Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name Address										
Borough	: BRONX		Agency's Number	: N/A						
Program / Asset #	: DOS0037.0	000 / 4133	Yr Built/Renovated	: 1992 /						
Area Sq Ft	: 115,996		Project Type	: SANITATION						
Date of Survey	: 30-Apr-20	19	Landmark Status	: NONE						
Areas Surveyed	: Basement,	Roof, Floors 1,2								
Block	: 4974	Lot : 28	BIN	: 2090261						
CAPITAL			FY 2022 - 2025		FY 2026 - 2031					
Exterior Architect	ture		\$6,597,300		\$2,306,600					
Interior Architect	ure		\$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	А		\$6,597,300		\$2,333,900					
Importance Code	В		\$3,357,500		\$1,399,500					
Importance Code	С		\$744,700							
Total			\$10,699,500		\$3,733,500					
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025					
Exterior Architect	ture	\$11,100								
Interior Architect	ure	\$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	А	\$16,800	\$5,700	\$5,700	\$6,000					
Importance Code	В	\$111,100	\$41,800	\$25,600	\$71,400					
Importance Code	С	\$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.

DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset # : 4133

chitecture	Current	Repair	Future	e Replacement	М	aintenance	
stem Component Type		e Estimated Cost		Estimated Cost		Estimated Cost	Priorit
erior							
Exterior Walls Masonry: Brick	50% Now Cracking/Crumbling		LIFE ea Affecte	* * ed : 20%	5	\$74,300	
	Location : Throug Efflorescence, Exter Location : Throug	t : Moderate, Area	Affected :	10%			
Metal Coiling Doors	50% Now Broken/Missing Elec Location : Throug	hout			5	\$116,100	1
	Corrosion/Rusting, Location : Base O		a Affected	1 : 15%			
Windows							
Aluminum	95% Now Ctrwt/Balnc Not Fu Location : Throug Hardware Missing,	hout			5	\$2,700	
	Location : Throug	hout					
Glass Block	5% Now Broken/Missing Elec Location : Throug		LIFE re, Area A	* * 4ffected : 20%	5	\$200	1
Parapets							
Masonry: Brick	90% 0-2 Cracking/Crumbling Location : Throug		LIFE e, Area A <u>f</u>	* * fected : 20%	5	\$15,500	
	Efflorescence, Exter Location : Mechar	nical Penthouse					
Pre-Cast Concrete	10% Now Cracking/Crumbling Location : Parape	\$6,600 g, Extent : Severe, A t Wall Coping Stone		* * ted : 10%	5	\$10,800	1
	Joint Mortar Miss/E Location : Parape	rod, Extent : Severe t Wall Coping Stone		fected : 40%			
Roof	î						
Built-Up (BUR)	85% Now Miss/Damaged Flas Location : Throug	-	2030 re, Area A	\$2,116,200 Affected : 20%			
	Water Penetration, Location : Mechan	nics Area					
	Worn/Eroded, Exten Location : Throug		ected : 40	170			
Skylight, Metal/Glass	15% Now Broken/Missing Elec Location : Throug	\$813,200 nents, Extent : Mod	2040 erate, Arc	* * ea Affected : 40%			
	Water Penetration, Location : Locker	Extent : Severe, Area Rooms And Hallway		d : 5%			
Soffits							
Stucco Cement	100%		2043	* *	5		

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

DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset # : 4133

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors Cast in Place Concrete	-		\$456,800 Extent : Moderate out	LIFE , Area A	* * ffected : 30%	5	\$300,000	
Ceramic Tile	-		\$9,500 Extent : Moderate out	2039 , Area A	* * ffected : 20%	5	\$2,300	
Quarry Tile Vinyl Tile	Cracking/	Now Crumbling, e : Through	\$33,200 Extent : Severe, A out	2043 2035 rea Affec	* * * * cted : 20%	5 3	\$102,900 \$6,900	
Interior Walls Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$284,100 Extent : Severe, A out	LIFE rea Affec	* * cted : 5%			
Concrete Masonry Unit			\$221,700 Extent : Moderate out	LIFE , Area A	* * ffected : 20%	5	\$18,700	
Glass: Single Pane			\$30,000 tent : Moderate, Ar out	LIFE ea Affec	* * ted : 20%	5	\$3,500	
Gypsum Board			\$2,100 Extent : Moderate out	LIFE , Area A	* * ffected : 20%	5	\$2,800	
SGFT/Glazed Masonry	-		\$96,600 Extent : Moderate out	LIFE , Area A	* * ffected : 20%			
Ceilings AcousTileSusp.Lay-In	Broken/M Location Staining/L	: Through	Extent : Severe, A			5	\$28,600	
Exposed Concrete	Corrosion Location Cracking/ Location Exposed R	: Through Crumbling, : Through Ceinforceme	\$824,400 Extent : Severe, Area out Basement And Extent : Severe, A out Basement And ent, Extent : Severe out Basement And	Undersia rea Affec Undersia , Area Aj	de Of Ramp cted : 20% de Of Ramp ffected : 40%	5	\$12,500	
Exposed Struc: Steel			\$513,900 Extent : Moderate, A out	LIFE Irea Affe	* * ected : 10%			

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.

DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset # : 4133

			A3361 # . 4					
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	40%			2065	* *			
Chain Link		Now	\$45,500	2060	**			
	Location	: Rear Of			Affected : 100%			
Masonry: Brick	Cracking/	Now Crumbling, : Provost .	\$96,700 Extent : Severe, A Ave	2060 rea Affec	* * cted : 30%			
Site Pavements								
Public Sidewalk	1000/				* *			
Cast in Place Concrete		Now	\$177,300	2043				
	0	0	Extent : Severe, A Avenue, East 233rd	00	cted : 40%			
Parking/Driveway	Locuiton	. 1707031.	avenue, Eusi 2551	istreet				
Cast in Place Concrete	100%			2043	* *			
	10070			2045				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$5,200	5	\$500	
	Other Obs	ervation, E	xtent : Light, Area	Affected				
	Location	: Electrica	al Room					
	Explana	tion : Main	Service Disconnec	t Switch	Rated At 3,000 An	nperes.		
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$78,300	5	\$500	
			xtent : Light, Area	Affected	! : 100%			
		: Electrica						
	Explana	tion : Three	e Vertical Sections					
Raceway	1000/			••••	¢1 < 0.00			
Conduit	100%			2030	\$16,000	1		
Panelboards	~ 0/			2020	00 400	F	¢100	
Fused Disc Sw	5%			2029	\$2,400 \$45,500	5	\$100 \$2,000	
Molded Case Bkrs	95%			2029	\$45,500	5	\$2,900	
Wiring Thermoplastic	100%			2030	\$24.000	1		
Motor Controllers	100%			2030	\$34,900	1		
Locally Mounted	15%			2028	\$15,000	5	\$100	
Motor Control Center	85%			2028	\$19,500	5	\$2,700	
Ground	0.570			2020	ψ17,500	5	ψ2,700	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,700	
Lighting						-	,,	

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.

DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset # : 4133

		A5561#.4	155				
lectrical	Current F	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting							
Interior Lighting							
Fluorescent	70%		2030	\$189,800	10	\$74,500	
	Other Observation, E	-					
	Location : Locker R		King Spa	ce			
UID	Explanation : T-8 L	amps	2020	\$202 (00	10	¢1 100	
HID	30%		2030	\$303,600	10	\$1,100	
	Other Observation, E	xtent : Light, Area	Affected	: 100%			
	Location : Garage	1 11-1:1-					
Esses Lishting	Explanation : Meta	Папае					
Egress Lighting Exit, Service	100%		2030	\$33,400	1		
Exterior Lighting	10070		2030	\$55,400	1		
HID	30%		2030	\$140,300	10	\$100	
No Component	70%		2030	\$140,500	10	\$100	
ightning Protection	/0/0						
Arresters/Cabling							
Generic	100%		2033	* *	5	\$3,400	
larm	10070		2000		U U	\$2,100	
Security System							
No Component	80%						
Generic	20% Now	\$74,900	2040	* *	1	\$7,800	
	Other Observation, E	xtent : Severe, Are	a Affecte	ed : 100%			
	Location : Outside	Perimeter					
	Explanation : CCT	V Surveillance Can	ieras. No	ot Functional			
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% Now	\$384,800	2040	* *	1-3	\$19,500	
	Other Observation, E		a Affecte	ed : 100%			
	Location : Garage,						
	Explanation : Strob			ons, Smoke Detecte	ors, Alari	m Bells .	
	The Fire Alarm Sys	tem Is Not Functio	nai				
lechanical	Current F	Repair	Futur	e Replacement	м	laintenance	
System							Dit
Component	% of Fail Date Total (Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
Туре	i utai (i ears)		L I		(115)		
eating							
Energy Source							
Fuel Oil No 2	30%		2040	* *	5	\$10,800	
Natural Gas	70%		2040	* *	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.

DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset # : 4133

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Conversion Equipment								
Furnace	60%			2038	* *	1	\$34,400	
	-		ent, Extent : Light, out The Garage	Area Aff	<i>fected</i> : 100%			
Furnace	10%			2030	\$27,300	1	\$5,700	
	Location	: Through	xtent : Light, Area out The Garage ler Gas Fire Units		! : 100%			
Hot Water Boiler	30%			2035	* *	1	\$17,200	
Hot water Boner	Other Obs Location		Extent : Light, Area at Boiler Room its		! : 100%	1	\$17,200	
Distribution	1							
Hot Wtr Piping/Pump	30%			2038	* *	4	\$2,600	
No Component	70%							
Terminal Devices								
Air Handler		vice, Exten	\$16,300 t : Moderate, Area r Fan Room	2025 Affected	\$326,200 5 : 10%	1	\$12,900	
Convector/Radiator	10%			2028	\$62,100	1	\$3,800	
No Component	70%							
ir Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Reciprocating	10%			2025	\$98,500	1	\$5,400	
Compr/Chiller								
		igerant, Ext : 3rd Floo	tent : Light, Area A r Roof	ffected :	100%			
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	2070							
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	
		vice, Exten	t : Moderate, Area				÷)	

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

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

BRONX 12 GARAGE

Asset # : 4133

lechanical	Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
umbing							
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, E		00				
	Location : Water Bo				Rain		
	Corroded, Extent : M	00	cted : 20	%			
	Location : Basemen	t Parking Lot					
Storm Drain Piping							
Cast Iron	100% 0-2	\$4,800	LIFE	* *	1		
	Blockage /Clogged, E	Extent : Moderate, 2	Area Affe	ected : 80%			
	Location : Roof						
Sewage Ejector(s)							
Electric	100%		2030	\$33,400	4	\$6,900	
Fixtures							
Generic	100%						
	Leaking Connections,	Extent : Severe, A	rea Affec	cted : 5%			
	Location : Toilets A	nd Showers					
re 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 : M		cted : 10	%		,	
	Location : Water Su	upply Room					
Chemical System							
No Component	99%						
Generic	1%		2025	\$300	1-3		
	Other Observation, E	xtent : Light, Area					
	Location : Top Of G						

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

Maintenance \$ are aggregated over a 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 - FY 2021 Print Date : 09-Sep-2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 BRONX 1331 CR0 BRONX DOS0067 13,963 10-Oct-20 Roof, Flo 2871 	OMWELL 7.000 / 1475 019 00rs 1,2	AVENUE 8	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1942 / 2009 : SANITATION : NONE : 2008640	
DIOCK	: 20/1	Lot	: 77	DIN	: 2008040	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec				\$622,600		
Interior Architect	ure			\$157,700		¢72 100
Electrical						\$73,100
Total				\$780,300		\$73,100
Importance Code	А			\$622,600		
Importance Code	В			\$157,700		\$73,100
Total				\$780,300		\$73,100
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$61,600			
Interior Architect	ure		\$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	А		\$62,900	\$1,400	\$1,400	\$1,400
Importance Code	В		\$78,500	\$1,000	\$2,500	\$2,400
Importance Code	С		\$34,600		\$2,000	
Total			\$176,000	\$2,400	\$5,800	\$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.

BRONX 5 GARAGE

Asset # : 14758

rchitecture		Current	Repair	Futur	e Replacement	Μ	laintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete		Now	\$24,900	LIFE	* *	5	\$6,900	
	-	-	Extent : Severe, A	rea Affec	cted : 10%			
	Location	: Window	Sills					
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,700	
Masonry: Brick		Now	\$399,000	LIFE	* *	5	\$20,600	1
	-		tent : Severe, Area					
			acade, Corners Of			ions		
			xtent : Severe, Are	a Affecte	d : 25%			
		: Through						
	-		tent : Severe, Area	Affected	: 25%			
		: Street Fo						
			Extent : Severe, Are		ed : 25%			
			Locations Through					
			ent : Severe, Area A	ffected :	25%			
	Location	: North A	nd South Facades					
	Worn/Eroc	led, Exteni	: Severe, Area Aff	ected : 1	5%			
	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, E	xtent : Severe, Are	a Affecte	d : 20%			
	Location	: All Door	s					
	Deformed/	Dented, E:	xtent : Severe, Arec	Affected	d : 50%			
	Location	: All Door	s					
	Misaligned	l/Bulging,	Extent : Severe, Ar	ea Affect	ted : 20%			
	Location	: All Door	s					
Windows								
Aluminum	65%	0-2	\$17,000	2039	* *	5	\$900	
	Air Infiltra	tion, Exter	nt : Moderate, Area	Affected	d : 100%			
	Location	: Through	out					
	Misaligned	l/Bulging,	Extent : Moderate,	Area Af	fected : 25%			
	Location	: Office A	reas					
	Caulking I	Deteriorate	ed, Extent : Modera	te, Area	Affected : 25%			
	Location	: Exterior	Perimeter Of Wind	lows				
Steel	35%	Now	\$56,900	2056	* *	5	\$6,400	1
	Corrosion	Rusting, E	xtent : Severe, Are	a Affecte	ed : 80%			
	Location	: Boiler R	oom					
	Glazing Br	oken/Crac	eked, Extent : Sever	e, Area A	Affected : 2%			
		: Boiler R						
	Thermally	Inefficient	, Extent : Severe, A	rea Affe	cted : 100%			
		: Through						

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 5 GARAGE

Asset # : 14758

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

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

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

BRONX 5 GARAGE

Asset # : 14758

		ASSet # 11					
Architecture	Cu	urrent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		il Date Estimated Cost Zears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
nterior							
Ceilings							
AcousTileSusp.Lay-In	Staining/Disco	4+ \$3,600 oloring, Extent : Moderau office Areas Throughout 2		* * ffected : 20%	5	\$2,100	
Exposed Concrete	5%		LIFE	* *	5-10	\$1,300	
Gypsum Board	5%		LIFE	* *	5-10	\$3,600	
Plaster	70% N	low \$61,500	LIFE	* *	5	\$9,100	
	Location : St	•					
	Paint Peeling,	Extent : Severe, Area Ag	fected : 40	0%			
		hroughout Garage					
		tion, Extent : Severe, Are					
	Location : W	ithin Garage From Roof	^c Leak Abo	vve			
ite Enclosure							
Fence/Gates							
Chain Link	100%		2051	* *			
ite 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	Cu	urrent Repair	Futur	e Replacement	М	aintenance	
System	% of Fai	il Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component		lears)	FY		(Yrs)	2000	111011
Туре							
nder 600 Volts							
Service Equipment	1000/		2021	¢1.600	~	¢100	
Fused Disc Sw	100%	ndian Futant Links Ana	2031	\$1,600	5	\$100	
		ation, Extent : Light, Area lectrical Room	a Affectea	: 100%			
			a a a u u a a t	Switches Dated At	200 4	auag Egoh	
Switch goon / Switch be a 1	Explanation	: Three Main Service Di	sconnect S	ownenes Katea Al 2	200 Amp	eres Euch.	
Switchgear / Switchboard Molded Case Bkrs	100%		2031	\$26,100	5	\$400	
	10070		2031	\$20,100	5	\$400	
Raceway Conduit	90%		2031	\$2 600	1		
Conduit	90% 10%		2031 2041	\$3,600 * *	1		
Panelboards	1070		2041		1		
Fused Disc Sw	100/		2020	\$800	5		
	10%		2030		5	¢200	
Molded Case Bkrs Molded Case Bkrs	80% 10%		2030 2039	\$6,400 * *	5 5	\$300	
	10%		2039		3		
Wiring	90%		2021	¢7 000	1		
Thermoplastic			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. Estimates are rounded to the nearest hundred dollars.

BRONX 5 GARAGE

Asset #: 14758

		Asset # : 14	1/58					
Electrical	Current Repair Future Replacement					Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Inder 600 Volts								
Motor Controllers								
Locally Mounted	100%		2029	\$15,400	5	\$100		
fround								
Grounding Devices	1000/			ate ate	_	* 4 • • •		
Generic	100%		LIFE	* *	5	\$400		
ighting Interior Lighting								
Interior Lighting Fluorescent	35%		2031	\$11,400	10	\$4,500		
Thorescent		ervation, Extent : Light, Area			10	\$7,500		
		: Offices, Locker Rooms And						
	Explanat	ion : T-8 Lamps	-					
HID	60%		2031	\$73,100	10	\$300		
LED	5%		2036	* *				
Egress Lighting								
Exit, Service	100%		2031	\$4,000	1			
Exterior Lighting	200/		2021	¢1.< 0.00	10			
HID No Common ant	30% 70%		2031	\$16,900	10			
No Component larm	/0%							
Security System								
No Component	90%							
Generic	10%	Now \$4,500	2041	* *	1	\$500		
		ervation, Extent : Severe, Are	ea Affecte	ed : 100%				
		: Front Of The Building						
	Explanat	ion : CCTV Surveillance Car	neras No	t Functioning				
Fire/Smoke Detection No Component	80%							
Generic, Analog		Now \$30,900	2041	* *	1-3	\$1,600		
Generic, Analog		ervation, Extent : Severe, Are		ed : 100%	1-5	\$1,000		
		: Hallways						
		ion : Strobe Lights, Manual I	Pull Stati	ons Not Functionir	ıg			
Mechanical		Current Repair	Futu	re Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
leating			-				•	
Energy Source								
Fuel Oil No 2	100%		2051	* *	5	\$4,300		
Conversion Equipment								
Steam Boiler	100%		2044	**	1	\$13,800		
		ervation, Extent : Moderate, . : Boiler Room	Area Affe	ected : 30%				

Location : Boiler Room Explanation : Recent Instalation: New Boiler Accessories Terminal Devices * * Convector/Radiator 20% 2044 1 \$900 Fan Coil Unit/Heat 80% * * \$3,600 2036 1

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

DEPARTMENT OF SANITATION - 827

BRONX 5 GARAGE

Asset # : 14758

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of 1 Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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		
		ervation, Extent : Moderate, A	4rea Affe	ected : 20%			
	Location .	: Garage Room					
	Explanati	on : Leaks From Top Floor I	Bathroon	n 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	

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

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name		ND 6A GARAGE			
Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 800 EAST 12 BRONX DOS0031.00 83,629 21-Mar-2019 Roof, Floors)	ECT AVENUE Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1985 / : SANITATION : NONE	
Block	: 2953	Lot : 21	BIN	: 2097278	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture		\$558,700		
Interior Architect	ure		\$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			\$578,400		\$96,700
Importance Code			\$2,009,600		\$1,577,000
Importance Code	С		\$385,900		
Total			\$2,974,000		\$1,673,700
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture	\$36,000			
Interior Architect	ure		\$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	В	\$79,000	\$20,700	\$16,900	\$21,600
Importance Code	С	\$3,000			
Total		\$140,600	\$24,800	\$21,000	\$26,000



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.

DEPARTMENT OF SANITATION - 827

BRONX 6 AND 6A GARAGE

Asset # : 2008

rchitecture	Current Repair	Future Replacement	Maintenance				
rstem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
terior							
Exterior Walls			~	¢20.(00			
Masonry: Brick Cavity	70% 4+ \$118,40 Cracking/Crumbling, Extent : Mode		5	\$29,600			
	Location : Throughout						
	Diagonal Cracks, Extent : Moderate						
	Location : Columns Flanking Doo						
	Expansion Joint Failure, Extent : M	oderate, Area Affected : 10%					
	Location : Throughout)0 2042 **		¢1 5 000			
Metal Coiling Doors	27% 2-4 \$138,20 Corrosion/Rusting, Extent : Light, A	10 2045	5	\$17,800			
	Location : West Facade	reu Ajjecieu . 1576					
	Deteriorated Finish, Extent : Moder	ate, Area Affected : 25%					
	Location : West Facade	× 55					
Pre-Cast Concrete	3% 4+ \$90	00 LIFE **	5	\$4,100			
	Staining/Discoloring, Extent : Mode Location : Throughout	erate, Area Affected : 40%					
Windows							
Aluminum	92% Now \$152,40		5	\$5,700			
	Air Infiltration, Extent : Moderate, . Location : Throughout	Area Affected : 25%					
	Broken/Missing Elements, Extent : I	Moderate, Area Affected : 30%	ó				
	Location : Throughout						
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15% Location : East Facade						
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%						
	Location : East Facade	J. J					
Glass Block	5% 4+ \$70	00 LIFE **	5	\$400			
	Glazing Broken/Cracked, Extent : M	Ioderate, Area Affected : 2%					
	Location : East 176th Street Faca	le					
Metal Louvers	3% 2-4 \$60						
	Corrosion/Rusting, Extent : Light, A	rea Affected : 40%					
	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.

BRONX 6 AND 6A GARAGE

Asset # : 2008

rchitecture	Current Repair	Future Replacement	N							
zstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority					
terior										
Parapets	(00)	I IFF *	÷ -	\$0.00						
Concrete Masonry Unit	60% Other Observation, Extent : Light, Area		* 5	\$9,600						
	Location : Roof	<i>u Ajjecieu</i> . 9070								
	Explanation : Covered With Modified	l 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 : Seven	e, Area Affected : 40%								
	Location : Throughout									
Metal Rail	15% 2-4 \$18,300	2043 *	* 5	\$15,200						
	Corrosion/Rusting, Extent : Moderate, Location : Throughout	Area Affected : 20%								
	Deteriorated Finish, Extent : Moderate	Area Affected · 25%								
	Location : Throughout	, 11 cu 19jecicu : 2070								
	Other Observation, Extent : Severe, Ar	ea Affected : 100%								
	Location : Parapet Railing									
	Explanation : Pitch Pocket Deteriora	ted								
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	e Flashing								
Roof	050/	2035 *	* 10	007 100						
Modified Bitumen	95% Debris Present, Extent : Light, Area Aj	2033	* 10	\$97,100						
	Location : Throughout	<i>fected</i> . 2570								
Skylight, Metal/Glass	5%	2050 *	* 10	\$17,000						
Soffits	-			,						
Stucco Cement	100% 4+ \$15,000	2035 *	* 5	\$6,100						
	Cracking/Crumbling, Extent : Moderat	e, Area Affected : 2%								
	Location : Front Facade									
	Staining/Discoloring, Extent : Moderat Location : Throughout	te, Area Affected : 5%								
arian	Location . Intoughout									

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.

