$2,500		\$1,000	
Importance Code B			\$1,000	
Importance Code C	\$2,500			
Total	\$2,500		\$1,000	



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.

DEPARTMENT OF SANITATION - 827
REVTMENT - QUEENS WEST 5 GARAGE
Asset # : 14019

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Revetment								
	Stone	100%			LIFE	* *	5	\$5,000	
		Missing Part, Extent : Light, Area Affected : 5%							
		Location : Light Coverage Southern 40 Feet							
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : 155 Feet From 58th Road							
		Explanation : State Pollutant Discharge Elimination System Permit Outfall							
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Topsoil	100%			2029	\$24,100	5	\$2,000	

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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 215TH ST TO SS W 218TH ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0061.000 / 13795 **Yr Built/Renovated** :
Linear Ft : 1,005 **Project Type** : SANITATION
Date of Survey : 31-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2196 **Lot** : 1 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$79,000	
Total	\$79,000	
Importance Code C	\$79,000	
Total	\$79,000	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$15,800	\$100		\$100
Total	\$15,800	\$100		\$100
Importance Code B	\$15,800	\$100		\$100
Importance Code C				
Total	\$15,800	\$100		\$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.

DEPARTMENT OF SANITATION - 827
REVTMENT - RIPRAP BULKHEAD
Asset # : 13795

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	30%			LIFE	* *	5	\$300	
		<i>Spalling, Extent : Light, Area Affected : 5%</i>							
		<i>Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers</i>							
	No Component	70%							
Revetment	Stone	80%			LIFE	* *	5	\$4,800	
	Stone	10%	2-4	\$79,000	LIFE	* *	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Southern 100 Feet</i>							
		<i>Explanation : Inadequate Placement/ Protection</i>							
	No Component	10%							
Sheet Piles	Steel	5%			LIFE	* *			
		<i>Corrosion, Extent : Light, Area Affected : 30%</i>							
		<i>Location : Throughout Exposed Surface Of Sheeting</i>							
	No Component	90%							
	Not Accessible	5%							
Backfill	Fill								
	Topsoil	10%	Now	\$13,900	2068	* *			
		<i>Erosion, Extent : Severe, Area Affected : 75%</i>							
		<i>Location : Southern 100 Feet Of Asset Above Revetment</i>							
	Not Accessible	90%							
Surface	Asphalt	20%	4+	\$1,900	2043	* *	5	\$1,100	
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : At Terminus Of 216th Street</i>							
	Gravel	45%			2041	* *	2-5	\$1,400	
	Topsoil	35%			2026	\$20,200	5	\$1,600	
		<i>Erosion, Extent : Light, Area Affected : 25%</i>							
		<i>Location : Northern 350 Feet</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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : REVETMENT AND BULKHEAD GOWANUS BAY
Address : 19TH STREET TO 21ST STREET SOUTH OF HOME DEPOT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN4 / 1824 **Yr Built/Renovated** :
Linear Ft : 750 **Project Type** : SANITATION
Date of Survey : 19-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 635 **Lot** : 13 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$992,600	
Total	\$992,600	
Importance Code A	\$715,700	
Importance Code B	\$159,000	
Importance Code C	\$117,800	
Total	\$992,600	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$15,500		\$1,900	
Total	\$15,500		\$1,900	
Importance Code B	\$13,900		\$1,900	
Importance Code C	\$1,600			
Total	\$15,500		\$1,900	



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

DEPARTMENT OF SANITATION - 827
REVTMENT AND BULKHEAD GOWANUS BAY
Asset # : 1824

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	35%			LIFE	**	5	\$3,100	
	Stone	20%	4+	\$117,800	LIFE	**	5	\$900	
	<i>Settlement, Extent : Light, Area Affected : 80%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Explanation : Light Coverage</i>								
	No Component	45%							
	Sheet Piles								
	Steel	15%	0-2	\$715,700	LIFE	**			
	<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
	<i>Location : Large Holes Visible Below Mean Low Water</i>								
	No Component	55%							
	Not Accessible	30%							
Backfill									
	Fill								
	Gravel	20%	Now	\$13,900	2046	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Above Revetment, Northern 150 Feet</i>								
	<i>Explanation : Fill Loss</i>								
	Not Accessible	80%							
	Surface								
	Concrete	35%	4+	\$101,200	2046	**	5	\$1,500	
	<i>Settlement, Extent : Light, Area Affected : 20%</i>								
	<i>Location : Adjacent To Revetment, Southern 270 Feet</i>								
	Concrete	45%			2034	**	5	\$3,900	
	Concrete	20%	2-4	\$57,800	2046	**	5	\$900	
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
	<i>Location : Northern 150 Feet</i>								
	<i>Explanation : Undermining</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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

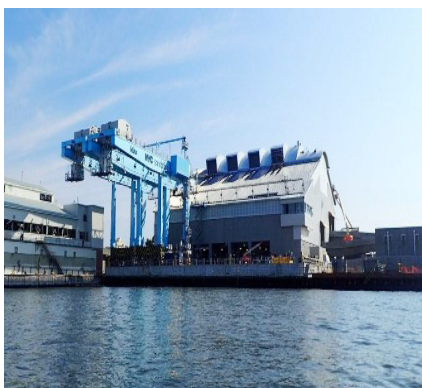
Asset Name : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Address : BAY 41ST ST AND GRAVESEND BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN3 / 1823 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : SANITATION
Date of Survey : 11-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$111,300	\$429,300
Total	\$111,300	\$429,300
Importance Code A	\$111,300	
Importance Code B		\$429,300
Total	\$111,300	\$429,300

EXPENSE

Total

Importance Code

Total


Note : 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.