BRONX 6 AND 6A GARAGE

Asset # : 2008

Architecture	Current Repair	Future	e Replacement	acement Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior							
Floors	(50/ N	¢02 200 LIEE	* *	5	¢101 000		
Cast in Place Concrete	65% Now Cracking/Crumbling, Extent	\$92,300 LIFE : Moderate. Area Af		5	\$181,800		
	Location : Throughout						
	Ponding, Extent : Severe, Ar	ea Affected : 25%					
	Location : Both Garages						
Ceramic Tile	5%	2039	* *	5	\$6,400		
Quarry Tile	15%	2043	* *	5	\$28,800		
Vinyl Tile	15% Now \$ Cracking/Crumbling, Extent	5174,100 2040		3	\$7,200		
	Location : Offices						
	Punct/Tear/Impact Damage,						
	Location : Offices						
	Worn/Eroded, Extent : Sever	e, Area Affected : 10	00%				
	Location : Throughout						
Interior Walls	50%	LIFE	* *	5	\$12,800		
Concrete Masonry Unit Glass Block	50%	LIFE	* *	3	\$12,800		
Glass: Single Pane	5%	LIFE	* *	5	\$2,400		
SGFT/Glazed Masonry	40%	LIFE	* *		÷)		
Ceilings							
AcousTileSusp.Lay-In		i165,700 2043	* *	5	\$16,000		
	Broken/Missing Elements, E. Location : Throughout	xtent : Severe, Area 2	Affected : 30%				
	Staining/Discoloring, Extent	· Severe, Area Affec	ted · 60%				
	Location : Second Floor In						
	Water Penetration, Extent :	Severe, Area Affected	d : 30%				
	Location : Throughout						
	Worn/Eroded, Extent : Sever	e, Area Affected : 25°	9%				
	Location : Second Floor	421.200 1155	* *				
Exposed Struc: Steel	75% 4+ \$ Paint Peeling, Extent : Mode	431,300 LIFE					
	Location : Garage Area	eruie, Areu Ajjecieu .	5070				
Site Enclosure	0						
Free Standing Walls							
Cast in Place Concrete	50% 0-2	\$1,800 2065	**				
	Cracking/Crumbling, Extent Location : Parking Area	: Moderate, Area Af	fected : 15%				
Masonry: Brick		5106,000 2060	* *				
wiasonity. DITCK	Cracking/Crumbling, Extent	· ·					
	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.

DEPARTMENT OF SANITATION - 827

BRONX 6 AND 6A GARAGE

Asset # : 2008

		Asset # : 2	2000				
Architecture	Cur	rent Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure Retaining Walls Masonry: Brick ite Pavements Public Sidewalk Pavers/Stone	Location : Thr Cracking/Crum Location : Thr Joint Mortar Mi Location : Thr 100% No	Elements, Extent : Seve oughout bling, Extent : Severe, 2 oughout, Front Of Buil iss/Erod, Extent : Sever oughout w \$441,700	Area Affect Iding re, Area Aff 2045	ed : 80% Pected : 80% **			
	Location : Eas	bling, Extent : Severe, A t 176th And 175th Stre d, Extent : Severe, Area t 175th Street	et				
On-Site Walkways Cast in Place Concrete Pavers/Stone	50% 50% No Cracking/Crum Location : Thr	bling, Extent : Severe, 2	2035 2039 Area Affect	* * * * ed : 20%			
Parking/Driveway Asphalt	Location : Par Potholes, Exten	bling, Extent : Severe, 2	d : 20%	* * ed : 10%			
Cast in Place Concrete	30% No Cracking/Crum Location : Thr	bling, Extent : Severe, 2	2043 Area Affect	* * ed : 20%			
lectrical	Cur	rent Repair	Future	Replacement	M	aintenance	
ystem Component Type		Date Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location : Ele	ion, Extent : Light, Area ctrical Room Two Main Service Disc			5 600 Amp	\$400 veres Each	
Switchgear / Switchboard Fused Disc Sw	Location : Ele	on, Extent : Light, Area ctrical Room Two Vertical Sections	2040 a Affected .	**	5	\$400	
Raceway Conduit	100%		2040	* *	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.

BRONX 6 AND 6A GARAGE

Asset # : 2008

Electrical		Current Repair	Futu	re Replacement	Replacement Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Inder 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		
		And Fixtures, Extent : Light,	Area Af	fected : 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%							
larm								
Security System								
No Component	90%							
Generic		Now \$27,000	2040	* *	1	\$2,800		
		ervation, Extent : Light, Area	Affected	l : 100%				
		: Perimeter Of The Building						
	Explana	tion : CCTV Cameras Not Fu	nctional					
Fire/Smoke Detection	0.00 /							
No Component	80%		2025	#104.000	1.2	#10 COO		
Generic, Digital	20%	· • • • • • • • • • •	2025	\$184,900	1-3	\$10,600		
		ervation, Extent : Light, Area	Affectea	1:100%				
		: Hallways	11.0.					
	Explana	tion : Alarm Bells, Manual Pi	ul Statio	ns And Smoke Dete	ctors			

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

BRONX 6 AND 6A GARAGE

Asset # : 2008

Mechanical	Current Repair			Futur	e Replacement	Μ	aintenance		
System Component Type		l Date Es Tears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Conversion Equipment									
Furnace)-2	\$13,800	2040	* *	1	\$13,000		
	Abandoned in Location : 7		ent : Moderate, nits, Roof	Area Af	fected : 100%				
Furnace	40% 0)-2	\$1,600	2035	* *	1	\$14,900		
	Not in Service, Location : G		Ioderate, Area	Affected	: 10%				
		-	ıt : Light, Area	Affected	: 100%				
	Location : G		0	55					
	Explanation	-							
Furnace	10%			2025	\$19,700	1	\$4,100		
Hot Water Boiler)-2	\$6,400	2028	\$32,200	1	\$1,900		
			rate, Area Affe				÷-,- • •		
	Location : Be								
	Other Observa	ition, Exter	nt : Light, Area	Affected	: 100%				
	Location : 2								
	Explanation	: Total 4 U	nits In 2 Boile	· Rooms,	Each Boiler Room	Has 2 U	Inits		
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									
Convector/Radiator	15%			2028	\$67,200	1	\$4,100		
No Component	85%								
Air Conditioning									
Energy Source									
Electricity	100%			2038	* *	1			
Conversion Equipment									
Exterior Pkg Unit -	20%			2040	* *	2	\$1,000		
Cooling		_							
			nt : Moderate, 4	1rea Affe	cted : 100%				
	Location : Re	-							
		: 2 Brand	New Units, Bot		t Power Connected	d Yet. R-	410a		
Window/Wall Unit	20%			2028	\$34,900	1			
No Component	60%								
Ventilation									
Distribution							.		
Ductwork/Diffusers		4+	\$77,100	LIFE	* *	2-5	\$46,600		
		-	Severe, Area A	ffected :	80%				
Ductwork/Diffusers		g, Extent :	\$77,100 Severe, Area A			2-5	\$46,600		

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.

BRONX 6 AND 6A GARAGE

Asset # : 2008

Mechanical	Curren	t Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Years	te 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, Exte Location : Roof	ent : Moderate, Area	Affected	: 80%			
Roof	35% 0-2	\$48,600	2040	* *	2	\$700	
	Broken, Extent : M Location : Roof	oderate, Area Affecte	ed : 25%				
	On Extended Life, I Location : Not In	Extent : Severe, Area 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 Affe	cted : 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, I Location : Boiler	Extent : Moderate, A Room 6A	rea Affec	ted : 100%			
Sanitary Piping							
Cast Iron	30% 0-2 Blockage /Clogged Location : Wash	\$9,200 Extent : Moderate, . Bay Area	LIFE Area Affe	* * ected : 10%	1		
Cast Iron	70%		LIFE	* *	1		
Storm Drain Piping	, , , , ,		211 2		-		
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, Location : Gas Re	Extent : Light, Area efill Stations	Affected	: 100%			
	Explanation : 2 S	ets					

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

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

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 EAST 17 BRONX DOS003 5,500 21-Mar-2 Roof, Flo 	26 ST. AND 1.010 / 3001 2019 pors 1	PROSPECT A	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1989 / : SANITATION : NONE	
Block	: 2953	Lot	: 21	BIN	: 2097278	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$443,900		\$69,200
Interior Architect	ture			\$400,000		
Total				\$843,900		\$69,200
Importance Code	А			\$443,900		\$69,200
Importance Code	В			\$400,000		
Total				\$843,900		\$69,200
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$83,100			
Interior Architect	ture					
Electrical			\$12,000			\$4,400
Mechanical						\$4,600
Total			\$95,100			\$9,000
Importance Code	A		\$83,100			
Importance Code	В		\$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. Estimates are rounded to the nearest hundred dollars.

BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING

Asset # : 3001

Architecture	Current F	Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Exterior Walls		¢222 (00	LIFE	* *	5	¢(0.200	1		
Cast in Place Concrete	60% Now Broken/Missing Elem Location : Through		LIFE re, Area		5	\$69,200	1		
	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, E		a Affecte	d : 50%					
	Location : Salt Shee	-							
	Explanation : Left S			mned **	_	¢2 200			
Concrete Masonry Unit	15% Now Broken/Missing Elem Location : West Fac		LIFE re, Area		5	\$2,200			
	Cracking/Crumbling, Location : West Fac		rea Affec	ted : 15%					
	Punct/Tear/Impact D Location : West Fac		vere, Are	a Affected : 10%					
Fiberglass Panel	10% Now Broken/Missing Elem Location : East Fac		2039 re, Area .	* * Affected : 30%	5	\$4,300			
	Loose/Miss Fasteners Location : East Fac		Area Affe	cted : 30%					
Masonry: Brick Cavity	10% Now Cracking/Crumbling, Location : Through		LIFE , <i>Area Aj</i>	* * fected : 20%	5	\$2,300			
	Joint Mortar Miss/Er Location : Through		ate, Arec	Affected : 25%					
	Spalling, Extent : Mo Location : South We		ed : 15%	Ó					
Wood	5% Now Deteriorated Finish, Location : Arch Abo	ove Entrances			5	\$2,900	1		
	Dry Rot/Decay, Exter Location : Arch Abo Split/Cracked, Extent	ove Entrances							
	Location : Arch Abo			// v					

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

DEPARTMENT OF SANITATION - 827

BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING

Asset # : 3001

A			15501#.3			_		
Architecture		Current Rep			e Replacement		aintenance	
System Component Type		'ail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets Cast in Place Concrete	Location : Miss/Damag	rumbling, Ex Throughout ged Copings,	\$8,400 tent : Moderate Extent : Severe		-	5	\$6,400	
	Caulking De		Extent : Modera South Facades	ite, Area	Affected : 25%			
Pre-Cast Concrete	Location : Joint Morta	umbling, Ex Coping On	Extent : Moder		* * ted : 25% Affected : 25%	5	\$400	1
Roof		1.0						
Asphalt Shingle			\$34,900 s, Extent : Seve	2045 re, Area	* * Affected : 80%			1
	Location :	Throughout						
		d, Extent : S Throughout	evere, Area Aff	ected : 1(00%			
Modified Bitumen	Location : Drains Inad Location : Punct/Tear/ Location : Water Penet	ent, Extent : Flat Section (Misposn, E: Flat Section Impact Dam Throughout	nt : Severe, Are	el Roofs A Irea Affec el Roofs A vere, Are	Ind Buttresses cted : 20% Ind Buttresses va Affected : 25%			1
nterior Floors								
Cast in Place Concrete	Location :	Throughout			** cted : 100% ! Full Examination	5	\$21,800	
Ceilings Exposed Struc: Wood	100%		\$400,000	LIFE	**			
	Location :	Throughout						
	Location :	Throughout	Severe, Area A Severe, Area Aff					
	-	a, Extent : S Near Entrai		ecieu : 20	J/0			
	Water Pener		nt : Severe, Are	a Affecte	d : 75%			

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

DEPARTMENT OF SANITATION - 827 BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING

Asset # : 3001

			A3361 m . J					
Architecture		Current F	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements Parking/Driveway Cast in Place Concrete	100%			2035	* *			
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Raceway Conduit			\$4,000 Ioderate, Area Affe The Building	2060 cted : 10	* *	1		
Panelboards Molded Case Bkrs			\$8,000 ss, Extent : Modera The Building	2055 te, Area	* * Affected : 100%	5	\$100	
Wiring Thermoplastic	100%		-	2030	\$8,700	1		
ighting Exterior Lighting HID No Component	20% 80%			2025	\$4,400	10		
Wechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation Exhaust Fans Roof No Component	50% 50%			2025	\$4,600	2	\$100	
lumbing H/C Water Piping Galvanized Steel	100% Other Obs Location	: Along Si	xtent : Severe, Are de Of Shed um Chloride Spray	55	\$24,100 sd : 100%	1		

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

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

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: BRONX 9/10 GARAGE BRONX BOR	OUGH 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



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

Asset # : 4199

Architecture	Current Repair	Future Replacement	Μ	aintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
xterior Exterior Walls									
Fiberglass Panel	10% Now \$104,700	2041 **	5	\$25,100					
ribergiass railer	Broken/Missing Elements, Extent : Seve		5	\$25,100					
	Location : Throughout	re, mea mjecica . 0070							
	Staining/Discoloring, Extent : Severe, A	rea Affected : 100%							
	Location : Throughout								
Masonry: Brick	45% Now \$971,500	LIFE **	5	\$60,300					
	Diagonal Cracks, Extent : Moderate, Ai		-	÷••,•••					
	Location : Bulkheads And Throughout Facades								
	Joint Mortar Miss/Erod, Extent : Moder	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads And Throughout	Facades							
	Vertical Cracks, Extent : Moderate, Are								
	Location : Bulkheads, Building Corner	rs							
Masonry: Brick	25% Now \$539,700	LIFE **	5	\$33,500	1				
	Diagonal Cracks, Extent : Severe, Area	Affected : 25%							
	Location : Upper Wall								
	Horizontal Cracks, Extent : Severe, Area Affected : 20%								
	Location : Upper Wall								
	Joint Mortar Miss/Erod, Extent : Severe	e, Area Affected : 50%							
	Location : Upper Wall	1 100 1 250/							
	Rusting Masonry Supt, Extent : Severe, Location : Upper Wall	Area Affected : 25%							
		2046 **	-	\$20.000					
Metal Coiling Doors	10% Now \$812,000	2040	5	\$20,900					
	Broken/Missing Elements, Extent : Mod Location : East Facade	erate, Area Affectea : 15%							
	Deformed/Dented, Extent : Moderate, A	rea Affected · 20%							
	Location : Throughout	Тей Ајјестей . 2070							
Stucco Cement	10% Now \$207,300	2031 \$414.600	5	\$16,800					
Stucco Cement	Cracking/Crumbling, Extent : Moderate	+)	5	\$10,800					
	Location : Throughout	, 11 cu Ajjecieu . 70/0							

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

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

Asset # : 4199

rchitecture	Current Repair Future Replacement						aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Windows								
Aluminum	Air Infiltro Location Broken/M Location Hardware	: Through issing Elem : Through	ents, Extent : Mod out Extent : Moderate, 2	erate, Ar	ea Affected : 30%	5	\$400	
Metal Louvers	5%	Now	\$4,700	2029	\$23,500			
		issing Elem : Through	ents, Extent : Mod					
Steel	Bent/Warp Location Broken/M Location Thermally	: Area Un issing Elem : Area Un	eents, Extent : Mod der Ramp . Extent : Moderate	erate, Ar	ea Affected : 30%	5	\$4,600	
No Component	85%		1					
Parapets	0570							
Masonry: Brick	Diagonal Location Joint Mor Location Misaligne	: Upper P tar Miss/Er : Upper P	od, Extent : Severe arapet Extent : Severe, Ar	, Area A	ffected : 75%	5	\$2,400	1
Masonry: Brick	Diagonal Location Joint More	: Corners	\$123,000 tent : Moderate, Ar od, Extent : Moder out			5	\$6,700	
Masonry: Limestone	Joint Mort Location Caulking I	: Coping	\$15,900 od, Extent : Moder d, Extent : Modera			5	\$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.

Asset # : 4199

Architecture	Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Built-Up (BUR)	30% Now Blisters, Extent : Sever Location : Lower Row Vegetation Growth, Ex Location : Lower Row Water Penetration, Ex Location : Garage A Worn/Eroded, Extent :	of ctent : Moderate, 2 of tent : Moderate, A rea	Area Affe Irea Affe	cted : 5%			
	Location : Lower Ro	of					
Roll Roofing	70% Now Seams Open/Split, Ext Location : Upper Ro Water Penetration, Ex Location : Garage A Worn/Eroded, Extent : Location : Upper Ro	of tent : Moderate, A rea Moderate, Area A	lrea Affe	cted : 10%	5	\$47,000	
nterior							
Floors Cast in Place Concrete	80% Now Cracking/Crumbling, I Location : Area Und Punct/Tear/Impact Da Location : Througho Spalling, Extent : Seve Location : Througho Uneven Surface, Exten	er Ramp And Sho _l mage, Extent : Se ut re, Area Affected ut t : Moderate, Are	ps Throu vere, Are : 40%	ghout ea Affected : 20%	5	\$230,200	
	Location : Area Und	*					
Ceramic Tile	5% Now Broken/Missing Eleme Location : Toilets An Cracking/Crumbling, I Location : Througho	d Shower Rooms Extent : Severe, A			5	\$3,300	
Steel Plate	3% 4+ Corrosion/Rusting, Ex Location : Stairs Worn/Eroded, Extent : Location : Stairs				1		
Vinyl Tile	12% Now Cracking/Crumbling, I Location : Lunch Row Worn/Eroded, Extent : Location : Lunch Row	om Moderate, Area .			3	\$5,900	

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.

DEPARTMENT OF SANITATION - 827 BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

Architecture	C	Current R	epair	Futur	e Replacement	aintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Interior Walls	50/	NT	¢527.800	2041	* *	5	¢0,100	
Ceramic Tile	5% Cracking/Cri Location :	umbling,	\$537,800 Extent : Severe, A ut	2041 rea Affec		5	\$9,100	
Concrete Masonry Unit	50% Cracking/Cr Location :	umbling,	\$1,731,500 Extent : Moderate ut	LIFE , Area Aj	* * ffected : 40%	5	\$73,000	
Masonry: Brick	Location : . Diagonal Cr	umbling, Electrical acks, Exte	\$2,735,300 Extent : Moderate Room And Throu ent : Moderate, Ar et Area Near East	ghout ea Affect	ted : 5%			
Ceilings								
AcousTileSusp.Lay-In	Location : 1 Water Penetr Location : 1	coloring, Recreatio ration, Ex Recreatio d, Extent	tent : Moderate, A n Room [.] Moderate, Area A	rea Affe	cted : 10%	5	\$3,200	
Exposed Concrete	Location : Spalling, Ext Location :	umbling, Under Ra tent : Seve Througho ration, Ex	ere, Area Affected ut tent : Moderate, A	: 40%		5	\$6,000	
Exposed Concrete	25%			LIFE	* *	5	\$5,000	
Exposed Struc: Steel	30%	usting, Ex	\$432,700 tent : Light, Area ut	LIFE	**			
Plaster	Location :	umbling, Locker Ro g, Extent	Moderate, Area	Ū	-	5	\$8,000	
		Current R	opoir	Entre	e Replacement	м	aintananaa	
Electrical		Jurrent R	epan	гици	e Replacement	W	aintenance	

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Pri
Under 600 Velta							

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.

BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

lectrical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts								
Service Equipment Molded Case Bkrs		2-4 ervation, E : 1st Floor	\$5,200 ixtent : Moderate, 2	2056 Area Affe	* * ected : 100%	5	\$1,200	
				4vailahle	. On Extended Life	2		
Switchgear / Switchboard Not Accessible	100% Other Obs Location	ervation, E : 1st Floor	xtent : Light, Area	Affected	1:0%			
Raceway	<u>^</u>				2			
Conduit	100%			2026	\$33,500	1		
Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs		2-4 Corroded, : 1st And 2	\$32,900 Extent : Moderate 2nd Floors	2025 2025 2051 , Area Aj	\$2,100 \$6,200 ** Jected : 100%	5 5 5	\$100 \$300 \$900	
Wiring								
Braided Cloth		-	\$19,300 nt : Moderate, Are out The Building	2051 ea Affecte	* * ed : 100%	1		
Thermoplastic	35%			2026	\$10,400	1		
Motor Controllers Locally Mounted Locally Mounted		2-4 ed Life, Ex : 1st Flooi	\$4,600 tent : Moderate, A	2024 2046 rea Affec	\$10,800 ** ted : 100%	5 5	\$400 \$100	
ound Grounding Devices Not Accessible	Location	: 1st Floor	xtent : Light, Area Room Is Locked No					
ghting								
Interior Lighting Fluorescent	Location Explanat		xtent : Light, Area Locker Room And a amps			10	\$28,200	
HID HID	Malfunctio	Now ning, Exter : Garage	\$4,700 nt : Moderate, Are	2026 2036 a Affecte	\$56,400 * * d : 100%	10	\$1,700	
Egress Lighting Emergency, Battery Exit, Service	50% 50%	~		2022 2022	\$63,400 \$5,200	10 1	\$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.

Asset # : 4199

		ASSet # : 4	199				
Electrical	Curre	nt Repair	Futur	e Replacement	Μ	Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Exterior Lighting HID	100%		2022	\$354,800	10	\$300	
Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System		ate Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total (Year		FY	Estimated Cost	(Yrs)	Estimated Cost	rnorn
Ieating							
Energy Source Fuel Oil No 2		xtent : Light, Area Aff Tank Of 15,000 Gallor		* *	5	\$27,300	
Conversion Equipment Steam Boiler		n, Extent : Light, Area loor Mechanical Roon Units	00	* * ! : 100%	1	\$87,200	
Distribution	<i>I</i>						
Central Plant Steam Piping/Pmp	10% 0-2	\$148,900	2056	* *	4	\$400	
	Insul. Deterioration Location : Throa	ng, Extent : Moderate, ughout	Area Af	fected : 100%			
Central Plant Steam Piping/Pmp	90%		2026	\$1,340,400	4	\$5,900	
1 8 1	On Extended Life, Location : Thro	, Extent : Moderate, A ughout	rea Affec	eted : 100%			
Terminal Devices							
Air Handler	40% 0-2 Unit Inoperable, I Location : Seco	\$494,900 Extent : Light, Area A <u>f</u> nd Floor	2036 fected : 2	* * 20%	1	\$19,600	
Convector/Radiator	20%		2031	\$94,200	1	\$5,700	
		ent : Moderate, Area 2 way At 1st Floor	ijjeciea .	570			
Fan Coil Unit/Heat	40%		2026	\$527,100	1	\$11,400	
Air Conditioning	1070		2020	\$527,100	1	¢11,100	
Energy Source							
Electricity	100%		2034	* *	1		
Conversion Equipment Window/Wall Unit	100/		2022	¢10 200	1		
Window/Wall Unit No Component	10% 90%		2022	\$18,300	1		
Distribution	2070						
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%						

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

Asset # : 4199

Year I FY 2026 LIFE ea Affecte uke a Affected	Estimated Cost \$900 * *	Cycle (Yrs) 2	Estimated Cost \$3,100	Priorit
LIFE ea Affecte ike	* *	2	\$3,100	
LIFE ea Affecte ike	* *	2	\$3,100	
ea Affecte ake				
		2-5	\$4,900	
LIFE	* *	2-5	\$44,200	
2036 d : 100%	* *	2	\$1,300	
2026	\$12,500	2	\$1,100	
2036	* *	1		
2024 ea Affecte	\$308,900 ed : 100%	1		
2024 Affected :	\$53,700 100%	2	\$1,300	
LIFE ea Affecte	* * ed : 100%	1		
LIFE a Affected ge Floor, 1	* * ! : 5% Severe Blockage .	1 Reported	d	
		-		
LIFE ea Affecte	* * ed : 100%	1		
2026	\$4,700	4	\$1,000	
2022	\$1,900	4	\$1,800	
	ed : 100%			
	2022		2022 \$1,900 4	2022 \$1,900 4 \$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.