DEPARTMENT OF SANITATION - 827
S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Asset # : 1823

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb								
	No Component	40%							
	Under Construction	60%							
	Sheet Piles								
	Steel	25%	4+	\$111,300	LIFE		* *		
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Above Mlw Elevation Along East And West Ends Of Asset							
	Not Accessible	75%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Not Accessible	20%							
	Under Construction	80%							
Fender									
	Facing								
	No Component	40%							
	Under Construction	60%							
Deck Elements									
	Railing								
	Steel	60%			2027	\$429,300			
		Recent Replace Evident, Extent : Light, Area Affected : 80%							
		Location : At New Mts Facility							
	No Component	40%							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Address : HUNTS POINT AVE. AND EAST RIVER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS000B.BX1 / 1825 **Yr Built/Renovated** :
Linear Ft : 682 **Project Type** : SANITATION
Date of Survey : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$3,209,500	
Total	\$3,209,500	
Importance Code A	\$2,710,600	
Importance Code B	\$434,000	
Importance Code C	\$65,000	
Total	\$3,209,500	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$45,400			\$2,600
Total	\$45,400			\$2,600
Importance Code A				
Importance Code B	\$45,200			\$2,600
Importance Code C	\$200			
Total	\$45,400			\$2,600



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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural	Coping/Curb Concrete	65%	Now	\$65,000	LIFE	**	5	\$400		
		Broken, Extent : Severe, Area Affected : 50%								
		Location : Eastern 450 Feet Of Asset								
		Missing Part, Extent : Severe, Area Affected : 50%								
		Location : Eastern 450 Feet Of Asset								
	Concrete	25%			LIFE	**	5-10	\$300		
	No Component	10%								
	Piles and Bracing Timber	5%	Now	\$107,300	2046	**	4	\$5,100		
		Broken, Extent : Severe, Area Affected : 20%								
		Location : Below Concrete Cap								
	Rotting/Splitting, Extent : Severe, Area Affected : 20%									
	Location : Below Concrete Cap									
	Not Accessible	95%								
Sheet Piles	Steel	100%	Now	\$2,603,200	LIFE	**			1	
		Broken, Extent : Severe, Area Affected : 20%								
		Location : Within Splash Zone For Full Length Of Asset								
		Corrosion, Extent : Severe, Area Affected : 100%								
		Location : Within Splash Zone For Full Length Of Asset								
		Excess Deflection, Extent : Severe, Area Affected : 20%								
		Location : At East End Of Asset								
Backfill	Fill									
	Sand	40%	Now	\$19,700	2061	**	5	\$300		
		Loss of Backfill, Extent : Severe, Area Affected : 50%								
		Location : Full Length Of Asset								
		Settlement, Extent : Severe, Area Affected : 100%								
		Location : Full Length Of Asset								
	Not Accessible	60%								
	Surface	Stone	25%			2046	**	10		
		Stone	10%	Now	\$75,900	2046	**			
		Sinkhole, Extent : Severe, Area Affected : 10%								
		Location : Isolated Locations Behind Sheeting At Western 200 Feet								
Topsoil		65%	Now	\$25,500	2031	\$25,500	5	\$1,000		
		Erosion, Extent : Severe, Area Affected : 100%								
		Location : Eastern 450 Feet								
		Settlement, Extent : Severe, Area Affected : 50%								
		Location : Eastern 450 Feet								
		Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Eastern 450 Feet									
	Explanation : Sinkholes									

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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Wales and Chocks								
	Steel	50%	Now	\$196,200	2046	* *	3-5	\$12,800	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Full Length Of Asset							
		Corrosion, Extent : Severe, Area Affected : 100%							
		Location : Full Length Of Asset							
	Timber	50%	Now	\$161,900	2046	* *	4	\$18,500	
		Missing Part, Extent : Severe, Area Affected : 80%							
		Location : Full Length Of Asset							
		Rotting/Splitting, Extent : Moderate, Area Affected : 100%							
		Location : Full Length Of Asset							

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

Estimates are rounded to the nearest hundred dollars.