Asset # : 4199

Mechanical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Fire Suppression Standpipe							
Generic	100%	2036 **	1-5 \$44,400				
No Backflow Preventer, Extent : Moderate, Area Affected : 100%							
	Location : First Floor						

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

DEPARTMENT OF SANITATION - FY 2021 Print Date: 09-Sep-2020

Asset Name Address			ANITATION F BTWN 0 A	GARAGE VE - 10 AVE		
Borough Program / Asset # Area Sq Ft Date of Survey	 MANHAT DOS0038. 58,400 30-Jan-20 	ГТАN 000 / 4134	1. D1 WIV 9 A	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1940 / 1992 : SANITATION : NONE	
Areas Surveyed Block	: Floors 1 : 2212	Lot	: 1	BIN	: 1082036	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Archited	cture			\$1,559,900		\$1,433,800
Interior Architect	ture			\$746,200		\$339,900
Electrical				\$951,500		\$345,500
Mechanical				\$188,400		\$729,500
Site Pavements				\$278,300		

	<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>	
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



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

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

Asset # : 4134

rchitecture	Current	Repair	Future	Replacement	Μ	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls Fiberglass Panel	20% 2-4 Staining/Discoloring Location : Throug	-	2033 e, Area Af	* * fected : 50%	5	\$29,400	
Masonry: Brick	60% Now Horizontal Cracks, I Location : West Fo Joint Mortar Miss/E Location : Throug Rusting Masonry Su Location : Overhea Vertical Cracks, Ext Location : All Fac Water Penetration, I Location : 2nd Flo	acade Frod, Extent : Light, hout pt, Extent : Moderat ad Doors And Wind ent : Moderate, Are ades Extent : Moderate, A	Area Affe te, Area A ows Throw a Affected	cted : 10% ffected : 10% ughout 1 : 30%	5	\$47,000	
Masonry: Granite	3% Now Broken/Missing Eler Location : Throug Joint Mortar Miss/E Location : Building	hout	ate, Area		5	\$1,800	
Masonry: Limestone	2% Now Cracking/Crumbling Location : Stone B Joint Mortar Miss/E Location : Window	and Throughout rod, Extent : Moder			5	\$1,200	
Metal Coiling Doors	15% Now Broken/Missing Eler Location : Through		2035 t, Area A <u>f</u>	* * fected : 50%	5	\$18,400	
Windows Aluminum	100% Now Unit Inoperable, Exi Location : Through		2055 Affected :	* *	5	\$7,900	
Parapets Masonry: Brick	Caulking Deteriorat Location : Coping Vertical Cracks, Ext	t Coping t : Moderate, Area . Side Of Parapet Trod, Extent : Moder Ind South Sides Of S ed, Extent : Modera Stones	Affected : ate, Area lecond Flo tte, Area A a Affected	5% Affected : 50% por Affected : 15%	5	\$8,700	

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
Asset # : 4134

Architecture	Current Re	epair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Roof							
Built-Up (BUR)	85% Now Grvl/Blst Miss/Disp, E. Location : Second Fl Water Penetration, Ext Location : Throughou	oor Roof ent : Light, Area					
Skylight, Plastic	15% 4+ Glazing Clouded, Exte Location : Throughou		2035 rea Affect	* * ed : 20%	1		
Soffits	-						
Cast in Place Concrete	100%		LIFE	* *	5		
terior							
Floors					_		
Cast in Place Concrete	80% Now Cracking/Crumbling, I Location : Garage Fl			* * ffected : 20%	5	\$243,700	
	Punct/Tear/Impact Dat Location : Ground F	0	oderate, .	Area Affected : 15	%		
Ceramic Tile	3%		2033	* *	5	\$4,200	
Ceramic Tile	2% Recent Installation, Ex Location : Womens L			* * 100%	5	\$2,800	
Quarry Tile	10%		2035	* *	5	\$20,900	
Vinyl Tile	5% Now	\$63,200	2040	* *	3	\$2,600	
	Punct/Tear/Impact Dat Location : Throughout	-	vere, Are	ea Affected : 100%			
Interior Walls							
Ceramic Tile	3%		2033	* *	5	\$1,500	
Ceramic Tile	2% Recent Construction, E Location : Womens L			* * ! : 100%	5	\$1,000	
Concrete Masonry Unit	80%		LIFE	* *	5	\$15,800	
Gypsum Board	8%		LIFE	* *	5	\$2,400	
Gypsum Board	2%		LIFE	* *	5	\$600	
	Recent Installation, Ex Location : Womens L			100%			
Masonry: Brick	5% Now Spalling, Extent : Seve Location : Stairwells, Water Penetration, Ext Location : East And	Electrical Room ent : Moderate, A	And 2nd				

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

Asset # : 4134

		Asset # : 4					
Architecture	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior Cailings							
Ceilings AcousTileSusp.Lay-In	8% Now Broken/Missing Elem Location : Through Staining/Discoloring, Location : Through	out, Specially In W Extent : Moderate	eight Ro	om	5	\$5,600	
AcousTileSusp.Lay-In	2% Recent Installation, E Location : Womens			* * 100%	5	\$2,800	
Exposed Concrete	25% Now Broken/Missing Elem Location : Through	Ų	LIFE t, Area A	* * ffected : 5%	5	\$5,400	
Exposed Struc: Steel	60% Now Water Penetration, E Location : Through	-	LIFE Affected	* *			
Metal Panel	5%		LIFE	* *	5	\$8,700	
ite Enclosure Fence/Gates Chain Link	50% 0-2	\$6,000	2040	* *			
Iron Picket	$\frac{Corrosion/Rusting, E}{\frac{Location : North Fo}{50\% 0-2}}$		2050	ctea : 100% **			
	Corrosion/Rusting, E Location : East Fac	xtent : Light, Area		: 10%			
ite Pavements Public Sidewalk Cast in Place Concrete	100%		2035	* *			
Parking/Driveway Cast in Place Concrete	100% Now Cracking/Crumbling, Location : Through		2050 rea Affec	* * ted : 100%			
Electrical	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts Service Equipment Fused Disc Sw	100% Other Observation, E Location : Electrica Explanation : One 2	ıl Room			5	\$300	
Switchgear / Switchboard Fused Disc Sw	100%	. <u>r</u>	2040	* *	5	\$300	
Raceway Conduit	100%		2040	* *	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.

Asset # : 4134

Electrical	Current Repair	Future Replacen	nent M	laintenance					
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority				
Inder 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			de de 🖛	\$ 2.22					
Generic	100%	LIFE	** 5	\$900					
Lighting									
Interior Lighting	290/	2020 ¢5	1 0 0 0 1 0	¢20,400					
Fluorescent	38%		1,900 10	\$20,400					
	Other Observation, Extent : Light, Area Affected : 100% Location : Locker Room, Fitness Room And Offices								
		ness Room And Offices							
	Explanation : T-8 Lamps	2020		¢ 5 00					
Fluorescent	1%		1,400 10	\$500					
	1-5 Lamps And Fixtures, Exte Location : Bronx 7 Garage	nt : Light, Area Affected : 1009	%						
HID		05,700 2040 Stent : Moderate, Area Affected	* * ! : 100%						
LED	1%	2038	* *						
	Recent Installation, Extent : L Location : Bronx 8 Showers								
Egress Lighting									
Emergency, Battery	1%	2040	** 10	\$100					
	Recent Installation, Extent : L	ight, Area Affected : 100%							
	Location : Bronx 7 Women 1	Locker Room And Shower							
Exit, Battery	99%	2030 \$50	5,800 10	\$3,900					
Exterior Lighting									
HID	100%	2030 \$235	5,500 10	\$200					
Alarm									
Fire/Smoke Detection									
Generic, Digital	100%	2025 \$645	5,800 1-3	\$37,100					
Mechanical	Current Repair	Future Replacen	ient M	<i>Maintenance</i>					
System	-				D • •				
Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated FY	Cost Cycle (Yrs)	Estimated Cost	Priority				
Heating									
Energy Source Natural Gas	100%	2050	** 1						
	100/0	2000	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.

Asset # : 4134

Mechanical		Current I	Repair	Futur	e Replacement	М	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
leating									
Conversion Equipment									
Steam Boiler	100%			2043	* *	1	\$57,800		
			Extent : Light, Area	Affected	: 100%				
		: Boiler R							
Distribution	Explana	tion : 2 Un	IIS						
Steam Piping/Pump	100%			2050	* *				
Terminal Devices	10070			2030					
Air Handler	50%			2030	\$410,600	1	\$18,100		
Convector/Radiator	30%			2030	**	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 -	20%	0-2	\$94,600	2040	* *	2	\$600		
Cooling				1 1000	,				
			lerate, Area Affecte	ed : 100%	6				
		: Mechani	cal Room						
Window/Wall Unit	20%			2025	\$24,300	1			
No Component	60%								
Heat Rejection	1000/	N	¢4 700	2020	¢47 100	2	\$22.500		
Air Cooled Condenser Unit	100%	Now	\$4,700	2030	\$47,100	2	\$32,500		
Onit	Not in Ser	vice Exten	t : Severe, Area Aff	fected · 1	00%				
	Location		<i>i</i> . Severe, <i>in ea i</i> ŋ	cerea : 1	0070				
entilation		5							
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,600		
Exhaust Fans									
Roof		Now	\$58,200	2030	\$97,000	2	\$1,400		
			ent : Moderate, Are	ea Affecte	ed : 10%				
	Location	e : Six Of Te	en Units On Roof						
lumbing									
H/C Water Piping	~ ~~~			0.050	-11-				
Brass/Copper	30%			2050	* *	1			
Galvanized Steel	70%			2035	~ ~	1			
Water Heater Gas Fired	100%			2025	\$25 600	2	\$900		
Gas Fired		arvation E	Extent : Light, Area		\$35,600	2	\$900		
		ervation, E : Basemen	-	Ајјестей	. 100/0				
			a Gallon Tank						
Sanitary Piping	Блрини		sation raint						
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070					-			
sector stand toping									

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

Asset # : 4134

Mechanical	Current Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated 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 FOI	RMER 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

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



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

Asset # : 4241

rchitecture		Current Re	epair	Futur	e Replacement	Μ		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls Cast Stone/Terra Cotta	50/2	Now	\$271,700	LIFE	* *	5	\$46,800	
Cast Stolie/Tella Cotta			Extent : Moderate		ffected : 25%	5	\$40,800	
	0	: At Buildin		,,)			
	Joint Mort	ar Miss/Ero	d, Extent : Moder	ate, Area	a Affected : 25%			
	Location	: Througho	ut					
Fiberglass Panel	10%	Now	\$28,100	2035	* *	5	\$22,500	
-		-	nts, Extent : Ligh	t, Area A	ffected : 20%			
		: Througho						
Masonry: Brick		Now	\$1,003,700	LIFE	**	5	\$77,900	
		-		erate, Ar	ea Affected : 20%			
		: East Faca	ae Extent : Moderate	1400 1	facted . 200/			
		: Througho		, лгеи лј	<i>Jecieu</i> . 2070			
		-	d, Extent : Moder	ate. Area	a Affected : 50%			
		: Througho						
Metal Coiling Doors	10%	Now	\$217,800	2031	\$726,000	5	\$18,700	
-	Corrosion	Rusting, Ex	tent : Moderate, 2	1rea Affe	cted : 20%			
		: East Faca						
	v		ent : Moderate, A	rea Affec	eted : 20%			
		: East Faca						
Stucco Cement		Now	\$37,100	2031	\$370,600	5	\$15,000	
	0	: Througho	Extent : Moderate	, Area Aj	<i>Jeclea</i> : 20%			
Windows	Locuiton	. Iniougho						
Aluminum	95%	Now	\$501,000	2034	* *	5	\$18,700	
	Air Infiltra	ition, Extent	: Light, Area Affe	ected : 10	0%		. ,	
		: Througho						
			t, Extent : Light, 2	Area Affe	cted : 30%			
		: Througho	ut					
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.

Page: 44

DEPARTMENT OF SANITATION - 827 BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Asset # : 4241

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

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

Asset # : 4241

			Asset # : 4					
Architecture	- i	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Interior Walls	500/	N	¢102 (00	LIPP	* *	5	¢17.500	
Concrete Masonry Unit	Cracking/	Now Crumbling, : Through	\$103,600 Extent : Light, Ard out	LIFE ea Affecte		5	\$17,500	
Masonry: Brick	40%	Now	\$145,400	LIFE	* *			
	-	Crumbling, : Through	Extent : Light, Ard out	ea Affecto	ed : 10%			
SGFT/Glazed Masonry	Cracking/	Now Crumbling, : Through	\$36,100 Extent : Light, Arc out	LIFE ea Affecte	* * ed : 10%			
Ceilings								
AcousTileSusp.Lay-In	Staining/D Location Water Pen	: Locker F	xtent : Moderate, A	-	-	5	\$4,600	
Exposed Concrete	35%	Now	\$55,800	LIFE	* *	5	\$5,100	
-	Location Spalling, H	: Main Ga	ht, Area Affected :	-	ffected : 10%			
Exposed Struc: Steel	50%			LIFE	* *			
Plaster			\$6,500 Extent : Moderate	LIFE	* * ffected : 10%	5	\$2,900	
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
bystem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1110110
nder 600 Volts								
Service Equipment Fused Disc Sw	500/			2026	* *	5	¢100	
Fused Disc Sw	50% Other Obs	arvation F	xtent : Moderate, A	2036 Area Affe	cted · 100%	5	\$100	
		: Electrica		пей Ајје	cieu . 10070			
			Service Switch Ra	ted At 60	0 Amperes			
Fused Disc Sw	50%	1011 : 1114111	Service Switch Id	2026	\$14,500	5	\$100	
Tused Disc Sw		ervation. F	Txtent : Moderate, 2			5	\$100	
				1.60.11996				
		: Electrica	ıl Room					
	Location			ted At 80	0 Amperes.			
Switchgear / Switchboard	Location		ıl Room Service Switch Ra	ted At 80	0 Amperes.			
Switchgear / Switchboard Fused Disc Sw	Location			<i>ted At 80</i> 2026	0 Amperes. \$54,800	5	\$100	
	Location Explanat					5 5	\$100 \$1,100	
Fused Disc Sw	Location Explanat			2026	\$54,800			
Fused Disc Sw Molded Case Bkrs	Location Explanat			2026	\$54,800			

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.

Asset # : 4241

			ASSet # : 4	241				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 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%		\$5,200	2051	* *	5		
		Corroded, : 1st Floor	<i>Extent</i> : <i>Moderate</i>	, Area A <u>j</u>	<i>fected</i> : 100%			
Wiring								
Braided Cloth	40%	2-4	\$23,500	2051	* *	1		
		-	ent : Moderate, Are	ea Affecte	ed : 100%			
	Location	: Through	out 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%		\$16,100	2046	* *	5		
		led Life, Ex : 1st Floor	tent : Moderate, Al r	rea Affec	eted : 100%			
bround								
Grounding Devices								
Generic	100%	0-2	\$10,200	LIFE	* *	5	\$900	
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: 1st Floor	r					
	Explanat	tion : Corre	oded					
Lighting								
Interior Lighting								
Fluorescent	60%			2034	* *	10	\$34,100	
			res, Extent : Model	rate, Are	a Affected : 100%			
		: Through	out The Building					
HID	40%			2034	* *	10	\$800	
Egress Lighting								
Exit, Service	100%			2026	\$7,400	1		
Exterior Lighting	1000/			2024	* *	10	#2 00	
HID	100%			2034	Υ Υ	10	\$200	
ightning Protection Arresters/Cabling								
Generic	100%			2029	\$141,900	5	\$1,800	
		ervation, E	xtent : Moderate, 2			-	•)	
		: Outside						
	Explanat	tion : Loca	ted In The Stacks C	Dnly				
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		• • • • • •

Heating

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

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

Asset # : 4241

			ASSEL # . 4/	241				
Mechanical		Current	Repair	Futur	e Replacement	N	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating								
Energy Source								
Electricity	10%			2036	* *	1		
No Component	90%							
Conversion Equipment	100/			2026	¢110.000	2	#2 000	
Radiant Heater	10% 90%			2026	\$110,000	2	\$2,900	
No Component		arvation H	Extent : Light, Area	Affected	· 0%			
		ervation, 1 : First Flo	-	лујестей	. 070			
			erators Are No Lon	iger In S	ervice			
Distribution				8				
Central Plant Steam	100%			2026	\$105,000	4	\$4,600	
Piping/Pmp								
			t : Moderate, Area	00				
			oor, The Incinerator		Served As The So	ource Of I	Energy For	
			No Longer In Oper		4-1-1000/			
		iea Lije, Ex 1 : Through	tent : Moderate, Ai	rea Ajjec	tea : 100%			
Terminal Devices	Locuiton	. 1110ugn	011					
Air Handler	90%			2022	\$78,500	1	\$34,500	
		vice. Exten	t : Moderate, Area			1	\$51,500	
			Floor, The Incinera			Source C	of Energy For	
			No Longer In Oper					
			tent : Severe, Area	Affected	: 100%			
		a : First Flo	oor					
Convector/Radiator	10%			2031	\$3,300	1	\$2,000	
			t : Moderate, Area					
			out, Locker Rooms rgy For Making Ste				s Which Served As	
Air Conditioning	The Sour	ce Of Ener	gy I'or Muking Sie	um Are I	to Longer In Ope	runon.		
Energy Source								
Electricity	10%			2034	* *	1		
No Component	90%							
Conversion Equipment								
Conversion Equipment								
Window/Wall Unit	10%			2024	\$12,900	1		
	10% 90%			2024	\$12,900	1		
Window/Wall Unit No Component Distribution	90%				-			
Window/Wall Unit No Component	90% 10%			LIFE	* *	1	\$8,100	
Window/Wall Unit No Component Distribution	90% 10% Not in Ser		t : Light, Area Affe	LIFE	* *		\$8,100	
Window/Wall Unit No Component Distribution	90% 10% Not in Ser	a : Mezzani		LIFE	* *		\$8,100	

Ventilation

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

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

Asset # : 4241

lechanical	Cur	rent Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation							
Distribution							
Ductwork/Diffusers	Location : Var Faulty Air Intak Location : At I	nt : Moderate, Area Affe	rea Affect take	ted : 100%	2-5	\$3,500	
	Location : Thr	oughout					
Ductwork/Diffusers	90%		LIFE	* *	2-5	\$31,100	
Exhaust Fans							
Roof	<i>v</i> 0	2 \$103,000 Extent : Moderate, Are of, Multiple Mechanical	00		2	\$1,500	
umbing							
H/C Water Piping Galvanized Steel	100% On Extended Lij Location : Thr	fe, Extent : Moderate, A oughout	2024 rea Affec	\$272,300 ted : 100%	1		
Water Heater		0					
Oil Fired	Location : 1st	on, Extent : Light, Arec Floor One Unit - 275 Gallons		\$51,500 : 100%	1	\$1,800	
Sanitary Piping	Шприлинон і	270 84464					
Cast Iron		2 \$45,400 ged, Extent : Moderate, onel Area, Occassional			1		
Cast Iron	90% On Extended Lij Location : Thr	^c e, Extent : Moderate, A oughout	LIFE rea Affec	* * ted : 100%	1		
Storm Drain Piping							
Cast Iron	100% On Extended Lij Location : Thr	fe, Extent : Moderate, A oughout	LIFE rea Affec	* * ted : 100%	1		
Backflow Preventer							
Generic	Location : Fir.	2 \$800 on, Extent : Moderate, st Floor Water Meter R Leaky Back Flow Preve	oom		1	\$200	
Generic	95%		2026	\$15,000	1	\$3,600	
Fixtures						,	
Generic	100%						
re 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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: BRONX DISTRICT 5 ADMIN. BLDO	J.	
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 : SANITATIO)N
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
Total Importance Code A	\$165,000 \$46,700	\$500 \$100	\$1,100 \$500	\$1,400 \$100
			,	,
Importance Code A	\$46,700	\$100	\$500	\$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.

BRONX DISTRICT 5 ADMIN. BLDG.

Asset # : 14766

System Component	% of	Fail Data		1				
Туре	Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_		
Masonry: Brick Cavity	97%		\$13,800	LIFE	* *	5	\$6,900	
	-		tent : Moderate, cing Parking Lo		ected : 10%			
Metal Panel	2%			2041	* *	5-10	\$1,000	
Pre-Cast Concrete	1%			LIFE	* *	5	\$500	
Windows								
Aluminum	100%		.	2039	* *	5	\$800	
			ent : Light, Area	Affected	: 100%			
		: Throughou						
Descent to	Explanal	ion : Protect	ive Metal Grilles	5				
Parapets Concrete Masonry Unit	2%			LIFE	* *	5-10		
Metal Panel	3%			2051	* *	5		
No Component	95%			2001		5		
Roof								
Modified Bitumen	100%	Now	\$32,500	2031	\$108,200			
			rate, Area Affect					
	Location	: Roof						
	Seams Op	en/Split, Exte	nt : Moderate, A	rea Affec	ted : 20%			
	Location	: At Stepped	Up Parapets An	nd Roof P	enetrations			
	-	n Growth, Ext : South East	tent : Moderate, Corner	Area Affe	ected : 15%			
Soffits Metal Panel	100%			2051	* *	5-10		
iterior	10070			2001		0 10		
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	
		-	its, Extent : Seve		Affected : 15%			
			And Kitchen Are					
		ded, Extent : : Throughou	Severe, Area Aff	ected : 40	0%			
Interior Walls	Locuion	. 1110ugn0u						
Ceramic Tile	5%			2040	* *	5	\$800	
Glass: Single Pane	3%			LIFE	* *	5	\$700	
Gypsum Board		Now	\$12,800	LIFE	* *	5	\$8,700	
			xtent : Severe, A		ted : 10%	U	\$0,700	
		: Entrance L		55				
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$3,400	2044	* *	5	\$2,000	
	Broken/Mi				ea Affected : 15%			
			ocations Through					
	Staining/D		Extent : Moderate		ffected : 15%			

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.

DEPARTMENT OF SANITATION - 827 BRONX DISTRICT 5 ADMIN. BLDG.

Asset # : 14766

			ASSEL # . 14	100				
Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
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	-	-	\$12,100 Extent : Moderate Cromwell Avenue	2044 , Area A	* * ffected : 20%			
On-Site Walkways Cast in Place Concrete	100%			2044	* *			
Parking/Driveway								
Asphalt	Cracking/ Location Ponding, I Location Sinking/Su	: Through Extent : Mo : Parking bsiding, Es	xtent : Severe, Area	ted : 5%	~			
	Location	: Parking	Lot					
Electrical		Current F	Ronair	Futu	re Replacement	M	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	Listimuted Cost	FY	Listinuted Cost	(Yrs)	Listinuttu Cost	inoing
Under 600 Volts Service Equipment Fused Disc Sw	Location	: Security	xtent : Light, Area Desk Area vailable Nameplate			5		
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			xtent : Light, Area out The Building	2031 Affectea	\$16,000 1 : 100%	10	\$2,400	

Explanation : T-8 LampsEgress Lighting
Exit, Service100%2031\$9001

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

DEPARTMENT OF SANITATION - 827 BRONX DISTRICT 5 ADMIN. BLDG.

Asset # : 14766

		ASSet # 14	1/00				
Electrical	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting	200/		2021	¢2.200	10		
HID No Common and	30% 70%		2031	\$3,200	10		
No Component	/0%						
Alarm Security System							
No Component	80%						
Generic	20% Now	\$1,700	2041	* *	1	\$200	
	Other Observation, 1		ea Affected	: 100%			
	Location : Front O	f The Building					
	Explanation : CCT	V Surveillance Can	neras Not I	Functioning			
Fire/Smoke Detection							
Generic, Analog	100% Now	\$29,000	2041	* *	1-3	\$1,500	
	Other Observation, 1		ea Affected	: 100%			
	Location : Through	0		7			
	Explanation : Fire	Alarm System Is No	ot Function	iai			
Mechanical	Current	Repair	Future	Replacement	М	aintenance	
System		Estimated Cost		Estimated Cost			Duiquit
Component	Total (Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Туре	10001 (10015)				(115)		
Heating							
Energy Source	1000/		2051	* *	1		
Natural Gas	100%		2051	4. 4.	1		
Conversion Equipment Hot Water Boiler	100%		2044	* *	1	\$1,300	
Distribution	10070		2044		1	\$1,500	
Hot Wtr Piping/Pump	100%		2047	* *	4	\$200	
fiot wa riping/rump	Other Observation, 1	Extent · Light Area		20%	7	\$200	
	Location : Boiler R	0	19900000				
	Explanation : No.2	Hot Water Circula	ting Pump.	5			
Terminal Devices	1		0 1				
Convector/Radiator	100%		2044	* *	1	\$900	
Air Conditioning							
Energy Source							
Electricity	100%		2047	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	10%		2036	* *	2		
Cooling	000/						
No Component	90%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,300	
Exhaust Fans	10070		LII L		2-3	φ2,500	
Roof	100%		2036	* *	2	\$100	
Plumbing	100/0		_000		-	φ100	
H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
<u></u>							

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

DEPARTMENT OF SANITATION - 827 BRONX DISTRICT 5 ADMIN. BLDG.