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

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

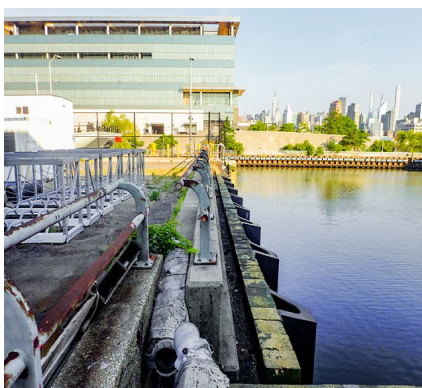
Print Date : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Address : NEWTOWN CREEK WEST FROM N HENRY STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN2 / 1822 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : SANITATION
Date of Survey : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2525 **Lot** : 1 **BIN** :

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Bulkheads	\$56,500	\$459,900
Total	\$56,500	\$459,900
Importance Code B	\$56,500	\$459,900
Total	\$56,500	\$459,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$37,100		\$5,100	\$6,000
Total	\$37,100		\$5,100	\$6,000
Importance Code B	\$37,100		\$5,100	\$6,000
Total	\$37,100		\$5,100	\$6,000



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.

DEPARTMENT OF SANITATION - 827
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	2%			LIFE	**	10		
		Corrosion, Extent : Light, Area Affected : 50%							
		Location : Top Of Wall, East Side							
		Displaced Elements, Extent : Light, Area Affected : 15%							
		Location : Sheet Pile Is Separating From Concrete Coping With Gap Up To 3 Inches Wide On East Side							
	Not Accessible	98%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	80%			2040	**	5	\$4,100	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations							
	Not Accessible	20%							
Fender									
	Buffer								
	Rubber	10%			2040	**	4-5	\$1,200	
	No Component	90%							
Facing									
	Timber	50%			2040	**	3	\$11,800	
	Timber	10%	2-4	\$56,500	2046	**	3	\$1,800	
		Rotting/Splitting, Extent : Moderate, Area Affected : 30%							
		Location : Eastern 60 Feet Of Asset							
	No Component	40%							
Wales and Chocks									
	Timber	40%			2040	**	4	\$9,800	
		Rotting/Splitting, Extent : Light, Area Affected : 50%							
		Location : Isolated On Upper Wale							
	Timber	10%	2-4	\$21,400	2046	**	4	\$2,400	
		Rotting/Splitting, Extent : Moderate, Area Affected : 100%							
		Location : Eastern 60 Feet Of Asset							
	Not Accessible	50%							
Deck Elements									
	Railing								
	Steel	90%			2029	\$413,900			
		Corrosion, Extent : Light, Area Affected : 40%							
		Location : Entire Railing							
		Missing Coating, Extent : Moderate, Area Affected : 85%							
		Location : Entire Railing							
	Steel	10%	Now	\$9,200	2029	\$46,000			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : At East And West Ends Of Asset							
		Explanation : Impact Damage							

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
Parapet									
	Concrete	95%			2032		* *		
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%									
Location : Entire Parapet Wall									
	Concrete	5%	4+	\$3,500	2032		* *		
Spalling, Extent : Moderate, Area Affected : 10%									
Location : At Areas With Railing Impact Damage And Isolated Locations									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 09-Sep-2020

DEPARTMENT OF SANITATION - FY 2021

Asset Name : STONE REVETMENT AT NEW FULTON FISH MARKET
Address : HUNTS POINT AVE. AND EAST RIVER BET SOUTH BRONX DOS/ DOC BARGE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS000B.BX2 / 1826 **Yr Built/Renovated** :
Linear Ft : 740 **Project Type** : SANITATION
Date of Survey : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 306 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Bulkheads	\$32,200		\$200	\$3,800
Total	\$32,200		\$200	\$3,800
Importance Code B			\$200	\$3,800
Importance Code C	\$32,200			
Total	\$32,200		\$200	\$3,800



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.

DEPARTMENT OF SANITATION - 827
STONE REVETMENT AT NEW FULTON FISH MARKET

Asset # : 1826

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	10%	Now	\$27,100	LIFE	* *	5	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Vehicle Impact Damage At Isolated Locations							
	Concrete	90%			LIFE	* *	5-10	\$1,200	
	Revetment								
	Stone	100%			LIFE	* *	5	\$8,900	
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	90%			2040	* *	5	\$7,600	
	Topsoil	10%			2029	\$4,300	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.*

DEPARTMENT OF SANITATION - 827

Project : SANITATION

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Miscellaneous Buildings	389,700	101,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Miscellaneous Buildings	26,800	7,600	8,800	7,100

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	122,400	6,300
1850	FRESH KILLS I OFFICE 2	168	0	8,400
1851	FRESH KILLS I GUARD HOUSE	128	0	6,400
1852	FRESH KILLS I OFFICE 3	600	22,800	7,300
1853	FRESH KILLS II PUMP HOUSE	980	59,500	3,000
1854	FRESH KILLS II GENERATOR HOUSE	400	15,200	4,900
1855	FRESH KILLS II SCALE HOUSE	780	47,400	2,400
1856	FRESH KILLS II WALKWAY	3,690	224,000	11,500

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.