Asset # : 14766

lechanical	Current Rep	air Futur	e Replacement	М	aintenance	
vstem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
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%					

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

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	:

Electrical\$123,000Mechanical\$1,365,900Total\$1,365,900Importance Code A\$750,600Importance Code B\$568,400Importance Code C\$46,900Total\$1,365,900	CAPITAL		FY 2022 - 2025		FY 2026 - 2031
Electrical \$123,000 Mechanical \$ Total \$1,365,900 \$ Importance Code A \$750,600 \$ Importance Code B \$568,400 \$ Importance Code C \$ \$ Total \$1,365,900 \$ Importance Code C \$ \$ \$ Total \$ \$ \$ Total \$ \$ \$ \$ Total \$ \$ \$ \$ \$ Expense FY 2022 FY 2023 FY 2024 \$ Exterior Architecture \$ \$ \$ \$ Electrical \$ \$ \$ \$ \$ Mechanical \$	Exterior Architecture		\$750,600		
Mechanical\$Total\$1,365,900\$Importance Code A\$7,50,600Importance Code B\$568,400Importance Code C\$46,900Total\$1,365,900EXPENSEFY 2022FY 2023Exterior Architecture\$30,500\$1,300\$1,300Interior Architecture\$73,100Electrical\$21,800\$41,600\$44,600Mechanical\$23,200\$56,000\$4,600Site Enclosure\$7,600Site Pavements\$2,200Total\$158,500\$98,900Importance Code A\$33,700\$4,600\$3,200Importance Code B\$86,000\$94,300\$1,400Importance Code C\$33,800	Interior Architecture		\$492,300		\$140,800
Total \$1,365,900 \$ Importance Code A \$750,600 \$ Importance Code B \$568,400 \$ Importance Code C \$46,900 \$ Total \$1,365,900 \$ Expense FY 2022 FY 2023 FY 2024 Exterior Architecture \$30,500 \$1,300 \$ Interior Architecture \$73,100 \$ \$ Electrical \$21,800 \$ \$ Mechanical \$23,200 \$ \$ Site Enclosure \$ \$ \$ Total \$ \$ \$ Total \$ \$ \$ Importance Code A \$ \$ \$ Importance Code B \$ \$ \$ Importance Code C \$ \$ \$ \$	Electrical		\$123,000		
Importance Code A Importance Code B\$750,600 \$568,400\$Importance Code C\$568,400\$Total\$1,365,900\$EXPENSEFY 2022FY 2023FY 2024Exterior Architecture\$30,500\$1,300Interior Architecture\$30,500\$41,600Electrical\$21,800\$41,600Mechanical\$23,200\$56,000Site Enclosure\$7,600Site Pavements\$2,200Total\$158,500\$98,900Importance Code A\$33,700\$4,600Importance Code B\$86,000\$94,300Importance Code C\$38,800\$94,300	Mechanical				\$351,400
Importance Code B Importance Code C\$568,400\$Total\$1,365,900\$EXPENSEFY 2022FY 2023FY 2024Exterior Architecture\$30,500\$1,300Interior Architecture\$73,100\$41,600Electrical\$21,800\$41,600Mechanical\$23,200\$56,000Site Enclosure\$7,600Site Pavements\$2,200Total\$158,500\$98,900Importance Code A\$33,700\$4,600Importance Code B\$86,000\$94,300Importance Code C\$33,800	Total		\$1,365,900		\$492,100
Importance Code C \$46,900 Total \$1,365,900 \$ EXPENSE FY 2022 FY 2023 FY 2024 Exterior Architecture \$30,500 \$1,300 \$ Interior Architecture \$30,500 \$1,300 \$ Electrical \$21,800 \$41,600 \$ Mechanical \$23,200 \$56,000 \$4,600 Site Enclosure \$7,600 \$ \$ Site Pavements \$2,200 \$ \$ \$ Importance Code A \$33,700 \$	Importance Code A		\$750,600		
Total \$1,365,900 \$ EXPENSE FY 2022 FY 2023 FY 2024 Exterior Architecture \$30,500 \$1,300 Interior Architecture \$73,100	Importance Code B		\$568,400		\$492,100
EXPENSE FY 2022 FY 2023 FY 2024 Exterior Architecture \$30,500 \$1,300 Interior Architecture \$73,100 Electrical \$21,800 \$41,600 Mechanical \$23,200 \$56,000 \$4,600 Site Enclosure \$7,600 \$158,500 \$44,600 Site Pavements \$2,200 \$158,500 \$98,900 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code C \$38,800 \$94,300 \$1,400	Importance Code C		\$46,900		
Exterior Architecture \$30,500 \$1,300 Interior Architecture \$73,100 \$41,600 Electrical \$21,800 \$41,600 Mechanical \$23,200 \$56,000 Site Enclosure \$7,600 \$4,600 Site Pavements \$2,200 \$56,000 Total \$158,500 \$98,900 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$338,800 \$1,400 \$1,400	Total		\$1,365,900		\$492,100
Interior Architecture \$73,100 Electrical \$21,800 \$41,600 Mechanical \$23,200 \$56,000 \$4,600 Site Enclosure \$7,600 \$56,000 \$4,600 Site Pavements \$2,200 \$56,000 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$338,800 \$1,400 \$1,400	EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Electrical \$21,800 \$41,600 Mechanical \$23,200 \$56,000 \$4,600 Site Enclosure \$7,600 \$52,200 \$56,000 \$4,600 Site Pavements \$22,200 \$56,000 \$4,600 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$33,800 \$33,800 \$1,400	Exterior Architecture	\$30,500	\$1,300		
Mechanical \$23,200 \$56,000 \$4,600 Site Enclosure \$7,600 \$ Site Pavements \$2,200 \$ Total \$158,500 \$98,900 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$33,800 \$ \$	Interior Architecture	\$73,100			\$600
Site Enclosure \$7,600 Site Pavements \$2,200 Total \$158,500 \$98,900 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$33,800 \$1,400 \$1,400	Electrical	\$21,800	\$41,600		
Site Pavements \$2,200 Total \$158,500 \$98,900 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$38,800 \$1,400 \$1,400	Mechanical	\$23,200	\$56,000	\$4,600	\$4,000
Total \$158,500 \$98,900 \$4,600 Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$38,800 \$1,400 \$1,400	Site Enclosure	\$7,600			
Importance Code A \$33,700 \$4,600 \$3,200 Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$38,800 \$1,400	Site Pavements	\$2,200			
Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$38,800 \$1,400	Total	\$158,500	\$98,900	\$4,600	\$4,700
Importance Code B \$86,000 \$94,300 \$1,400 Importance Code C \$38,800 \$1,400	Importance Code A	\$33,700	\$4,600	\$3,200	\$3,200
Importance Code C \$38,800	-				\$1,400
Total \$158,500 \$98,900 \$4,600	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.

Asset # : 14810

Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
ý	Joint Mort	ar Miss/Er	od, Extent : Moder		a Affected : 20%			
			Locations - All Fac					
	Loose/Del	am Surface	, Extent : Moderat	e, Area A	Iffected : 15%			
	Location	: Wrapped	l Edges Of Street F	acade A	nd At Door / Winde	ow Open	ings	
			Extent : Moderate,			•	0	
		: South Fa						
	Vertical C	racks, Exte	nt : Moderate, Are	a Affecte	ed : 20%			
			Of Building	55				
Masonry: Granite	1%	Now	\$3,900	LIFE	* *	5	\$200	
Maboling: Grunite			Severe, Area Affec		%	J	\$ 2 00	
			Door Openings		-			
Metal Panel		Now	\$200	2038	* *	5	\$1,100	
Wietal Fallel			* • •			5	\$1,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 35% Location : Jambs At Door Openings - Street Facade							
			xtent : Light, Area					
			enings At Street F		. 100/0			
		-	onent Type Actual		Plata			
		-		•	**	5	¢4.000	
Metal Sect. OHD		Now	\$101,900	2048		5	\$4,800	
	-		ts, Extent : Moder	ite, Area	Affected : 50%			
		: All Gara	ge Doors					
Pre-Cast Concrete	1%			LIFE	* *	5	\$1,000	
			Extent : Moderate	e, Area A	ffected : 50%			
	Location	: Window	Sills					
Windows								
Aluminum		Now	\$500	2036	* *	5	\$100	
		-	ents, Extent : Mod					
			Sashes At Stairs A					
			ct, Extent : Moder	ite, Area	Affected : 40%			
			or Windows					
			xtent : Light, Area	Affected	1:100%			
			or Windows					
	Explanat	ion : Prote	ctive Metal Grilles					
Metal Louvers	5%	Now	\$800	2043	* *			
	Deformed	Dented, Ex	tent : Severe, Arec	ı Affected	d : 50%			
	Location	: Vents Th	roughout					
Steel	75%	Now	\$21,700	2053	* *	5	\$2,400	
			xtent : Severe, Are		ed : 100%			
			Throughout Gara					
			e Pane Windows W	-	nd Useful 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.

Asset # : 14810

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets					
Masonry: Brick	90% Now \$47,800	LIFE **	5	\$3,900	
	Joint Mortar Miss/Erod, Extent : Model				
	Location : Parapet Walls Above Gara				
	Vegetation Growth, Extent : Moderate,				
	Location : South Parapet Wall Above	-			
	Water Penetration, Extent : Moderate, A				
	Location : Saturated North Parapet W	all At Garage			
Masonry: Limestone	7% Now \$3,400	LIFE **	5	\$400	
	Miss/Damaged Copings, Extent : Mode	rate, Area Affected : 15%			
	Location : Coping Above Garage				
	Caulking Deteriorated, Extent : Modere	nte, Area Affected : 20%			
	Location : Coping Above Garage				
	Vegetation Growth, Extent : Moderate,	•••			
	Location : Coping Above Garage - So				
	Worn/Eroded, Extent : Moderate, Area	Affected : 20%			
	Location : Coping Above Garage				
Metal Panel	3%	2048 **	5	\$500	
Roof	74% Now \$445,400	2038 **			
Built-Up (BUR)	74% Now \$445,400 Vegetation Growth, Extent : Severe, Arc	2038			
	Location : North And South Walls Abo				
	Water Penetration, Extent : Moderate, 2	-			
	Location : North And South Walls Abo				
	Worn/Eroded, Extent : Severe, Area Aff	-			
	Location : Roof Above Garage	<i>ceiea</i> . <i>1070</i>			
	Other Observation, Extent : Moderate, .	Area Affected · 100%			
	Location : Roof Above Garage	in eu nijjeereu : 10070			
	Explanation : Component Type Well E	Bevond Useful Life			
Copper/Terne	1%	2043 **	10	\$1,000	
Modified Bitumen	25%	2036 **	10	\$10,400	
nterior			-	• • • • • • •	
Floors					
Cast in Place Concrete	85% Now \$91,800	LIFE **	5	\$90,400	
	Cracking/Crumbling, Extent : Moderate	e, Area Affected : 25%			
	Location : Curbing Throughout, Drive	eway At Entry Bay, Area Ar	ound Tre	ench Drain In	
	Garage	0 001		\$1.2 00	
Ceramic Tile	5% 0-2 \$10,100	2031 \$50,300	5	\$1,200	
	Joint Mortar Miss/Erod, Extent : Moder Location : 2nd Floor Locker Rooms	ruie, Area Ajjectea : 50%			
		••••		±	
Vinyl Tile	10% Now \$44,200	2038 **	3	\$1,800	
	Worn/Eroded, Extent : Moderate, Area				
	Location : Throughout First And Seco	na Floor Offices			

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

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

Asset # : 14810

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Cast in Place Concrete	7%			LIFE	* *			
Ceramic Tile	3%	Now	\$4,200	2031	\$20,800	5	\$400	
		-	eents, Extent : Mod or Locker Rooms	lerate, Ar	ea Affected : 10%			
			od, Extent : Model or Locker Rooms	rate, Are	a Affected : 35%			
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,900	
Gypsum Board	2070 7%	Now	\$1,500	LIFE	* *	5	\$1,000	
Gypsun Doard	Broken/M	issing Elen	ents, Extent : Mod r Offices And 2nd I	lerate, Ar		5	\$1,000	
Masonry: Brick	48%	Now	\$46,900	LIFE	* *			
2	Paint Pee	ling, Extent	: Moderate, Area	Affected	: 30%			
	Location	: Garage						
	Spalling, 1	Extent : Mo	derate, Area Affec	ted : 10%	6			
	Location	: Window	Openings At Gara	ge				
	Water Per	etration, E	xtent : Moderate, 2	4rea Affe	ected : 10%			
	Location	: Window	Openings At Gara	ge				
Metal Panel	3%			LIFE	* *			
SGFT/Glazed Masonry		Now	\$23,300	LIFE	* *			
,			xtent : Moderate, A l And Entry Walls	4rea Affe	ected : 20%			
	Other Obs	ervation, E	Extent : Moderate, .	Area Affe	ected : 40%			
		: All Wall		00				
	Explana	tion : Paint	Peeling					
Ceilings	_							
AcousTileSusp.Lay-In	10%	Now	\$42,000	2048	* *	5	\$2,400	
	Broken/M	issing Elen	ents, Extent : Mod	lerate, Ar	ea Affected : 50%			
	Location	: 2nd Floo	or Corridor					
	Water Per	etration, E	xtent : Moderate, 4	4rea Affe	ected : 25%			
	Location	: 1st Floo	r Offices					
Exposed Concrete	80%	Now	\$267,300	LIFE	* *	5	\$6,100	
-	Exposed H	einforcem	ent, Extent : Moder	ate, Area	a Affected : 20%			
	Location	: Girders	In Garage, Oil Tar	ık Room	In Basement			
	Paint Pee	ling, Extent	: Light, Area Affe	cted : 20	%			
	Location	: Beams T	hroughout					
	Spalling, 1	Extent : Mo	derate, Area Affec	ted : 15%	6			
	Location	: Girders	In Garage And Ba	sement B	eams			
	Water Per	etration, E	xtent : Moderate, A	4rea Affe	ected : 15%			
	Location	: Garage,	Oil Tank Room, B	oiler Roc	om			
Gypsum Board	5%			LIFE	* *	5	\$3,000	
Plaster	5%	Now	\$34,100	LIFE	* *	5	\$1,500	
			xtent : Severe, Are		d : 25%	2	\$ 1,0 00	
			airwell And Front					

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.

Asset # : 14810

Architecture	Curren	nt Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure							
Fence/Gates	1000/ 01	# 1 000	••••	ate ate			
Chain Link	100% 2-4 Impact Damage, E Location : North	\$4,000 xtent : Moderate, Are Side Of Building	2038 a Affecte	* * ed : 10%			
Free Standing Walls							
Cast in Place Concrete	Location : North	\$3,600 ng, Extent : Moderate And South Perimeter ixtent : Moderate, Are	Walls				
	Location : South		u nyjeere	. 1070			
Retaining Walls							
Masonry: Fieldstone	100%		2048	* *			
ite Pavements Public Sidewalk							
Cast in Place Concrete	100%		2033	* *			
On-Site Walkways							
Cast in Place Concrete	-	\$2,200 ng, Extent : Moderate	2033 , Area Aj	* * ffected : 30%			
		And West Area Ways					
			1.00	1 200/			
		Extent : Moderate, Ar And West Area Wavs		ted : 20%			
	Location : North	And West Area Ways					
	Location : North			eed : 20%		laintenance	
	Location : North	And West Area Ways nt Repair nte Estimated Cost	Futur			aintenance Estimated Cost	Priorit
System Component Type	Location : North Curren % of Fail Da	And West Area Ways nt Repair nte Estimated Cost	Futur Year	e Replacement	Cycle		Priorit
System Component Type Jnder 600 Volts Service Equipment	Location : North Curren % of Fail Da Total (Years	And West Area Ways nt Repair nte Estimated Cost	Futur Year FY	e Replacement Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Inder 600 Volts	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr	And West Area Ways nt Repair nte Estimated Cost s) , Extent : Moderate, A ical Room	Futur Year FY 2028 Area Affe	e Replacement Estimated Cost \$1,600 ected : 100%	Cycle		Priorit
System Component Type Inder 600 Volts Service Equipment	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr	And West Area Ways nt Repair nte Estimated Cost s) , Extent : Moderate, A	Futur Year FY 2028 Area Affe	e Replacement Estimated Cost \$1,600 ected : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Inder 600 Volts Service Equipment Fused Disc Sw	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr	And West Area Ways nt Repair nte Estimated Cost s) , Extent : Moderate, A ical Room	Futur Year FY 2028 Area Affe	e Replacement Estimated Cost \$1,600 ected : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation	And West Area Ways ht Repair hte Estimated Cost s) , Extent : Moderate, A ical Room hin Service Switch Ra , Extent : Moderate, A	Futur Year FY 2028 Area Affe ted At 20 2028	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation Location : Electr	And West Area Ways ht Repair ht Estimated Cost ht Estimated Cost h h h h h h h h	Futur Year FY 2028 Area Affe ted At 20 2028	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation	And West Area Ways ht Repair ht Estimated Cost ht Estimated Cost h h h h h h h h	Futur Year FY 2028 Area Affe ted At 20 2028	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	Location : North Curren % of Fail Da Total (Year: 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation Location : Electr Explanation : 1-	And West Area Ways ht Repair ht Estimated Cost ht Estimated Cost h h h h h h h h	Futur Year FY 2028 Area Affe ded At 20 2028 Area Affe	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100 ected : 100%	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
System Component Type Under 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation Location : Electr	And West Area Ways ht Repair ht Estimated Cost ht Estimated Cost h h h h h h h h	Futur Year FY 2028 Area Affe ted At 20 2028	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Location : North Curren % of Fail Da Total (Year: 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation Location : Electr Explanation : 1-	And West Area Ways ht Repair ht Estimated Cost ht Estimated Cost h h h h h h h h	Futur Year FY 2028 Area Affe ded At 20 2028 Area Affe	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100 ected : 100%	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
System Component Type inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation Location : Electr Explanation : 1- 100% 10% 50%	And West Area Ways ht Repair ht Estimated Cost ht Estimated Cost	Futur Year FY 2028 Area Affe 2028 2028 Area Affe 2028 2028 2028 2028 2028 2028 2028 2028 2027 2027	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100 ected : 100% \$4,000 \$1,600 \$8,000	Cycle (Yrs) 5 5 1 1 5 5	Estimated Cost \$100 \$100 \$100 \$100 \$400	Priorit
System Component Type Inder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Location : North Curren % of Fail Da Total (Year: 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation Location : Electr Explanation : 1- 100% 10% 50% 40% 0-2 Enclosure Corroda	And West Area Ways And West Area Ways At Repair Ate Estimated Cost Solution ate Estimated Cost b b b c c c c c c c c	Futur Year FY 2028 Area Affe 2028 Area Affe 2028 2027 2027 2027 2027 2023	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100 ected : 100% \$4,000 \$1,600 \$8,000 **	Cycle (Yrs) 5 5 1 5	Estimated Cost \$100 \$100 \$100	Priorit
Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Location : North Curren % of Fail Da Total (Years 100% Other Observation Location : Electr Explanation : Ma 100% Other Observation Location : Electr Explanation : 1- 100% 10% 50% 40% 0-2	And West Area Ways And West Area Ways At Repair Ate Estimated Cost Solution ate Estimated Cost b b b c c c c c c c c	Futur Year FY 2028 Area Affe 2028 Area Affe 2028 2027 2027 2027 2027 2023	e Replacement Estimated Cost \$1,600 ected : 100% 00 Amperes \$26,100 ected : 100% \$4,000 \$1,600 \$8,000 **	Cycle (Yrs) 5 5 1 1 5 5	Estimated Cost \$100 \$100 \$100 \$100 \$400	Priorit

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

Asset # : 14810

Electrical		Current R	lepair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Motor Controllers								
Locally Mounted	100%			2026	\$30,700	5	\$200	
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Lighting								
Interior Lighting	500/			2022	¢20,000	10	¢14.000	
Fluorescent	50%	ns And Firth	was Extant · Mod	2023 erata Ar	\$38,000 ea Affected : 100%	10	\$14,900	
	-		out The Building	eruie, Ar	eu Ajjecieu . 10076)		
		-	-	2029	* *			
Fluorescent		Now a Lighting I	\$15,200 Extent : Mod	2038 Jarata	rea Affected : 1009	V-		
	-	e Lignling L : Basement		ieruie, A	ей Ајјестей . 1007	U		
		. Dusement	×	2022	¢05 100	10	¢200	
HID Exterior Lighting	30%			2023	\$85,100	10	\$300	
Exterior Lighting HID	20%			2023	\$26,200	10		
No Component	20% 80%			2025	\$26,200	10		
No Component	8070							
Mechanical		Current R	epair	Futur	e Replacement	М	laintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)	2.5000000000000000000000000000000000000	1110110
Туре								
Ieating								
Ieating Energy Source	100%			2028	* *	5	\$10,100	
Ieating Energy Source Fuel Oil No 2	100%			2038	* *	5	\$10,100	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment								
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler	100%			2038 2033	**	5	\$10,100 \$32,200	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	100%	Now	\$14.400	2033	* *			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler	100% 100%	Now Extent · Mi	\$14,400 oderate_Area_Affe	2033 2028	**			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	100% 100% <i>Corroded</i> ,	Extent : Me	oderate, Area Affe	2033 2028 cted : 20	* * \$143,700			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	100% 100% Corroded, Location	Extent : Me : Vacuum I	oderate, Area Affe Pump In Basement	2033 2028 cted : 20 And Thr	* * \$143,700 % roughout			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	100% 100% Corroded, Location Insul. Dete	Extent : Me : Vacuum I eriorating, I	oderate, Area Affe Pump In Basement Extent : Moderate,	2033 2028 cted : 20 And Thr	* * \$143,700 % roughout			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	100% 100% Corroded, Location Insul. Deta Location	Extent : Mo : Vacuum I eriorating, I : Througho	oderate, Area Affe Pump In Basement Extent : Moderate, put	2033 2028 cted : 20 And Thr Area Afj	* * \$143,700 % roughout fected : 80%			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	100% 100% Corroded, Location Insul. Dete Location Leak Evide	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate,	2033 2028 cted : 20 And Thr Area Afj	* * \$143,700 % roughout fected : 80%			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	100% 100% Corroded, Location Insul. Dete Location Leak Evide	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thr Area Afj	* * \$143,700 % roughout fected : 80%			
Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	100% 100% Corroded, Location Insul. Dete Location Leak Evide	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thr Area Afj	* * \$143,700 % roughout fected : 80%		\$32,200	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	100% 100% Corroded, Location Insul. Deta Location Leak Evida Location	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thr Area Afj cted : 59	* * \$143,700 % roughout fected : 80%	1		
Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	100% 100% Corroded, Location Insul. Dete Location Leak Evid. Location 45%	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thr Area Afj cted : 5% 2026	* * \$143,700 % roughout fected : 80% % \$78,300	1	\$32,200	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Unit Heater - Steam	100% 100% Corroded, Location Insul. Dete Location Leak Evide Location 45% 5%	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thi Area Afj cted : 59 2026 2023	* * \$143,700 % roughout fected : 80% 6 \$78,300 \$24,300	1	\$32,200 \$4,700 \$500	
Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Unit Heater - Steam	100% 100% Corroded, Location Insul. Dete Location Leak Evide Location 45% 5%	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thi Area Afj cted : 59 2026 2023	* * \$143,700 % roughout fected : 80% 6 \$78,300 \$24,300	1	\$32,200 \$4,700 \$500	
Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Unit Heater - Steam Air Conditioning	100% 100% Corroded, Location Insul. Dete Location Leak Evide Location 45% 5%	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thi Area Afj cted : 59 2026 2023	* * \$143,700 % roughout fected : 80% 6 \$78,300 \$24,300	1	\$32,200 \$4,700 \$500	
Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Unit Heater - Steam Air Conditioning Energy Source	100% 100% Corroded, Location Insul. Deta Location Leak Evid. Location 45% 5% 50%	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thr Area Afj cted : 5% 2026 2023 2028	* * \$143,700 % roughout fected : 80% % \$78,300 \$24,300 \$58,100	1 1 1 4	\$32,200 \$4,700 \$500	
Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator Fan Coil Unit/Heat Unit Heater - Steam Air Conditioning Energy Source Electricity	100% 100% Corroded, Location Insul. Deta Location Leak Evid. Location 45% 5% 50%	Extent : Me : Vacuum I eriorating, I : Throughc ent, Extent :	oderate, Area Affe Pump In Basement Extent : Moderate, out Severe, Area Affe	2033 2028 cted : 20 And Thr Area Afj cted : 5% 2026 2023 2028	* * \$143,700 % roughout fected : 80% % \$78,300 \$24,300 \$58,100	1 1 1 4	\$32,200 \$4,700 \$500	

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.

Asset # : 14810

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork Stainless Ste				LIFE	* *			
No Component	70%							
Exhaust Fans					at at		****	
Roof	20%			2033	* *	2	\$200	
Wall Unit	70%			2023	\$8,100	2	\$700	
No Component	10%							
Plumbing								
H/C Water Piping	/		** • • • •	• • • • •	at at			
Brass/Copper		Now	\$2,400	2038	* *	1		
			Extent : Moderate, 2	4rea Affe	ected : 30%			
		: Various						
			ation Deteriorated					
Galvanized Steel		Now	\$1,400	2026	\$71,300	1		
			xtent : Moderate, A	4rea Affe	ected : 30%			
		: Various						
	Explana	tion : Insul	ation Deteriorated					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible		Now	\$100	2022	\$1,100	4	\$700	
	Not in Ser	vice, Exten	t : Severe, Area Afj	fected : 1	00%			
	Location	a : Basemen	et (
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. Estimates are rounded to the nearest hundred dollars.

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.

DEPARTMENT OF SANITATION - 827 BROOKLYN 1 AND 4 GARAGE

Asset # : 15000

		Asset # : 15	000				
Architecture		Current Repair	Futur	e Replacement	Μ	aintenance	
system Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
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		
		ervation, Extent : Light, Area					
		: Varick Avenue Garage Doc		-			
xx7' 1	Explana	tion : Minor Rusting At Door	Jamb Ba	ses.			
Windows Aluminum	75%		2047	* *	5	\$10,100	
Metal Louvers	25%		2047	* *	10	\$10,100	
Parapets	2370		2040		10	\$21,000	
Cast Stone/Terra Cotta	10%	0-2 \$10,000	LIFE	* *	5	\$28,500	
Cust Stone, Terra Cotta		Deteriorated, Extent : Modera		Affected · 100%	5	\$20,500	
	-	: Throughout Coping Stone J		1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Concrete Masonry Unit	5%	0 10	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, E	xtent : Moderate, Area Affecte	ed : 5%				
	Location	: Various Areas					
Skylight, Plastic	10%		2044	* *	1		
Soffits							
Fiberglass Panel		Now \$5,000	2034	* *	5	\$24,000	
		issing Elements, Extent : Mod					
	Location	: Awnings Over Varick Aven	ue Garag	ge Entrances			
Metal Panel	37%		2051	* *	5-10	\$98,700	
Stucco Cement	30%		2044	* *	5	\$29,100	
nterior							
Floors					_		
Cast in Place Concrete	5%		LIFE	* *	5	\$78,400	
Ceramic Tile	5%		2040	* *	5	\$17,900	
Poured Epoxy/Resin	10%		2029	\$362,900 * *	5	¢ 52 700	
Sheet Vinyl/Rubber	10%		2036	* *	5	\$53,700	
Traffic Topping	70%		2036	<u>ት</u> ች	5	\$313,400	
Interior Walls Ceramic Tile	50/		2040	* *	5	\$20.000	
	5% 83%		2040 LIFE	* *	5 5	\$20,900 \$277,700	
Concrete Masonry Unit Glass: Single Pane	83% 2%		LIFE	* *	5 5	\$277,700 \$12,500	
Gypsum Board	10%		LIFE	* *	5-10	\$12,300 \$71,100	
Oypsull Doald	1070		LIFE		5-10	\$71,100	

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.

Page: 63

DEPARTMENT OF SANITATION - 827

BROOKLYN 1 AND 4 GARAGE

Asset # : 15000

Architecture		Current	Repair	Futur	re Replacement	M	laintenance	
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	
	Location	nscoloring : Entry Ve	, Extent : Moderate estibules	-	JJeciea : 2%			
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	* *			
			Extent : Light, Area	Affected	l : 100%			
		: Rear Pa	-					
		tion : This . e Masonry	Is Actually A Preca Unit	st Concr	rete Panel Wall As.	sembly T	hat Looks Like	
Site Pavements		2						
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways Cast in Place Concrete	1000/			2044	* *			
Parking/Driveway	100%			2044				
Asphalt	65%	0-2	\$20,100	2034	* *			
. contain	Cracking/		Extent : Moderate		ffected : 2%			
Cast in Place Concrete	35%	Now	\$44,300	2044	* *			
	Cracking/	Crumbling,	Extent : Moderate ler Stations		ffected : 5%			
Electrical		Current	Repair	Futur	re Replacement	Μ	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THOTHY
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	* *	5	\$500	
			Extent : Light, Area	00				
			Wing Bk1 Electric					
) Ampere Bolted Pr					
Fused Disc Sw	50%		· , · · · / /	2051	* *	5	\$500	
			Extent : Light, Area					
	Location	. Builaing	Wing Bk4 Electric	иі коот				

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

Explanation : 2,500 Ampere Bolted Pressure Switch

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

Page: 64

DEPARTMENT OF SANITATION - 827

BROOKLYN 1 AND 4 GARAGE

Asset # : 15000

	A3361#.	15000				
Electrical	Current Repair	Future Replacen	nent	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Transformers						
Dry Type	50%	2048	* *	5	\$400	
<u>y</u> - <u>y</u> F-	Other Observation, Extent : Light, A			-	4	
	Location : Building Bk1 Electrical					
	Explanation : 500 Kilovolt-ampere	Transformer				
Dry Type	50%	2048	* *	5	\$400	
	Other Observation, Extent : Light, A			-	4	
	Location : Building Bk4 Electrical					
	Explanation : 500 Kilovolt-ampere					
Switchgear / Switchboard	X X	0				
Fused Disc Sw	50%	2057	* *	5	\$500	
	Other Observation, Extent : Light, A	rea Affected : 100%			·	
	Location : Building Bk1 Electrical					
	Explanation : Switchboard MDS 1					
Fused Disc Sw	50%	2057	* *	5	\$500	
	Other Observation, Extent : Light, A			U	4000	
	Location : Building Bk4 Electrical	00				
	Explanation : Switchboard MDS 4					
Raceway	X					
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, A	rea Affected : 100%				
	Location : Building Bk1 Utility Clo	oset				
	Explanation : Four Motor Control	Centers				
Motor Control Center	50%	2048	* *	5	\$3,300	
	Other Observation, Extent : Light, A	rea Affected : 100%				
	Location : Building Bk4 Utility Clo	oset				
	Explanation : Four Motor Control	Centers				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$7,000	
ighting						
Interior Lighting						
Fluorescent	10%	2039	* *	10	\$22,000	
	T-8 Lamps And Fixtures, Extent : Lig		%			
	Location : Throughout The Office	Areas And Corridors				
	90%	2039	* *	10	\$7,000	
HID	<i>J</i> 070					
Egress Lighting	J 070					
	50%	2039	* *	10	\$28,900	

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.

BROOKLYN 1 AND 4 GARAGE

Asset # : 15000

Electrical	Curren	t Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting							
Exterior Lighting HID	100%		2039	* *	10	\$700	
ightning Protection	10070		2039		10	\$700	
Arresters/Cabling							
Generic	100%		2066	* *	5	\$7,000	
larm							
Fire/Smoke Detection Generic, Digital	Location : Throug Other Observation, Location : Throug	\$1,587,800 ent : Severe, Area Afj ghout The Facility Extent : Light, Area ghout The Facility e Watch Is In Place 2	Affected	: 100%	1-3	\$134,100	
Mechanical	*	t Repair		e Replacement	М	aintenance	
System Component Type		te Estimated Cost		Estimated Cost		Estimated Cost	Priorit
leating							
Energy Source	1000/		2051	* *	1		
Natural Gas Conversion Equipment	100%		2051		1		
Hot Water Boiler	30%		2044	* *	1	\$35,500	
		Extent : Light, Area	Affected	: 30%		. ,	
		loor Mechanical Ro					
	-	Units, 6 Units Per G	arage				
No Component	70%						
Distribution Hot Wtr Piping/Pump	30%		2047	* *	4	\$5,300	
No Component	70%		2011		r	ψ5,500	
Terminal Devices							
Air Handler	40%		2036	* *	1	\$59,200	
		Extent : Light, Area		: 70%			
	e	e 1 And Garage 4 Ro					
Unit Heater - Hot Water		Units, 9 Units Per G	2036	* *			
Unit Heater - Hot water		Extent : Light, Area					
	Location : Garag	-	<i>JJ</i> = = + <i>E H</i>				
		s Fired Unit Heaters					
ir Conditioning							
Energy Source	200/		20.47	ىك نۇپ	1		
Electricity	30%		2047	* *	 1		
Natural Gas	70%		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.

BROOKLYN 1 AND 4 GARAGE

Asset # : 15000

Mechanical	Curr	Future	e Replacement	Μ			
System Component Type	% of Fail Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning							
Conversion Equipment Absorption Chiller/Direct Fire	30% No	w \$743,200	2031	\$1,486,300	1	\$69,900	
	Location : Gar	on, Extent : Severe, Are age 1 And Garage 4 Ro 8 Unit Modules Malfund	of				
No Component	70%						
Distribution CW & CHW Wtr	30%		2051	* *	4	\$5,300	
Pipe/Pump						-	
Ductwork/Diffusers	30%		LIFE	* *	2	\$116,800	
No Component	40%						
Terminal Devices						.	
Air Handler/Cool/Ht	30%		2036	* *	1	\$44,400	
		on, Extent : Light, Area und Floor And 2nd Flo					
	Explanation : (6 Air Handling Units, 3	Per Gard	ige			
Fan Coil - 4 Pipe	20%		2036	* *	1	\$15,500	
	Other Observati Location : 3rd		Affected	: 100%		<i> </i>	
		Perimeter Heating And	Cooling				
No Component	50%						
entilation 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	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2051	* *	1		
Water Heater Gas Fired	100% No [*]	w \$14,600	2026	\$146,000	2	\$2,800	
	Broken, Extent :	Severe, Area Affected :	25%				
	Location : One	Unit In 1st Floor Mech	hanical R	oom Garage 1			
	Other Observati	on, Extent : Light, Area	Affected	: 100%			
	Location : Mee	chanical Room Garage	l And 4				
	Explanation : 4	4 Units, 2 For Each Ga	rage				
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	10070				1		
Generic	100%		2036	* *	1	\$14,700	
Fixtures	10070		2050		1	ψ1 - ,700	
Generic	100%						
		lollars and are not escala	1.0				

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

BROOKLYN 1 AND 4 GARAGE

Asset # : 15000

Mechanical	Current Rep	air Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Exter	t : Light, Area Affected :	100%			
	Location : First Floor T	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 Affe	ected : 100%			
	Location : Garage 1 An					
Fire Pump						
Generic	100%	2040	* *	1	\$44,700	

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 - FY 2021 Print Date: 09-Sep-2020

Asset Name Address	: BROOKL : 1824 SHO				RCEMENT SANITATION	GARAGE - BK S11	
Borough	: BROOKL	YN			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-20	17			Landmark Status	: NONE	
Areas Surveyed	: Roof, Floo	rs 1,2					
Block	: 6943	Lot	:	2	BIN	: 3378180	
CAPITAL					FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture				\$3,637,700		\$129,100
Interior Architect	ure				\$590,200		\$158,100
Electrical					\$93,000		\$352,000
Mechanical					\$706,400		\$2,097,600

Importance Code A Importance Code B	\$3,637,700 \$1,380,400	\$129,100 \$2,607,700
Importance Code D Importance Code C	\$1,380,400	\$2,007,700
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



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

BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11

Asset # : 122

Asset # : 122									
chitecture	Curr	ent Repair	e Replacement	ent Maintenance					
stem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori		
erior									
Exterior Walls Masonry: Brick Cavity	60% 0-2	\$290,200	LIFE	* *	5	\$72,500			
	Joint Mortar Mis Location : All I	ss/Erod, Extent : Light, Facades	Area Affe	ected : 25%					
Metal Coiling Doors	30% Nov	<i>w</i> \$2,195,800	2048	* *	5	\$56,600			
	Broken/Missing Location : Thre	Elements, Extent : Moa oughout	lerate, Ar	ea Affected : 40%					
Metal Coiling Doors	5%		2045	* *	5	\$18,900			
Window Wall	5%		2038	* *	5	\$22,700			
Windows									
Aluminum		Extent : Moderate, Area	2053 a Affected	* * ' : 50%	5	\$8,100			
	Location : Thre	e		100 1 2007					
		Funct, Extent : Moder	ate, Area	Affected : 30%					
	Location : Thre	-	166	500/					
	Location : Thre	Extent : Severe, Area . oughout	Ajjeciea :	30%					
Parapets									
Cast Stone/Terra Cotta	10% 2-4	. ,	LIFE	* *	5	\$5,000			
		ling, Extent : Moderate	e, Area A <u>f</u>	fected : 10%					
	Location : Cop	-							
		ss/Erod, Extent : Light,	Area Affe	ected : 10%					
	Location : Cop								
Masonry: Brick Cavity	90% Nov	. ,	LIFE	* *	5	\$5,800	1		
		ent : Severe, Area Affe	cted : 25%	0					
		ve 2nd Floor Offices							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
		apet Walls Above 2nd I	00						
		: Moderate, Area Affec)					
		rior Parapet Walls Thr		-0/					
		Extent : Severe, Area A ve Main Entry To Adm							
Roof	200000000000000			0))1000					
Modified Bitumen	78% 2-4	. ,	2033	* *					
		ent : Light, Area Affect	ted : 10%						
		f Above Garages							
		Moderate, Area Affect	ed : 15%						
		f Above Garages	1.00 1	50/					
		on, Extent : Light, Area	Affectea	: 5%					
		f Above Garages							
Modified Bitumen	20% 0-2	+)	2038	* *					
		Severe, Area Affected							
		f Above 2nd Floor Offi		0/					
		xtent : Severe, Area Aff f Above 2nd Floor Offi		970					
		1 ADOVE 2110 F 1001 Off		-1010-					
Skylight, Plastic	2%		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.

BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11

Asset # : 122

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	\$158,100	
Ceramic Tile	7%			2037	* *	5	\$7,200	
Panel/Paver: Cer/Brk	3%	N 7	¢107.400	2044	* *	5	\$7,000	
Vinyl Tile		Now	\$187,400	2038	* *	3	\$7,700	
		: Through	amage, Extent : Se out	vere, Are	a Affected : 100%			
Interior Walls								
Concrete Masonry Unit			\$54,700	LIFE	* *	5	\$9,200	
	-	Crumbling, : Corridor	Extent : Light, Are	ea Affecto	ed : 10%			
Gypsum Board	15%	Now	\$2,800	LIFE	* *	5	\$3,800	
	-	-	Extent : Moderate s And Garage Wor	-	ffected : 20%			
Masonry: Brick	5%			LIFE	* *			
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings	2070			211 2				
AcousTileSusp.Lay-In	25%			2041	* *	5	\$25,800	
Exposed Struc: Steel	30%	4+	\$348,100	LIFE	* *			
Ĩ		/Rusting, E : Garages	xtent : Moderate, A	lrea Affe	cted : 30%			
Exposed Struc: Steel	40%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$6,500	
te Enclosure								
Fence/Gates								
Chain Link	100%			2038	* *			
te Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$45,400	2033	**			
	-		Extent : Moderate,	Area Afj	fected : 25%			
	Location	: At Iruck	Bay Entrances					
On-Site Walkways	(00/			20.41	* *			
Cast in Place Concrete	60%	0.2	¢14 200	2041				
Pavers/Stone	40% Sinking/Si	0-2	\$14,200 stent : Moderate, A	2031	\$71,100			
	-	-	, To Admistrative C					
		-	derate, Area Affeci					
			To Admistrative C					
Parking/Driveway					.			
Asphalt	100%	0-2	\$94,000	2031	\$469,800			
			derate, Area Affec					
		-	out Parking Area A		-			
	Sinking/Si	bsiding, Ei	ctent : Moderate, A	rea Affec	cted : 15%			

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

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

BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11

Asset # : 122

Electrical		Current Repair	Μ				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$2,700	5	\$300	
	Location	ervation, Extent : Moderate, 1 : Electrical Room tion : Two Main Service Disc			000 Amr	peres Each	
Switchgear / Switchboard	· · · · · ·			,	T		
Fused Disc Sw	100%		2028	\$52,200	5	\$300	
	Other Obs	ervation, Extent : Moderate,	Area Affe				
	Location	a : Electrical Room					
	Explana	tion : 3- Vertical Sections					
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	
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
ighting							
Interior Lighting							
Fluorescent	50%		2033	* *	10	\$31,600	
	-	s And Fixtures, Extent : Mode 1 : Offices And Locker Room	erate, Are	a Affected : 100%			
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%						
larm							
Fire/Smoke Detection							
No Component	70%					.	
Generic, Analog	30%		2028	\$255,100	1-3	\$14,700	
		servation, Extent : Moderate, a : Hallways And Mechanical		ected : 100%			
	Explana	tion : Alarm Bells And Manu	al Pull Ste	ations Only			

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

BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11

Asset # : 122

Mechanical	Current Repair Future Replacement						Maintenance		
System	% of Fail Date Estimated Cost Year Estimated Cos								
Component Type	Total	(Years)	Cost	FY		(Yrs)		Priorit	
leating	I			Į					
Energy Source									
Fuel Oil No 2	100%			2038	* *	5	\$21,400		
Conversion Equipment	1000/			••••	ىك بىك		\$24 100		
Hot Water Boiler	100% Other Obs	arvation Frt	ent : Light, Area	2033 Affected	**	1	\$34,100		
		: Boiler Roo	e	ілујестей	. 10070				
		tion : 2 Units							
Distribution									
Hot Wtr Piping/Pump		Now	\$21,500	2027	\$107,500	4	\$3,400		
			lerate, Area Affe t The Garage	ected : 50	%				
		-	t The Garage tent : Moderate	Area Afi	fected · 70%				
		: Throughou		, <i>11</i> cu 11jj	ecieu : 7070				
		-	Moderate, Area	Affected :	5%				
			g Pump In Boile	00					
Terminal Devices									
Convector/Radiator		Now	\$7,400	2026	\$73,800	1	\$4,000		
	0		ere, Area Affecte	ed : 15%					
II. '4 II. 4 4 5 II. 4 337.4 4		: Throughou	l	2029	¢154.000				
Unit Heater - Hot Water Unit Heater - Hot Water				2028 2036	\$154,900 * *				
Air Conditioning	2070			2050					
Energy Source									
Electricity	100%			2036	* *	1			
Conversion Equipment	250/	N	¢120.000	2020	* *	2	\$900		
Exterior Pkg Unit - Cooling	25%	Now	\$139,600	2038	* *	2	\$800		
Cooling	Abandone	d in Place, Es	ctent : Severe, A	rea Affec	ted : 25%				
		: 2 Units, Ro							
	-	-	nt : Light, Area A	Affected :	25%				
	Location	: Roof							
Split Unit		Now	\$294,400	2038	* *				
			ctent : Severe, A	rea Affec	ted : 20%				
		: 4 Units, Ro	ioj	2029	\$72 (00				
Split Unit	5% $R_{-}22$ Rafe	gerant Exter	nt : Light, Area A	2028 Affected ·	\$73,600				
	-	: 1 Unit, Roc	•	<i>IJJecieu</i> .	570				
Window/Wall Unit	10%	,	<i>v</i>	2022	\$14,400	1			
No Component	40%			2022	\$1,100	1			
Terminal Devices									
Fan Coil - 2 Pipe	5%			2028	\$39,400	1	\$1,100		
Fan Coil - 2 Pipe	20%		\$157,400	2038	**	1	\$4,000		
			ctent : Severe, A	rea Affec	ted : 20%				
NG		: Office Area	ı						
No Component	75%								

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.
DEPARTMENT OF SANITATION - 827

BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11

Asset # : 122

Mechanical	Curre	ent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution Ductwork/Diffusers	100% Nov	+ • • • • • •	LIFE	* *	2-5	\$38,500	
	-	: Severe, Area Affecte t Metal Stack Is Broke					
Exhaust Fans							
Roof	100% Nov	+==)> • •	2028	\$114,500	2	\$1,700	
	Not in Service, E: Location : Roof	xtent : Severe, Area Af	fected : 8	0%			
Plumbing							
H/C Water Piping	100% Nov	v \$51,400	2028	\$514,000	1		
Brass/Copper		tent : Moderate, Area			1		
	Location : Thro		nyjeereu	. , 0, 0			
Water Heater							
Oil Fired	100%		2026	\$57,200	1	\$2,000	
HW Heat Exchanger HTHW/HW	100%		2038	* *			
Sanitary Piping							
Cast Iron	100% Nov	. ,	LIFE	* *	1		
	Blockage /Clogge Location : Gard	ed, Extent : Severe, Ard age	ea Affecte	ed : 5%			
Storm Drain Piping	1000/		LIPE	de de			
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer Generic	100%		2028	¢17 500	1	\$4,200	
Fixtures	100%		2028	\$17,500	1	\$4,200	
Generic	100%						
Fire Suppression	10070						
Standpipe							
Generic	100%		2028	\$287,400	1-5	\$36,100	
Sprinkler				+_0,,.00		+00,100	
Generic	100%		2028	\$675,300	1-2	\$19,300	

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.

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey	 BROOKI 56-02 19 BROOKI BROOKI DOS0053 66,000 14-Mar-2 	LYN 5.000 / 4196	BUILDING Agency's Number Yr Built/Renovate Project Type Landmark Status	: N/A d : 1923 / 2007 : SANITATION : NONE	
Areas Surveyed	: Basement	t, Roof, Floors 1,2			
Block	: 5480	Lot : 42	BIN	: 3253262	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$3,563,500		\$362,200
Interior Architect	ure		\$869,000		\$161,700
Electrical			\$544,300		\$254,900
Mechanical			\$1,100,100		\$308,600
Total			\$6,077,000		\$1,087,400
Importance Code	А		\$3,563,500		\$362,200
Importance Code	В		\$2,184,000		\$725,200
Importance Code	С		\$329,500		
Total			\$6,077,000		\$1,087,400
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$4,200			
Interior Architect	ure	\$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	А	\$7,400	\$3,300	\$3,300	\$3,400
Importance Code	В	\$156,100	\$31,900	\$10,300	\$55,400
Importance Code	С	\$33,700			
Total		\$197,200	\$35,200	\$13,600	\$58,800



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.

Asset # : 4196

rchitecture	Current R	lepair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior							
Exterior Walls							
Masonry: Brick	83% Now Cracking/Crumbling, Location : Throughe	out			5	\$113,000	
	Efflorescence, Extent Location : Through Joint Mortar Miss/Ere	out					
	Location : Through						
	Misaligned/Bulging, I Location : Through	Extent : Moderate,	Area Aff	ected : 15%			
Metal Panel	2%		2056	* *	5-10	\$18,700	
	Recent Construction, Location : Stair Bul	0		d : 100%			
Pre-Cast Concrete	5% Now Cracking/Crumbling,	\$48,000 Extent : Moderate	LIFE Area At	** Fected · 10%	5	\$22,100	
	Location : Window	Sills					
	Joint Mortar Miss/Ere Location : Window S		ate, Area	Affected : 30%			
Wood Overhead Doors	10% Now Broken/Missing Elem Location : Througho		2035 erate, Ar	* * ea Affected : 30%	5	\$34,000	
	Punct/Tear/Impact Da Location : Through	amage, Extent : Me	oderate, 1	Area Affected : 75	2%		
Windows							
Steel	100% Now Air Infiltration, Exten Location : Through		2055 Affected	* *	5	\$148,700	
	Bent/Warped Element Location : Through	s, Extent : Moderc	ite, Area	Affected : 55%			
	Corrosion/Rusting, Ex Location : Through	xtent : Moderate, A	lrea Affe	cted : 55%			
	Deteriorated Finish, I	Extent : Moderate,	Area Aff	ected : 55%			
	Location : Through		,				
	Glazing Broken/Crack Location : Through		rate, Are	a Affected : 25%			
Parapets							
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$4,500	
Masonry: Brick	85% Now	\$184,600	LIFE	**	5	\$10,000	
	Joint Mortar Miss/Ere Location : Through		ate, Area	Ајјестеа : 30%			
Matal Darral	5%	/111	2056	* *	5	¢2 200	
Metal Panel	5% Recent Installation, E. Location : Throught	e			5	\$2,300	
Metal Rail	5% Recent Installation, E.		2047 Affected	**	5-10	\$10,600	
	Location : Upper Ro ates are in current dollars	pof					

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

Asset # : 4196

Architecture		Current I	Repair	Eutw	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
xterior								
Roof								
Modified Bitumen	100%	. 11 1		2038	* *	10	\$100,500	
		tallation, E : Through	Extent : Light, Arec out	i Affected	: 100%			
nterior Floors								
Cast in Place Concrete	Cracking/ Location Worn/Eroo	: Main Ga	: Moderate, Area			5	\$161,700	
Ceramic Tile		Now	\$30,600	2033	* *	5	\$2,500	
Ceranne The	Cracking/		Extent : Moderate		ffected : 10%	5	\$2,300	
Vinyl Tile	Adhesion Location Cracking/	: 1st Floor Crumbling,	\$179,000 tent : Moderate, A • And 2nd Floor Extent : Moderato • And 2nd Floor			3	\$7,400	
			: Moderate, Area • And 2nd Floor	Affected	: 55%			
Interior Walls	500/			TIPP	* *	-	¢27.200	
Concrete Masonry Unit	50%	Now	\$226 600	LIFE LIFE	* *	5	\$27,200	
Masonry: Brick	Vertical C		\$226,600 nt : Moderate, Are		ed : 15%			
		etration, E : Through	xtent : Moderate, . out	Area Affe	cted : 15%			
		ded, Extent : Through	: Moderate, Area out	Affected	: 20%			
Plaster	Cracking/	Now Crumbling, : Through	\$46,600 Extent : Moderate out	LIFE e, Area A	* * ffected : 10%	5	\$8,200	
	-	iscoloring, : 1st And 1	Extent : Moderate 2nd Floor	e, Area A	ffected : 25%			
SGFT/Glazed Masonry	Cracking/	Now Crumbling, : Through	\$56,300 Extent : Light, Ar out	LIFE ea Affect	* * ed : 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.

Asset # : 4196

Architecture		Current I	Repair	Futur	re Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	• • • • •		** • • • • •			_	* ~ ~~~	
AcousTileSusp.Lay-In	Broken/M Location Staining/L	: Through	Extent : Moderate			5	\$9,900	
Exposed Concrete	58%	Now	\$196,400	LIFE	* *	5	\$8,900	
Exposed Concrete	Cracking/ Location Paint Peel	Crumbling, : Through ling, Extent	Extent : Light, Ar	ea Affect Affected		5	\$6,200	
		. Inrougn	bui muin Ouruge 1		ala ala			
Exposed Struc: Steel	20%	N.T.		LIFE	* *	-	** * **	
Metal Panel	Broken/M	-	\$10,500 ents, Extent : Mod or Bathroom	LIFE lerate, Ar	* * rea Affected : 20%	5	\$2,500	
_			amage, Extent : M or Bathroom	oderate,	Area Affected : 10)%		
ite Enclosure								
Fence/Gates	100/			2050	* *			
Cast in Place Concrete	10%	NT	¢4.000	2050	* *			
Chain Link	Broken/M Location Corrosion	: North Si	\$4,000 ents, Extent : Moa de Of Parking Area xtent : Moderate, 2 out	a	ea Affected : 10%			
Masonry: Brick	65%	Now	\$22,000	2040	* *			
5	Broken/M Location Cracking/	issing Elem : North Si Crumbling,	ents, Extent : Moa de Of Parking Area Extent : Moderate de Of Parking Area	lerate, Ar a e, Area A				
Free Standing Walls								
Cast in Place Concrete	Location	: West Sid	xtent : Light, Area e Of Parking Area Is Actually A Scree		* * ! : 100%			
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	**			
	0	Crumbling, : Drivewa	Extent : Moderate y Apron	e, Area A	ffected : 20%			

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

Asset # : 4196

			ASSel # : 4					
Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements								
On-Site Walkways	5 00/				de de			
Asphalt	50%		*-	2033	* *			
Cast in Place Concrete		Now	\$7,800	2035	**			
			Extent : Moderate	, Area A	ffected : 10%			
	Location	i : Through	out Perimeter					
Parking/Driveway	1000/			2022	* *			
Asphalt	100%			2033				
Electrical		Current I	Repair	Futur	e Replacement	M	laintenance	
ystem	% of	Fail Date	Estimated Cost	Vear	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total	(Years)	Listimated Cost	FY	Listimated Cost	(Yrs)	Listinated Cost	1 11011
nder 600 Volts								
Service Equipment	1000/			2020	¢2 700	~	¢200	
Fused Disc Sw	100%			2030	\$2,700	5	\$300	
		ervation, E 1 : Electrica	Extent : Light, Area	Ajjeciea	: 100%			
			u Koom vailable Nameplate	Patinas				
Switchgear / Switchboard	Елрини	11011 . NO A		Rungs				
Fused Disc Sw	100%			2030	\$52,200	5	\$300	
Raceway	10070			2030	\$52,200	5	\$500	
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 Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	i : Through	out Building					
	Explana Compon		lete Panelboard Fo	or Which	Is Challenging To	Find Re	placement	
Wiring						_		
Thermoplastic	90%			2030	\$19,600 * *	1		
Thermoplastic	10%			2040	~ ~	1		
Motor Controllers	000/			2029	¢ 12 000	5	¢ 400	
Locally Mounted Locally Mounted	80% 20%		\$10,800	2028 2050	\$43,000 * *	5 5	\$400	
Locally Mounted			\$10,800 tent : Light, Area A			3		
			out Building	jjecieu .	10070			
round								
Grounding Devices								
Not Accessible	100%							
			Extent : Light, Area	Affected	1:0%			
		n : Basemen		_				
	· ·		ected To Metal Wa	ter Pipe.	Point Of Contact	Not Visil	ble. Covered With	
ighting	Insulatio	ons.						

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

Asset # : 4196

lectrical		Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Interior Lighting								
Fluorescent	30%			2025	\$46,300	10	\$18,200	
			ctent : Light, Area	Affected	: 100%			
		: 2nd Floor						
UID.		tion : T-8 La	imps	2025	\$201 (00)	10	¢1 500	
HID	68%			2025	\$391,600 * *	10	\$1,500	
LED	2%	E	· · · · · · · · · · · · · · · · · · ·	2038				
			ctent : Light, Area out 1st Floor	Affected	: 100%			
		-	LED Lighting Fix	turos Ins	tallad			
Egress Lighting	Елриини	non . Some	LED Ligning Fix	ures ms	uneu.			
Exit, Service	100%			2025	\$19,000	1		
Exterior Lighting	10070			2023	\$19,000	1		
HID	40%			2025	\$106,400	10	\$100	
HID	60%			2030	\$159,700	10	\$100	
	0070			2000	<i>Q103,100</i>	10	Q100	
lechanical		Current R	epair	Futur	e Replacement	М	aintenance	
ystem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Туре	TUtal	()						
Type	10141	()						
eating	Total	()						
	100%	(2000)		2040	* *	1		I
eating Energy Source		(2 2 2)		2040	* *	1		
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	100%	(2			* *	1		
eating Energy Source Interruptible Gas/Dual Fuel		(2040 2043	* *	1	\$32,600	
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution	100%			2043	* *	1		
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler	100% 100% 10%	0-2	\$10,300	2043 2055			\$32,600 \$300	
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution	100% 100% 10% Corroded,	0-2 Extent : Se	vere, Area Affecte	2043 2055	* *	1		
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution	100% 100% 10% Corroded, Location	0-2 Extent : Se : Throughc	vere, Area Affecte out	2043 2055 d : 20%	**	1		
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution	100% 100% 10% Corroded, Location	0-2 Extent : Se : Throughc	vere, Area Affecte	2043 2055 d : 20%	**	1		
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution	100% 100% 10% Corroded, Location Insul. Dete	0-2 Extent : Se : Throughc	vere, Area Affected put Extent : Moderate,	2043 2055 d : 20%	**	1		
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution	100% 100% 10% Corroded, Location Insul. Dete Location 90%	0-2 Extent : Se : Througho eriorating, 1 : Througho 4+	vere, Area Affected out Extent : Moderate, out \$46,300	2043 2055 d : 20% Area Afj 2038	* * * * Yected : 50% * *	1		
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	100% 100% 10% Corroded, Location Insul. Dete Location 90%	0-2 Extent : Se : Througho eriorating, 1 : Througho 4+	vere, Area Affected nut Extent : Moderate, nut	2043 2055 d : 20% Area Afj 2038	* * * * Yected : 50% * *	1	\$300	
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	100% 100% Corroded, Location Insul. Deta Location 90% Abandone	0-2 Extent : Se : Througho eriorating, I : Througho 4+ d in Place, I	vere, Area Affected out Extent : Moderate, out \$46,300	2043 2055 d : 20% Area Afj 2038 a Affecte	* * * * Yected : 50% * *	1	\$300	
eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	100% 100% Corroded, Location Insul. Dete Location 90% Abandone Location	0-2 Extent : Se : Througho eriorating, 1 : Througho 4+ d in Place, 1 : 2nd Floo	vere, Area Affecter put Extent : Moderate, put \$46,300 Extent : Light, Are	2043 2055 d : 20% Area Afj 2038 a Affecte m	* * ** Yected : 50% * * ed : 10%	1	\$300	

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

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

Asset # : 4196

Mechanical		Current Re	pair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Terminal Devices								
Air Handler		Now	\$371,200	2040	* *	1	\$14,700	
			Severe, Area Af					
					uipment Out Of U	Ise Due T	o Multiple	
			lectrical Defects: nt : Severe, Area		. 1000/			
			ni . Severe, Area oor Mechanical I		. 10070			
					#7 0 7 00	1	*2 000	
Convector/Radiator		Now	\$7,100	2028	\$70,700	1	\$3,800	
		: Various Lo	ere, Area Affecte	a : 20%				
		: various Lo	cations		* 10 == 00		* 4 * * * *	
Fan Coil Unit/Heat	20%	A .	¢105 500	2030	\$197,700 * *		\$4,300	
Fan Coil Unit/Heat	20%	4+	\$197,700	2040		1	\$3,800	
		-	nt : Moderate, A	rea Affec	ted : 30%			
	Location	: 1st Floor (sarage					
Air Conditioning Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment	10070			2038		1		
Window/Wall Unit	20%			2023	\$27,500	1		
No Component	80%			2023	φ27,500	1		
Ventilation	0070							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,800	
Exhaust Fans								
Interior	70%	Now	\$164,400	2040	* *	2	\$1,100	
			Severe, Area Af					
					uipment Out Of U	lse Due T	o Multiple	
			lectrical Defects		1 1000/			
		U	nt : Moderate, A oor Mechanical I	00	tea : 100%			
D		. Second Fil	for mechanical I		ata ata		¢	
Roof	30%			2035	* *	2	\$600	
Plumbing								
H/C Water Piping Brass/Copper	1009/	Now	\$9.800	2040	* *	1		
Blass/Copper			\$9,800 lerate, Area Affe		0/	1		
			n Valves And Pi					
Water Heater	Locarion			s III D				
Gas Fired	100%			2028	\$40,300	2	\$1,000	
Gustinou		tallation Ext	ent : Light, Area			2	ψ1,000	
		: Boiler Roo		<u>-</u> ,, eereu				
Sanitary Piping		1100						
Cast Iron	100%	4+	\$241,500	LIFE	* *	1		
	100/0	• •	~ _ ,200	~ ~ ~ ~		-		
	On Extend	ed Life, Exte	nt : Moderate, A	rea Affec	ted : 100%			

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

Asset # : 4196

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

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.

- 2031

DEPARTMENT OF SANITATION - FY 2021 Print Date: 09-Sep-2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey	 BROOKI 56-02 19 4 BROOKI DOS0053 10,000 14-Mar-2 	AVENUE LYN .020 / 4461		GE	O.A.U. OFFICE Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : : SANITATION : NONE	
Areas Surveyed Block	: Basement : 5494	t, Floors 1 Lot	:	89	BIN	: 3328495	
CAPITAL					FY 2022 - 2025		FY 2026 -
Exterior Architec	ture				\$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	

l otal

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.

Asset # : 4461

rchitecture		Current	Repair	Future Replacement Maintenance				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Exterior Walls								
Stucco Cement		Now	\$124,200	2035	* *	5	\$25,100	
	-	-	Extent : Moderate	, Area A	ffected : 15%			
	Location	i : Through	out					
Windows								
Aluminum		Now	\$16,800	2038	* *	5	\$900	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
	Location	1 : Through	out					
Roof								
Single Ply Membrane	100%			2035	* *	10	\$30,100	
erior								
Floors						_		
Cast in Place Concrete	10%			LIFE	* *	5	\$3,200	
Ceramic Tile	5%			2033	* *	5	\$700	
Vinyl Tile		Now	\$22,400	2035	* *	3	\$4,600	
		-	ents, Extent : Seve	re, Area	Affected : 20%			
		i : Through			<i>cc</i> 1 200/			
	-	-	Extent : Moderate	, Area A	ffected : 20%			
	Location	1 : Through	out					
Interior Walls	50/				* *			
Cast in Place Concrete	5%		¢17.000	LIFE	* *	~	¢12 100	
Gypsum Board		Now	\$17,900	LIFE		5	\$12,100	
		Crumbling, 1 : Through	Extent : Moderate	, Area A	<i>fjected : 20%</i>			
		0	oui					
Masonry: Brick	5%			LIFE	* *			
Ceilings	o = c ·		.	0.00-		-	* < * *	
AcousTileSusp.Lay-In		Now	\$11,900	2035	* *	5	\$6,900	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
		n : Through	out					
Exposed Concrete	5%			LIFE	* *	5	\$100	

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.

Asset # : 4461

	A330					
Architecture	Current Repair	Futur	e Replacement	Mai	ntenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle I (Yrs)	Estimated Cost	Priorit
ite Enclosure						
Fence/Gates						
Cast in Place Concrete	5% Now Broken/Missing Elements, Ext Location : Wall Copings Cracking/Crumbling, Extent :					
	Location : Wall Copings					
Chain Link	35% Now Broken/Missing Elements, Ext Location : Front Gates	\$3,100 2040 tent : Moderate, Ar	* * ea Affected : 20%			
Concrete Masonry Unit	30% Now Broken/Missing Elements, Ext Location : West Wall Cracking/Crumbling, Extent : Location : West Wall					
Masonry: Brick	30% Now Broken/Missing Elements, Ext Location : North Wall At En Cracking/Crumbling, Extent : Location : North Wall At En Joint Mortar Miss/Erod, Exter	ntry Gate Moderate, Area A ntry Gate	ffected : 10%			
	Location : Throughout	,,	55			
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 Cracking/Crumbling, Extent : Location : Building Perimet		* * ffected : 20%			
Parking/Driveway						
Asphalt	Cracking/Crumbling, Extent : Location : Throughout Other Observation, Extent : M Location : Salt Containment	Ioderate, Area Affe t Area	-			
	Explanation : Worn And Ere	7464				
Electrical	Current Bonair	F orton	o Ponlacomont		ntonanco	

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

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.

Asset # : 4461

			Asset # : 4	401				
lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Fused Disc Sw		ervation, E	xtent : Light, Area Locker Room	2030 Affected	\$2,700 : 100%	5		
	Explana	tion : One 2	200 Ampere Main	Disconne	ct Switch			
Raceway	1000/			2020	¢14.000	1		
Conduit Panelboards	100%			2030	\$14,800	1		
Molded Case Bkrs	100%			2029	\$16,000	5	\$300	
Wiring Thermoplastic	100%			2040	* *	1		
Motor Controllers	1000/			2020	¢21.500	5	¢100	
Locally Mounted	100%			2028	\$31,500	5	\$100	
Grounding Devices Generic	Location			LIFE Affected	* * 7 : 100%	5	\$100	
ghting	Liptunu		, acti					
Interior Lighting Fluorescent			Extent : Light, Area out	2025 Affected	\$42,600 : 100%	10	\$6,400	
	Explana	tion : T-8 L	amps					
Fluorescent	-	ps And Fixt	\$18,200 ures, Extent : Ligh out Building	2040 t, Area A	* * ffected : 100%			
Exterior Lighting								
HID	100%			2025	\$40,300	10		
loobonical		Cumpo of I	 in		- Device - mont		-:	
lechanical		Current			e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating Energy Source Fuel Oil No 2	Location	servation, E 1 : Basemer		2040 Affected	* * : 100%	5	\$3,100	
Conversion Equipment Hot Water Boiler	100% Other Obs Location	servation, E 1 : Basemen	500 Gallon Tanks Extent : Light, Area It Hot Water Boiler	2043 Affected	* * : 100%	1	\$4,900	

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.

Asset # : 4461

Mechanical		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$700	
Terminal Devices								
Convector/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		Now	\$1,700	2040	* *	2		
	v	ning, Extent : Mod		00				
	Location	: 2 Of 3 Defective	Exhaust Fo	ins On T	he Roof			
Roof	90%			2030	\$14,900	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$3,700	2040	* *	1		
	Leak Evide	ent, Extent : Moder	ate, Area A	ffected :	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	/0					-	4.000	
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.

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name Address		LYN 16 GARAGE RGIA AVE. BTWN: WOR	TMANAVE CO71	NE AVE	
Borough Program / Asset # Area Sq Ft Date of Survey	: BROOKI : DOS0055 : 43,800 : 05-Mar-2	LYN .000 / 4198	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A	
Areas Surveyed Block	: Roof, Floo : 4388	ors 1,Mez Lot : 28	BIN	: 3256631	
		200 1 20			
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec			\$2,066,900		\$59,900
Interior Architect	ure		\$364,600		\$161,400
Electrical Mechanical			\$44,200 \$64,100		\$323,100 \$783,400
Mechanical			\$04,100		\$785,400
Total			\$2,539,800		\$1,327,800
Importance Code	А		\$2,066,900		\$59,900
Importance Code	В		\$350,900		\$1,267,900
Importance Code	С		\$122,000		
Total			\$2,539,800		\$1,327,800
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$31,000			\$8,900
Interior Architect	ure	\$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	А	\$35,100	\$4,100	\$4,100	\$13,100
Importance Code		\$117,600	\$21,000	\$5,200	\$40,100
Importance Code		\$26,700	• •	• •	. ,
Total		\$179,400	\$25,200	\$9,300	\$53,200



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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 16 GARAGE

Asset # : 4198

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

DEPARTMENT OF SANITATION - 827

BROOKLYN 16 GARAGE

Asset # : 4198

chitecture	Current Repair	Future Re	placement	М	aintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior						
Windows	1000/ 11 05242	2055	* *	5	¢50.000	
Steel	100% Now \$534,3 Air Infiltration, Extent : Moderate, Location : Throughout Bent/Warped Elements, Extent : M	Area Affected : 10	00%	5	\$59,900	
	Location : Throughout	oueruie, Areu Ajje	cieu . 2570			
	Broken/Missing Elements, Extent : Location : Transom Windows	Moderate, Area A	ffected : 15%			
	Corrosion/Rusting, Extent : Moder Location : Throughout	rate, Area Affected	: 25%			
	Water Penetration, Extent : Severe Location : 2nd Floor Locker Roo	•••	5%			
Parapets			* *	~	¢12.000	
Masonry: Brick	85% Now \$340,2 Cracking/Crumbling, Extent : Moo Location : Inside Face And Thro Efflorescence, Extent : Severe, Are	lerate, Area Affecte ughout		5	\$13,800	
	Location : Throughout Joint Mortar Miss/Erod, Extent : N Location : At Pre-Cast Concrete					
	Misaligned/Bulging, Extent : Mode Location : South - East Facade -	erate, Area Affected Rotating				
	Spalling, Extent : Moderate, Area Location : Inside Face - Through					
Metal Rail	5%	2035	* *	5-10	\$14,700	
Pre-Cast Concrete	10% Now \$31,0 Joint Mortar Miss/Erod, Extent : M Location : Throughout Worn/Eroded, Extent : Moderate, J Location : Coping	Aoderate, Area Aff		5	\$10,200	
Roof	······································					
Modified Bitumen	100% Now \$471,6 Blisters, Extent : Moderate, Area A Location : Throughout	Affected : 30%	* *			1
	Drains Inad/Misposn, Extent : Sev Location : At Areas Of Ponding		: 30%			
	Ponding, Extent : Severe, Area Aff Location : Built-up Roof At South		orners And Th	roughou	t	

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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 16 GARAGE

Asset # : 4198

Architecture		Current F	Repair	Futur	e Replacement	М	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Cast in Place Concrete		Now	\$163,900	LIFE	**	5	\$161,400		
		rumbling, : Through	Extent : Moderate	, Area A	ffected : 25%				
		-		Iffacted .	10%				
	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%								
			Floor Drain						
	Worn/Erod	led, Extent	: Light, Area Affec	eted : 100	0%				
		: Through							
Mosaic Tile	5%	Now	\$27,700	2035	* *	5	\$5,400		
			Extent : Moderate	, Area A	ffected : 15%				
	Location	: Toilets A	nd Showers On 2n	d Floor					
Vinyl Tile	10%	Now	\$78,800	2040	* *	3	\$3,300		
-	Broken/Mis	ssing Elem	ents, Extent : Seve	re, Area	Affected : 25%				
	Location	: Electrica	l Room, Lunch Ro	om, 2nd	Floor And Offices				
			: Moderate, Area						
	Location	: Electrica	ul Room, Lunch Ro	om, Lock	er Rooms And Off	îces			
Interior Walls						_			
Ceramic Tile		Now	\$1,600	2033	* *	5	\$500		
	-	-	Extent : Light, Are						
		-	out Toilets And Sho				#2 2 00		
Concrete Masonry Unit		Now	\$6,400	LIFE	* *	5	\$2,200		
	-		tent : Moderate, Ar Rooms On North S		ted : 10%				
			xtent : Moderate, A		ected : 5%				
		: East Stai		ireu Ajje	cieu. J70				
Maaamen Duiala		Now	\$122,000	LIEE	* *				
Masonry: Brick			\$122,000 Extent : Moderate	LIFE					
	U	: Through		, 111 cu 11 ₅	<i>Jecieu</i> . 5070				
		-	: Moderate, Area	Affected	· 20%				
		: Through			0/ 0				
Plaster		Now	\$4,600	LIFE	* *	5	\$1,600		
	-		: Moderate, Area		: 20%	2	\$1,000		
		: Locker R							
	Water Pene	etration, E	xtent : Severe, Are	a Affecte	d : 25%				
			Floor 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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 16 GARAGE

Asset # : 4198

Architecture	C	urrent Repair	Futur	e Replacement	М		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior							
Ceilings							
AcousTileConcealSpLn	Broken/Missi Location : T	ng Elements, Extent : Mo Throughout mbling, Extent : Light, A			5	\$8,100	
	Misaligned/B Location : T	ulging, Extent : Moderat Throughout	e, Area Afj	fected : 10%			
AcousTileSusp.Lay-In	Location : H Misaligned/B	Now \$22,500 ng Elements, Extent : Mo Electrical Room, Office, C ulging, Extent : Moderato Electrical Room, Office, C	Corridor A e, Area Aff	nd Lounge fected : 15%	5	\$4,300	
Exposed Concrete	40%	, cjjrce, c	LIFE	**	5	\$5,400	
Exposed Struc: Steel	40% 30%		LIFE	* *	5	\$5,400	
Exposed Sinder Sieer	Paint Peeling	, Extent : Light, Area Aff Throughout Garage		26			
Exposed Struc: Steel	5%		LIFE	* *			
Chain Link	-	Now \$2,300 ge, Extent : Moderate, A Concrete Base, East Side					
ite Pavements							
Public Sidewalk Cast in Place Concrete		0-2 \$30,800 mbling, Extent : Light, A Throughout	2035 rea Affecto	* * ed : 20%			
Parking/Driveway							
Asphalt		0-2 \$11,700 mbling, Extent : Light, A Throughout	2033 rea Affecto	* * ed : 10%			
Cast in Place Concrete	20%		2035	* *			
Electrical	C	urrent Repair	Futur	e Replacement	М	aintenance	
System		il Date Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type		Years)	FY		(Yrs)		
Inder 600 Volts Service Equipment Fused Disc Sw	Location : H	ation, Extent : Light, Are Electrical Room			5	\$200	
	Explanation	: Two Main Service Swi	tches Rate	d At 1,200 Ampere	s And 80	0 Amperes	
Switchgear / Switchboard Fused Disc Sw	100%		2030	\$26,100	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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 16 GARAGE

Asset # : 4198

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Data Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 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% 20%		2029	\$10,400 * *	5	\$800 \$200	
Molded Case Bkrs	20%		2038		5	\$200	
Wiring Thermoplastic	90%		2030	\$7,800	1		
Thermoplastic	10%		2030	\$7,000	1		
Motor Controllers	1070		2040		1		
Locally Mounted	80%		2028	\$30,700	5	\$200	
Locally Mounted	20% 0-2	\$7,700	2050	**	5	¢=00	
,	Enclosure Corrodea Location : Garage Not Functioning, Ex Location : Overhe	l, Extent : Severe, Ai tent : Moderate, Ar					
round							
Grounding Devices Generic	100%		LIFE	* *	5	\$600	
ighting							
Interior Lighting Fluorescent	50% T-8 Lamps And Fixt Location : Throug	-	2030 Area Afj	\$51,200 fected : 100%	10	\$20,100	
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, Ex Location : Garage		ea Affect	ed : 100%			
Exterior Lighting							
HID	50% Now Malfunctioning, Ext Location : Outside		2030 a Affecte	\$88,300 d : 100%			
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Outside						
	Explanation : Con	trolled Via Timer					
No Component	50%						
Vechanical	Current			e Replacement		aintenance	

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

DEPARTMENT OF SANITATION - 827

BROOKLYN 16 GARAGE

Asset # : 4198

Machanical									
Mechanical	Current Repair Future Replacement				aintenance				
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
leating									
Energy Source									
Natural Gas	10%	2040	* *	1					
Interruptible Gas/Dual Fuel	90%	2040	* *	1					
	Other Observation, Extent : Lig	•••	00%						
	Location : One 10,000 Gallon	n Tank							
	Explanation : Buried Tanks								
Conversion Equipment									
Furnace	10%	2035	* *	1	\$2,200				
	Other Observation, Extent : Lig Location : Garage		0%						
	Explanation : 2 Gas Fire Mod	line 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	90%	2030	\$667,100	4	\$2,900				
Piping/Pmp	100/								
No Component	10%								
Terminal Devices Convector/Radiator	25%	2028	\$58 600	1	\$2 500				
Unit Heater - Steam	23% 65%	2028	\$58,600 * *	1 4	\$3,500				
Omt Heater - Steam	65% 2035 ** 4 \$3,900 Other Observation, Extent : Light, Area Affected : 1% Location : Garage Ceiling								
	Explanation : 4 Condemned A	lir Handling Units A	nd 4 Condemne	d Fan C	oil Units Need To				
	Be Removed	in mananing Onus m	na + Conaemne	u i un C	ni Oniis Neeu 10				
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 : Lig	ght, Area Affected : 1	00%						
	Location : Garage	<i></i>							
	Explanation : Not Used For L	ong Time							
Exhaust Fans	200/	2025	\$21.200	n	¢200				
Interior Roof	20% 20%	2025	\$31,200 \$14,500	2	\$300 \$300				
Rooi No Component	20% 60%	2030	\$14,500	2	\$300				
Plumbing	0070								

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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 16 GARAGE

Asset # : 4198

Mechanical	Current R	epair Futu	ure Replacement	M	aintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
lumbing									
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, Ex	tent : Light, Area Affecte	ed : 100%						
	Location : Boiler Roo	om							
	Explanation : 90 Gal	llon Unit							
Gas Fired	50% Now	\$13,400 2030	\$13,400	2	\$300				
		Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Boiler Roo	om							
	Explanation : Broker	n And Abandoned							
Sanitary Piping	1								
Cast Iron	100% Now	\$64,100 LIFE	**	1					
	Blockage /Clogged, Ex	tent : Severe, Area Affec	eted : 50%						
	Location : Undergrow	und 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							
ire Suppression									
Standpipe									
Generic	100%	2040	**	1-5	\$22,900				

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.

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Address Borough	: 105-01 FOSTER AVE : BROOKLYN	/ AVE. D AN	D FOSTER AVE. Agency's Number	: N/A	
Program / Asset #	: DOS0040.000 / 4136		Yr Built/Renovated	: 1991 / 1998	
Area Sq Ft	: 171,164		Project Type	: 199171998 : SANITATION	
Date of Survey	· 171,104 : 14-Jul-2020		Landmark Status	: SAMIATION : NONE	
Areas Surveyed	Roof, Floors 1.2		Lanumar & Status	. NORE	
Block	: 5426 Lot	: 1	BIN	: 3378181	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$9,019,800		\$186,400
Interior Architect	ure		\$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			\$2,431,600		\$3,900,900
Importance Code			\$419,700		\$88,800
Total			\$11,871,100		\$4,518,700
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025

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



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

Asset # : 4136

rchitecture		Current	Repair	Futu	e Replacement	N	laintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls			***			_			
Masonry: Brick Cavity		Now	\$934,300	LIFE	**	5	\$58,400		
		-	ients, Extent : Sever		**	Joor On	ning		
			Locations, West Fa , Extent : Moderate			Joor Ope	enings		
	-	: Through		, Areu A	<i>Jeciea</i> . 1570				
		-	tent : Moderate, Ar	en Affer	ted · 15%				
	-		At 2nd Story Towe		icu : 1570				
			rod, Extent : Moder		a Affected • 25%				
			y Walls Flanking G						
					fected : 15%				
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15% Location : Various Locations, West Facade, Above And Flanking Of Door Openings								
	Punct/Tea	r/Impact D	amage, Extent : Se	vere, Ar	ea Affected : 10%	-			
	Location	: Around	Over Head Door O	penings					
	Rusting M	asonry Sup	ot, Extent : Modera	te, Area	Affected : 30%				
	Location	: Above C	verhead Doors						
	-		ed, Extent : Severe,		fected : 15%				
			At 2nd Story Towe						
			Extent : Severe, Are			1 6 1			
			nd Story Towers M						
Metal Coiling Doors		Now	\$707,100	2036	**	5	\$91,200		
			ients, Extent : Ligh	t, Area A	ffected : 20%				
			d West Facades	4 4.00	(1 250/				
			Extent : Moderate, A d West Facades	area Affe	ectea : 25%				
			ent : Moderate, Are	a Affect	$d \cdot 10\%$				
			ge On 105th Street		<i>cu</i> . 1070				
Windows	Locuion	. 10 Ouru							
Aluminum	100%	Now	\$123,400	2047	* *	5	\$3,400		
	Bent/Warp	oed Elemen	nts, Extent : Modera	ite, Area	Affected : 30%		<i>(</i> , <i>)</i>		
		: Through							
	Broken/M	issing Elen	ients, Extent : Mod	erate, Ar	ea Affected : 20%				
	Location	: Through	out						
	-		cked, Extent : Mode	rate, Ar	ea Affected : 20%				
		: Through							
			Extent : Moderate, 2	Area Affe	ected : 35%				
		: Through			1 100/				
			ent : Moderate, Are	ea Affecte	ed : 10%				
	Location	: 2nd Floe	or Both Sides						

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

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	
xterior									
Parapets									
Cast Stone/Terra Cotta	Cracking/ Location Crazing, E Location Misaligned Location Miss/Dam Location Spalling, I	: Through Extent : Sev : Above G d/Bulging, : North Ec aged Copin : Through Extent : Sev	ere, Area Affected arages And 2nd Fl Extent : Severe, Ar 1st Corner. 2nd Sto 1gs, Extent : Severe	: 30% oor Rooj ea Affect ry Roof e, Area A : 25%	fs ted : 5%	5	\$36,900	1	
Concrete Masonry Unit	15% Cracking/ Location Horizonta Location Joint More Location	Now Crumbling, : Interior ! Cracks, E : Below C tar Miss/Er : Interior	\$13,200 Extent : Light, Ard Face Extent : Moderate, A oping Stone, Throu rod, Extent : Light, Parapet Wall, Thro	LIFE ea Affect Irea Affe ghout Area Aff pughout	ected : 25% fected : 15%	5	\$2,700		
	Location	: 17 Throi	Extent : Moderate, A Igh 18 Parapet Abo Ning Damaged And	ove Offic					
Masonry: Brick Cavity	Diagonal Location Efflorescer Location Joint Mort Location Spalling, I Location Vertical C	: At Corne nce, Extent : Through ar Miss/Er : Through Extent : Mo : Exterior racks, Exte	od, Extent : Moder	ofs Affected ate, Area eed : 25% oughout ffected :	: 25% a Affected : 20% 6 5%	5	\$2,400		
No Component	Location	: Over Ga	Extent : Light, Area rage Roof arapet, Needs Gua		! : 0%				

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

Asset # : 4136

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

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

Asset # : 4136

		///////////////////////////////////////								
chitecture		Current Repair Future Replacement			Μ					
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
erior										
Floors						_	• • • • • • • • • •			
Cast in Place Concrete	Cracking/ Location	: Garage I		-	-	5	\$425,900			
			xtent : Severe, Area							
					s Garage Regularl	V				
			xtent : Severe, Are ages Which Receiv	00	ed : 15% Up From Oil Seper	rator.				
	Explanat	tion : Floor	Drains Dysfunction	onal						
Ceramic Tile	4%			2034	* *	5	\$10,200			
Quarry Tile	10%	Now	\$19,700	2036	* *	5	\$19,200			
		issing Elem : Office En	ents, Extent : Light htry	t, Area A	ffected : 2%					
	-	-	Extent : Moderate s 17 To 18 Garage	-	ffected : 20%					
Sheet Vinyl/Rubber	Punct/Tea	Now r/Impact Da : Office Co	\$20,300 amage, Extent : Se prridors	2041 vere, Are	* * ea Affected : 25%	5	\$9,600			
	Seams Ope	en/Split, Ex	tent : Severe, Area	Affected	l : 25%					
	Location	: Office Co	orridors							
		ded, Extent : Office Co	: Severe, Area Affe prridors	ected : 5	0%					
Vinyl Tile	5%	Now	\$34,000	2041	* *	3	\$4,800			
5		-	ents, Extent : Mode out 1st Floor Office		ea Affected : 10%					
	Cracking/	Crumbling,	Extent : Moderate out 1st Floor Office	, Area A	ffected : 10%					
		-	: Severe, Area Affe		00%					
			out 1st Floor Office							
Interior Walls		0	0.0							
Concrete Masonry Unit		Now	\$263,300	LIFE	* *	5	\$88,800			
			xtent : Moderate, A			_				
		: Office W	aus Facing Garage		r From Roof Above * *		427 000			
SGFT/Glazed Masonry	20%			LIFE	* *	10	\$27,800			

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.

Asset # : 4136

Architecture	Current	Repair	Future Replacement Main			aintenance	ntenance		
System Component Type	% of Fail Date Total (Years)	e 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 Eler								
	••	Locker Room And C							
	Staining/Discoloring Location : Throug	-	e, Area A	ffected : 15%					
Exposed Struc: Steel	85% Now	\$979,300	LIFE	* *					
	Broken/Missing Eler	nents, Extent : Seve	re, Area	Affected : 10%					
	Location : Through	-							
	Corrosion/Rusting,		Area Affe	cted : 20%					
	Location : Through	-							
	Paint Peeling, Exten		Affected	: 30%					
	Location : Through	-	1.00	1 200/					
	Water Penetration, I Location : At Cond	Extent : Severe, Are luit Box In Garage	00						
Site Enclosure									
Fence/Gates									
Chain Link	100% Now Corrosion/Rusting, Location : Through		2041 Area Affe	* * ected : 25%					
	Impact Damage, Ext		a Affecte	ed : 10%					
		treet And Parking L							
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100% Now	\$51,300	2036	* *					
	Cracking/Crumbling		, Area A	ffected : 15%					
	Location : Garage	Entry 105th Street							
Parking/Driveway	000/ 31		0004	* *					
Asphalt	90% Now	\$156,400	2034						
	Cracking/Crumbling		, Area A	ffected : 15%					
	Location : Parking		4-1.100	/					
	Potholes, Extent : M Location : Parking		<i>lea</i> : 107	6					
Cast in Place Cast			2026	* *					
Cast in Place Concrete	10% Now Cracking/Crumbling	\$28,400 Extent : Moderate	2036						
	Location : Parking		, лгеи А	<i>yecieu</i> . 570					
	Misaligned/Bulging,		Area Af	fected · 20%					
	Location : Parking		лиси Ађ	-cicu . 2070					

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

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.

Asset # : 4136

Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$700	
			xtent : Light, Area	Affected	: 100%			
		ı : Electrica						
	Explana	tion : Two I	Main Service Disco	onnect Sv	vitches Rated At 2,	000 Amp	eres Each.	
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	\$700	
			xtent : Light, Area	Affected	: 100%			
		ı : Electrica						
	Explana	tion : Five	Vertical Sections					
Raceway	0.001			2041	* *	1		
Conduit	80%			2041		1		
Conduit	20%			2031	\$4,800	1		
Panelboards	50/			2020	* *	-	\$2 00	
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	000/			0041	* *			
Thermoplastic	90%			2041		1		
Thermoplastic	10%			2031	\$5,300	1		
Motor Controllers	150/			2020	¢22.000	-	¢200	
Locally Mounted	15%			2029 2036	\$23,000 * *	5 5	\$200	
Motor Control Center	85%			2030		3	\$4,000	
round								
Grounding Devices Generic	100%	2-4	\$10,200	LIFE	* *	5	\$2,500	
Generic			oderate, Area Affe		0%	5	\$2,500	
		1 : Garage 1	•••	<i>cica</i> . 10	070			
ghting	Locanor	r. Guruge I	. ,					
Interior Lighting								
Fluorescent	30%			2031	\$120,000	10	\$47,100	
Tuoreseent			xtent : Light, Area			10	φ+7,100	
		ı : Offices		1.5500000	. 100/0			
		tion : T-8 L	amps					
Fluorescent	10%		ps	2031	\$40,000	10	\$15,700	
Fluorescent			xtent : Light, Area			10	\$15,700	
		ı : Repair S	Q	njjecicu	. 10070			
		tion : T-5 L						
HID	50%		umps	2031	\$746,700	10	\$2,800	
LED	30% 10%			2031	\$/40,/00 **	10	\$∠,800	
Egress Lighting	1070			2039				
Egress Lignling Emergency, Battery	40%			2031	\$98,600	10	\$16,500	
Emergency, Battery	40%			2031	\$98,600	10	\$10,500	
Emergency, Battery Exit, Service	35%			2020	\$24,000 \$17,300	10	\$4,100	
Exit, Service	15%			2031				
EXIL, SERVICE	13%			2020	\$7,400	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.

Asset # : 4136

Electrical								
		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Exterior Lighting HID LED	15% 15%			2031 2039	\$103,500 * *	10	\$100	
No Component	70%							
Security System								
No Component Generic		ervation, E : Outside	xtent : Light, Area Perimeter	2031 Affected	\$82,900 1 : 100%	1	\$9,600	
			V Surveillance Can	ieras				
Fire/Smoke Detection No Component Generic, Analog	Other Obs	Now ervation, E : Hallway	\$567,800 İxtent : Severe, Are	2041 a Affecte	* * d : 100%	1-3	\$28,800	
	Explanat	ion : Fire	4larm System Is No	ot Functi	onal.			
lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
rype								
leating	ł			•				
eating Energy Source Natural Gas Interruptible Gas/Dual	85% 15%			2041 2041	* *	1 1		
eating Energy Source Natural Gas	15% Other Obs Location	: Buried I	xtent : Light, Area 1 The Street 8 500 Gallon Tank	2041	* *			
eating Energy Source Natural Gas Interruptible Gas/Dual Fuel	15% Other Obs Location	: Buried I	-	2041	* *			
eating Energy Source Natural Gas Interruptible Gas/Dual	15% Other Obs Location Explanat 45% Other Obs Location	: Buried I tion : One of ervation, E : Roof	n The Street 3,500 Gallon Tank xtent : Light, Area	2041 Affected 2031	* * ': 100% \$181,400		\$38,100	
eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment	15% Other Obs Location Explanat 45% Other Obs Location Explanat 40%	: Buried I ion : One o ervation, E : Roof tion : 20 Ro 0-2	n The Street 8,500 Gallon Tank Extent : Light, Area poftop Units \$8,100	2041 Affected 2031 Affected 2031	* * 5 : 100% 5 : 181,400 5 : 100% \$ 161,200	1	\$38,100	
feating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace	15% Other Obs Location Explanat 45% Other Obs Location Explanat 40% Malfunctio	: Buried I ion : One of ervation, E : Roof tion : 20 Ro 0-2 oning, Exte : Modine of	n The Street 8,500 Gallon Tank Extent : Light, Area Pooftop Units \$8,100 nt : Moderate, Area	2041 Affected 2031 Affected 2031 a Affected	* * 5 : 100% 5 : 181,400 5 : 100% \$ 161,200	1 1 1 1	\$30,500	
feating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace	15% Other Obs Location Explanat 45% Other Obs Location Explanat 40% Malfunction Garage 0 15% Other Obs	: Buried I ion : One of ervation, E : Roof tion : 20 Ro 0-2 oning, Exte : Modine of Ceiling	n The Street 8,500 Gallon Tank Extent : Light, Area poftop Units \$8,100 nt : Moderate, Area Space Heaters Haw	2041 Affected 2031 Affected 2031 a Affected e Multip, 2036	* * 5 : 100% 5 : 181,400 5 : 100% 5 : 161,200 d : 10% le Mechanical And * *	1 1 1 1	\$30,500	
feating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace	15% Other Obs Location Explanat 45% Other Obs Location Explanat 40% Malfunction Garage 0 15% Other Obs Location	: Buried I ion : One of ervation, E : Roof tion : 20 Ro 0-2 oning, Exte : Modine of Ceiling ervation, E : Boiler R	n The Street 8,500 Gallon Tank Extent : Light, Area poftop Units \$8,100 nt : Moderate, Area Space Heaters Haw	2041 Affected 2031 Affected 2031 a Affected e Multip 2036 Affected	* * 5 : 100% 5 : 181,400 5 : 100% 5 : 161,200 d : 10% le Mechanical And * *	1 1 1 ! Or Elec	\$30,500 trical Defects.	

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

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

Asset # : 4136

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		ail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Terminal Devices							
Convector/Radiator	15%		2029	\$137,400	1	\$8,300	
No Component	85%						
Air Conditioning							
Energy Source	100%		2039	* *	1		
Electricity Conversion Equipment	100%		2039		1		
Exterior Pkg Unit - Cooling	10%	0-2 \$6,90	0 2026	\$138,600	2	\$800	
		ent : Moderate, Area Aff					
		1 Compressor, Roof Of					
		erant, Extent : Light, Are	ea Affected :	100%			
	Location :		, A A.C.	1 1000/			
	Location :	vation, Extent : Modera	te, Area Ajje	ectea : 100%			
		n : Inefficient Units					
Exterior Pkg Unit - Cooling	<u>10%</u>		2039	* *	2	\$1,100	
U	Other Obser	vation, Extent : Light, A	rea Affected	: 100%			
	Location :	Outside Of Garage 18					
	Explanatio	n : 1 Unit. R-410a					
Window/Wall Unit	5%		2026	\$17,800	1		
No Component	75%						
entilation							
Distribution Ductwork/Diffusers	1000/		LIEE	* *	2.5	¢151 100	
Exhaust Fans	100%		LIFE		2-5	\$151,100	
Roof	30%	0-2 \$42,60	0 2041	* *	2	\$1,300	
Root		ing, Extent : Moderate, A		d : 100%	2	ψ1,500	
	Location :	-	55				
Roof	40%		2036	* *	2	\$2,100	
Roof	30%		2031	\$85,300	2	\$1,600	
lumbing				. ,			
H/C Water Piping							
Brass/Copper	100%		2041	* *	1		
Water Heater							
Gas Fired	100%		2029	\$104,400	2	\$2,500	
Sanitary Piping	100/	0.2 ¢2.50		* *	1		
Cast Iron	10% Blackson (C	0-2 \$2,50			1		
		logged, Extent : Modera Water Backup On Gara			Garago	17	
Cast Iron	<u> </u>		LIFE	**	1		
	9070		LIFÉ		1		
Storm Drain Diaina							
Storm Drain Piping	100%		I IEE	* *	1		
Storm Drain Piping Cast Iron Fixtures	100%		LIFE	* *	1		

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

Asset # : 4136

lechanical	Current Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
re 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		
•	Other Observation, Extent : Light,	Area Affected	: 100%			
	Location : Fuel Station	50				
	Explanation : 1 Set					
No Component	99%					

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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	7/10 G	ARAGE			
Address	: 5100 1ST AV	ENUE				
Borough	: BROOKLYN	1		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 Architec	ture			\$3,227,500		\$176,300

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

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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 7/10 GARAGE

Asset # : 2790

rchitecture	Current Repair	Future Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
terior					
Exterior Walls			_		
Masonry: Brick	45% 4+ \$415,100	LIFE **	5	\$64,400	
	Expansion Joint Failure, Extent : Moder Location : Building Corners And Thro	00			
	Water Penetration, Extent : Severe, Area	-			
	Location : Throughout	i Ajjecieu . 2570			
Metal Panel	5% Now \$11,000	2041 **	5	¢12.400	
Metal Panel	<i>Deformed/Dented, Extent : Moderate, A</i>	2041	3	\$13,400	
	Location : Throughout	<i>reu 11jjeeleu . 2070</i>			
Metal Coiling Doors	50% Now \$867,400	2036 **	5	\$111,900	
Wetar Connig Doors	Deformed/Dented, Extent : Moderate, A		5	\$111,900	
	Location : Throughout	<i>i cu 11,j ce cu . 1070</i>			
	Unit Inoperable, Extent : Moderate, Are	a Affected : 20%			
	Location : Throughout	55			
Windows					
Aluminum	100% Now \$172,000	2047 **	5	\$9,600	
	Ctrwt/Balnc Not Funct, Extent : Modera	ite, Area Affected : 20%			
	Location : Throughout				
	Glazing Broken/Cracked, Extent : Mode	rate, Area Affected : 10%			
Davia ata	Location : Throughout				
Parapets Masonry: Brick	60% 2-4 \$84,400	LIFE **	5	\$4,600	
Masoni y. Ditek	Misaligned/Bulging, Extent : Moderate,		5	\$4,000	
	Location : Trhoughout				
	Miss/Damaged Copings, Extent : Moder	ate, Area Affected : 20%			
	Location : Throughout				
Metal Rail	40% 2-4 \$17,300	2044 **	5	\$21,600	
	Deformed/Dented, Extent : Moderate, A		-	,	
	Location : Throughout				
Roof					
Modified Bitumen	100% Now \$1,688,500	2041 **			
	Water Penetration, Extent : Moderate, A	Irea Affected : 2%			
	Location : Throughout				

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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 7/10 GARAGE

Asset # : 2790

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	700/	N	¢05 100	LIEE	* *	5	¢107 200	
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$95,100 Extent : Moderate out	LIFE e, Area A	ffected : 20%	5	\$187,300	
Ceramic Tile	3%			2034	* *	5	\$3,700	
Steel Grating	Broken/M	Now ssing Elem : Through		2051 erate, Ar	* * ea Affected : 100%	1		
Vinyl Tile	Adhesion L Location Broken/M Location Worn/Eroo	: Various ssing Elem : Through ded, Extent	\$73,300 tent : Moderate, A Locations, Corrido tents, Extent : Mod out, Corridors : Moderate, Area out, Corridors, Ca	ors, Cafel erate, Ar Affected	teria ea Affected : 30% : 80%	3	\$10,100	
Interior Walls								
Ceramic Tile	Broken/M	Now ssing Elem : Through	\$8,800 eents, Extent : Mod out	2034 Terate, Ar	* * ea Affected : 30%	5	\$700	
Concrete Masonry Unit	Vertical C		\$23,600 ant : Moderate, Are out Garage Area	LIFE a Affecte	* * ed : 5%	5	\$8,000	
SGFT/Glazed Masonry	57%			LIFE	* *	10	\$14,200	
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Staining/L Location Water Pen Location Worn/Eroc	: Through Discoloring : Through etration, E : Through	Extent : Moderate out Extent : Moderate, 2 out : Moderate, Area	e, Area A Area Affe Affected	ffected : 95% ected : 70%	5	\$12,200	
Exposed Struc: Steel	Location Water Pen	: Through	xtent : Light, Area			10	\$171,300	
Gypsum Board			\$31,700 Extent : Severe, A Room Showers	LIFE rea Affec	* * cted : 25%	5	\$12,200	
Metal Panel		0-2 /Rusting, E : Bathroom	\$43,600 ixtent : Severe, Are ns	LIFE a Affecte	* * od : 5%	5	\$3,100	

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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 7/10 GARAGE

Asset # : 2790

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$224,100	2044	* *			
			ents, Extent : Mod		ea Affected : 30%			
	Location	: Through	out Due To Truck	l'raffic				
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$16,400	2044	* *			
		-	ents, Extent : Seve	re, Area	Affected : 20%			
			eway Aprons					
	-	-	Extent : Severe, A		eted : 30%			
		-	out Due To Truck		,			
	-		derate, Area Affect	ted : 10°	0			
	Location	: South Si	de Drain Clogged					
Parking/Driveway	1000/		* • • • • • •	• • • • •				
Cast in Place Concrete	100%	0-2	\$48,600	2044	* *			
		-	ents, Extent : Mod		rea Affected : 20%			
	Location	: Through	out Due To Truck	lraffic				
Electrical		Current	Popair	Entur	e Replacement	м	aintenance	
System Component	% of		Estimated Cost		Estimated Cost	•	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Jnder 600 Volts Service Equipment Fused Disc Sw	100%			2031	\$2,700	5	\$400	
		ervation, E	Sxtent : Light, Area		\$2,700 1 : 100%	5	\$400	
Service Equipment	Other Obs		Extent : Light, Area 11 Room In Bk10 M	Affected	: 100%		\$400	
Service Equipment	Other Obs Location	: Electrica	-	Affected ezzanine	' : 100% From Roof Access		\$400	
Service Equipment Fused Disc Sw Switchgear / Switchboard	Other Obs Location	: Electrica	al Room In Bk10 M	Affected ezzanine	' : 100% From Roof Access		\$400	
Service Equipment Fused Disc Sw	Other Obs Location	: Electrica	al Room In Bk10 M	Affected ezzanine	' : 100% From Roof Access		\$400	
Service Equipment Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explanat	: Electrica	al Room In Bk10 M	Affected ezzanine 1 Discon	' : 100% From Roof Access nect Switches	s Stair		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Other Obs Location Explanat	: Electrica	al Room In Bk10 M	Affected ezzanine 1 Discon	' : 100% From Roof Access nect Switches	s Stair		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	Other Obs Location Explanat 100%	: Electrica	al Room In Bk10 M	Affected ezzanine 1 Discon 2031	: 100% From Roof Access nect Switches \$52,200	s Stair 5		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Other Obs Location Explanat 100%	: Electrica	al Room In Bk10 M	Affected ezzanine 1 Discon 2031	: 100% From Roof Access nect Switches \$52,200	s Stair 5		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards	Other Obs Location Explanat 100%	: Electrica	al Room In Bk10 M	Affected lezzanine n Discon 2031 2031	2 : 100% From Roof Access nect Switches \$52,200 \$10,000	s Stair 5 1	\$400	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw	Other Obs Location Explanat 100% 100% 5%	: Electrica	al Room In Bk10 M	Affected lezzanine n Discon 2031 2031 2030	": 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600	5 <i>Stair</i> 5 1 5	\$400	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Other Obs Location Explanat 100% 100% 5%	: Electrica	al Room In Bk10 M	Affected lezzanine n Discon 2031 2031 2030	": 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600	5 <i>Stair</i> 5 1 5	\$400	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Other Obs Location Explanat 100% 100% 5% 95%	: Electrica	al Room In Bk10 M	Affected ezzanine 1 Discon 2031 2031 2030 2030	1 : 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600 \$30,300	5 5 1 5 5	\$400 \$100 \$2,300	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Other Obs Location Explanat 100% 100% 5% 95%	: Electrica	al Room In Bk10 M	Affected ezzanine 1 Discon 2031 2031 2030 2030	1 : 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600 \$30,300	5 5 1 5 5	\$400	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground	Other Obs Location Explanat 100% 100% 5% 95%	: Electrica	al Room In Bk10 M	Affected ezzanine 2031 2031 2030 2030 2030	1 : 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600 \$30,300 \$21,800	5 Stair 5 1 5 5 1	\$400 \$100 \$2,300	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices	Other Obs Location Explanat 100% 100% 5% 95% 100%	: Electrica	al Room In Bk10 M	Affected ezzanine 1 Discon 2031 2031 2030 2030 2030 2031 2029	1 : 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600 \$30,300 \$21,800	5 Stair 5 1 5 5 1	\$400 \$100 \$2,300 \$600	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground	Other Obs Location Explanat 100% 100% 5% 95% 100% 100%	: Electrica ion : Two	ıl Room İn Bk10 M 1,600 Ampere Main	Affected ezzanine 1 Discon 2031 2031 2030 2030 2031 2029 LIFE	1: 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600 \$30,300 \$21,800 \$76,800 ***	5 Stair 5 1 5 5 1	\$400 \$100 \$2,300	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices	Other Obs Location Explanat 100% 100% 5% 95% 100% 100% 0ther Obs	: Electrica ion : Two	ul Room In Bk10 M 1,600 Ampere Main	Affected ezzanine 1 Discon 2031 2031 2030 2030 2031 2029 LIFE Affected	1: 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600 \$30,300 \$21,800 \$76,800 ***	5 Stair 5 1 5 5 1 5 5	\$400 \$100 \$2,300 \$600	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Ground Grounding Devices	Other Obs Location Explanat 100% 100% 5% 95% 100% 100% 100% Other Obs Location	: Electrica ion : Two ervation, H : In Garag	ıl Room İn Bk10 M 1,600 Ampere Main	Affected ezzanine 1 Discon 2031 2031 2030 2030 2031 2029 LIFE Affected	1: 100% From Roof Access nect Switches \$52,200 \$10,000 \$1,600 \$30,300 \$21,800 \$76,800 ***	5 Stair 5 1 5 5 1 5 5	\$400 \$100 \$2,300 \$600	

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.
DEPARTMENT OF SANITATION - 827

BROOKLYN 7/10 GARAGE

Asset # : 2790

lectrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ighting								
Interior Lighting								
Fluorescent	30%			2036	* *	10	\$22,500	
			Extent : Light, Area					
			Locker Room, Hall	way And	Bath Room			
	_	tion : Using	g T-8 Lamps	2026	ala ala	10	¢1.100	
HID	40%			2036	* *	10	\$1,100	
LED	30%			2036				
			Extent : Light, Area	Affected	: 100%			
		i : In Garag						
	Explana	tion : LEDs	Observea					
Egress Lighting Emergency, Battery	50%			2036	* *	10	\$9,900	
Exit, Service	50%			2030	\$11,800	10	\$9,900	
Exterior Lighting	5070			2031	φ11,000	1		
HID	50%			2026	\$183,800	10	\$100	
No Component	50%			2020	\$105,000	10	\$100	
larm	5070							
Fire/Smoke Detection								
	70%							
No Component								
No Component Generic, Analog		Now	\$181.400	2041	* *	1-3	\$15,300	
No Component Generic, Analog	30%	Now vice, Exten	\$181,400 t : Moderate, Area	2041 Affected		1-3	\$15,300	
-	30% Not in Ser		t : Moderate, Area			1-3	\$15,300	
-	30% Not in Ser	vice, Exten	t : Moderate, Area out	Affected		_	\$15,300	
Generic, Analog	30% Not in Ser Location	vice, Exten : Through Current F	t : Moderate, Area out Repair	Affected Futur	: 100% e Replacement	M	aintenance	Priorit
Generic, Analog Aechanical ystem Component	30% Not in Ser	vice, Exten : Through Current F	t : Moderate, Area out	Affected Futur	: 100%	M		Priorit
Generic, Analog Aechanical ystem Component Type	30% Not in Ser Location % of	vice, Exten : Through Current F Fail Date	t : Moderate, Area out Repair	Affected Futur Year	: 100% e Replacement	M Cycle	aintenance	Priorit
Generic, Analog Aechanical ystem Component Type eating	30% Not in Ser Location % of	vice, Exten : Through Current F Fail Date	t : Moderate, Area out Repair	Affected Futur Year	: 100% e Replacement	M Cycle	aintenance	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source	30% Not in Ser Location % of Total	vice, Exten : Through Current F Fail Date	t : Moderate, Area out Repair	Affected Eutur Year FY	: 100% e Replacement	M Cycle (Yrs)	aintenance Estimated Cost	Priorit
Generic, Analog Mechanical ystem Component Type eating Energy Source Fuel Oil No 2	30% Not in Ser Location % of	vice, Exten : Through Current F Fail Date	t : Moderate, Area out Repair	Affected Futur Year	: 100% e Replacement Estimated Cost	M Cycle	aintenance	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment	30% Not in Ser Location % of Total	vice, Exten : Through Current F Fail Date (Years)	t : Moderate, Area out Repair	Affected Eutur Year FY	: 100% e Replacement Estimated Cost	M Cycle (Yrs)	aintenance Estimated Cost \$25,300	Priori
Generic, Analog Mechanical ystem Component Type eating Energy Source Fuel Oil No 2	30% Not in Ser Location % of Total 100%	vice, Exten : Through Current F Fail Date (Years)	t : Moderate, Area out Repair Estimated Cost	Affected Futur Year FY 2041 2036	: 100% e Replacement Estimated Cost **	M Cycle (Yrs) 5	aintenance Estimated Cost	Priorit
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment	30% Not in Ser Location % of Total 100% 0ther Obs	vice, Exten : Through Current F Fail Date (Years)	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area	Affected Futur Year FY 2041 2036	: 100% e Replacement Estimated Cost **	M Cycle (Yrs) 5	aintenance Estimated Cost \$25,300	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment	30% Not in Ser Location % of Total 100% 0ther Obs Location	vice, Exten : Through Current F Fail Date (Years) servation, E	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom	Affected Futur Year FY 2041 2036	: 100% e Replacement Estimated Cost **	M Cycle (Yrs) 5	aintenance Estimated Cost \$25,300	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment	30% Not in Ser Location % of Total 100% 0ther Obs Location	vice, Exten : Through Current F Fail Date (Years) Servation, E : Boiler R	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom	Affected Futur Year FY 2041 2036	: 100% e Replacement Estimated Cost **	M Cycle (Yrs) 5	aintenance Estimated Cost \$25,300	Priori
Generic, Analog Mechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler	30% Not in Ser Location % of Total 100% 0ther Obs Location	vice, Exten : Through Current F Fail Date (Years) Servation, E : Boiler R	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom	Affected Futur Year FY 2041 2036	: 100% e Replacement Estimated Cost **	M Cycle (Yrs) 5	aintenance Estimated Cost \$25,300	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution	30% Not in Ser Location % of Total 100% 100% Other Obs Location Explana	vice, Exten : Through Current F Fail Date (Years) Servation, E : Boiler R	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom	Affected Futur Year FY 2041 2036 Affected	: 100% e Replacement Estimated Cost ** ** T: 100%	M Cycle (Yrs) 5 1	aintenance Estimated Cost \$25,300 \$40,400	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	30% Not in Ser Location % of Total 100% 100% Other Obs Location Explana	vice, Exten : Through Current F Fail Date (Years) Servation, E : Boiler R	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom	Affected Futur Year FY 2041 2036 Affected	: 100% e Replacement Estimated Cost ** ** T: 100%	M Cycle (Yrs) 5 1	aintenance Estimated Cost \$25,300 \$40,400	Priorit
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	30% Not in Ser Location % of Total 100% 100% Other Obs Location Explana 100%	vice, Exten : Through Current F Fail Date (Years) Servation, E : Boiler R	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom	Affected Futur Year FY 2041 2036 Affected 2039	: 100% e Replacement Estimated Cost ** ** ** **	M Cycle (Yrs) 5 1 4	aintenance Estimated Cost \$25,300 \$40,400 \$6,000	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	30% Not in Ser Location % of Total 100% 0ther Obs Location Explana 100% 100%	vice, Exten : Through Current F Fail Date (Years) Servation, E : Boiler R	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom	Affected Futur Year FY 2041 2036 Affected 2039 2031	: 100% e Replacement Estimated Cost ** ** ** ** ** ** **	M Cycle (Yrs) 5 1 4 4	aintenance Estimated Cost \$25,300 \$40,400 \$6,000 \$5,100	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	30% Not in Ser Location % of Total 100% 100% 0ther Obs Location Explana 100% 10% 20% 70% Not in Ser	vice, Exten : Through Current F Fail Date (Years) : : Boiler Ration : 2 Unit	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom its	Affected Futur Year FY 2041 2036 Affected 2039 2031 2036 2026	: 100% e Replacement Estimated Cost ** ** ** ** ** ** ** ** ** ** **	M Cycle (Yrs) 5 1 4 1	aintenance Estimated Cost \$25,300 \$40,400 \$6,000 \$5,100 \$5,300	Priorit
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator Unit Heater - Steam	30% Not in Ser Location % of Total 100% 100% 0ther Obs Location Explana 100% 10% 20% 70% Not in Ser	vice, Exten : Through Current F Fail Date (Years) : Boiler Ration : 2 Unit Now vice, Exten	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom its \$20,500	Affected Futur Year FY 2041 2036 Affected 2039 2031 2036 2026	: 100% e Replacement Estimated Cost ** ** ** ** ** ** ** ** ** ** **	M Cycle (Yrs) 5 1 4 1	aintenance Estimated Cost \$25,300 \$40,400 \$6,000 \$5,100 \$5,300	Priori
Generic, Analog Aechanical ystem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	30% Not in Ser Location % of Total 100% 100% 0ther Obs Location Explana 100% 10% 20% 70% Not in Ser	vice, Exten : Through Current F Fail Date (Years) : Boiler Ration : 2 Unit Now vice, Exten	t : Moderate, Area out Repair Estimated Cost Extent : Light, Area oom its \$20,500	Affected Futur Year FY 2041 2036 Affected 2039 2031 2036 2026	: 100% e Replacement Estimated Cost ** ** ** ** ** ** ** ** ** ** **	M Cycle (Yrs) 5 1 4 1	aintenance Estimated Cost \$25,300 \$40,400 \$6,000 \$5,100 \$5,300	Priorit

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

DEPARTMENT OF SANITATION - 827

BROOKLYN 7/10 GARAGE

Asset # : 2790

Mechanical		Current	Repair	Futur	e Replacement	М	laintenance	
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	
	Location		Extent : Light, Area nits	ı Affected	2 : 50%			
Window/Wall Unit No Component	10% 40%			2026	\$17,000	1		
Ventilation								
Distribution Ductwork/Diffusers	Damaged, Location	: Garage	\$37,700 Ioderate, Area Affe			2-5	\$45,600	
		eriorating, 1 : Office C	Extent : Moderate eiling	, Area Afj	fected : 2%			
Exhaust Fans Roof			\$13,600 t : Severe, Area A <u>f</u>	2026 fected : 3	\$135,700	2	\$2,000	
Plumbing H/C Water Piping		5						
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	Blockage	Now /Clogged, 1 : Garage	\$8,500 Extent : Severe, Arc	LIFE ea Affecte	* * ed : 10%	1		
Sump Pump(s) Non-Submersible		erable, Exte : Basemer	ent : Severe, Area 1 1t	2031 Affected :	\$13,900 30%	4	\$2,900	
Fixtures								
Generic	100%							
Fire Suppression Standpipe Generic	100%			2041	* *	1-5	\$41,200	
Sprinkler	10070			2041		1-3	φ 4 1,200	
No Component Generic	20% 80%			2041	* *	1-2	\$18,300	

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.

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		ANTIC AV YN 000 / 121 17	ITATION GAI 'ENUE BTWN : 18	RAGE SCHENECTADY - UT Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	TICA AVES : N/A : 1982 / : SANITATION : NONE : 3330693	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ture			\$1,642,800		
Interior Architect	ure			\$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	А			\$1,642,800		\$25,500
Importance Code	В			\$1,311,900		\$1,103,700
Total				\$2,954,700		\$1,129,200
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$32,000			
Interior Architect	ure		\$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	А		\$67,200	\$1,900	\$1,800	\$1,800
Importance Code	В		\$133,600	\$40,800	\$6,500	\$5,700
Importance Code	С		\$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.

Asset # : 121

chitecture		Current I	Repair	e Replacement	ement Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls	700/	Marri	¢100 100	LIDD	* *	5	¢12 400	
Concrete Masonry Unit	Cracking/ Location Vertical C Location Water Per	: At Entry racks, Extent : South For petration, E	\$188,100 Extent : Moderate Doors - North And ent : Severe, Area A acade At Expansion extent : Moderate, A acade At Entrance	l South S Iffected : 1 Joint 1rea Affe	treet Facades 5%	5	\$13,400	
Metal Coiling Doors	30% Bent/Warp Location	Now bed Elemen : All Gara	\$555,300 ts, Extent : Modera tge Doors	2048 ate, Area		5	\$14,300	
	Location Unit Inope	: All Gara erable, Exte	xtent : Moderate, 2 1ge Doors 2nt : Severe, Area 2 Doors - Both Faca	Affected :				
Windows								
Aluminum	Air Infiltra Location	: Window:	\$7,000 nt : Moderate, Arec s Throughout			5	\$300	
	Location Ctrwt/Bali	: Broken S nc Not Fun	nents, Extent : Mod Screens - Lounge, (ct, Extent : Moderd	Corridor ate, Area	And Locker Room	5		
	Location	: Various	Windows Through	out				
Parapets Concrete Masonry Unit	Joint Mor		\$9,600 od, Extent : Moder Parapet Walls	LIFE ate, Area	* * a Affected : 15%	5	\$3,900	
Metal Panel			\$1,800 hents, Extent : Ligh out	2038 t, Area A	* * ffected : 10%	5	\$400	
Metal: Cage/Fence		/Rusting, E	\$13,700 Extent : Moderate, A ad West Parapets	2048 Area Affe	* * ected : 50%	5	\$2,100	
Roof								
Built-Up (BUR)	Blisters, E	Now Extent : Mod : 2nd Floo	\$571,800 derate, Area Affect or Roof	2038 ed : 60%	* *			
	Water Per	etration, E	xtent : Severe, Are ocker Rooms	a Affecte	d : 15%			
	Location	: Roof We	: Moderate, Area ll Beyond Useful L	00				
Skylight, Metal/Glass	Broken/M Location	: Above G						1
			xtent : Moderate, 1 out Garage	area Affe	ected : 5%			

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

Asset # : 121

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors	< - 0 /					_	* < > * < >	
Cast in Place Concrete	Cracking/ Location	: South W	\$105,300 Extent : Light, Ar est Corner Of Gar : Light, Area Affe	age And I	Entry From Pacific	5 And Atl	\$69,200 antic Avenues	
			Surface Throughou		0			
Ceramic Tile	Broken/M	-	\$15,100 hents, Extent : Mod Area In Locker Roo		\$50,300 ea Affected : 30%	5	\$1,200	
Vinyl Tile		Now	\$132,500	2038	* *	3	\$5,500	
vinyi inc	Broken/M Location Rooms Worn/Ero	issing Elem : Through	eents, Extent : Mod out Corridors, 1st : Moderate, Area	lerate, Ar And 2nd	Floor Offices, Lun		-	
Interior Walls		0						
Ceramic Tile	Broken/M		\$6,900 hents, Extent : Mod Areas Within Lock			5	\$600	
Concrete Masonry Unit	Location Diagonal Location	: Various Cracks, Ex : Mechani	\$34,500 Extent : Moderate Locations Through tent : Light, Area A ics Area And 1st Fl	iout Affected : loor Offic	15% es	5	\$5,800	
			ent : Light, Area A <u>f</u> ics Area And 1st Fl					
Glass: Single Pane	3%			LIFE	* *	5	\$500	
Gypsum Board	30% Punct/Tea	Now	\$12,500 amage, Extent : M	LIFE	* * Area Affected : 25	5	\$4,200	
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location	: 2nd Floo	\$25,200 nents, Extent : Mod or Lounge And Loc , Extent : Moderate	ker Roon	is	5	\$7,300	
	Location	: 1st And .	2nd Floors Throug	hout				
Exposed Struc: Steel	Location Water Per	e : South W netration, E	\$765,600 Extent : Severe, Are est Corner Of Gard Extent : Severe, Are or Locker Rooms	age				
e Enclosure								
Fence/Gates Chain Link	Impact Do		\$16,200 ent : Moderate, Arc Pacific Avenue	2038 ea Affecte	* * ed : 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.

Asset # : 121

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$127,400	2048	* *			
	-	-	Extent : Moderate	-	•			
			rs At Pacific And A					
			ent : Severe, Area					
	Location	: Sidewall	rs At Pacific And A	tlantic A	venues			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%	Now	\$2,300	2031	\$23,000			
-	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 15%			
	Location	: East Sid	e Yard					
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		
Туре		. ,				. ,		
Inder 600 Volts								
Service Equipment	1000/				.	_	* • • • •	
Fused Disc Sw	100%			2028	\$1,600	5	\$200	
			Extent : Moderate, 2	4rea Affe	ected : 100%			
		: Electrico			_			
	Explana	tion : Not A	lvailable Nameplat	e Rating	Capacity			
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$26,100	5	\$200	
			Extent : Moderate, A	4rea Affe	ected : 100%			
		: Electrice						
	Explana	tion : 2- Ve	rtical 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	
fround								
Fround Grounding Devices								

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

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

Asset # : 121

lectrical		Current R	enair	Futur	e Replacement	M	aintenance	
					-			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Interior Lighting								
Fluorescent	60%			2033	* *	10	\$19,900	
	·		res, Extent : Light, nd Locker Rooms	Area Afj	fected : 100%			
Fluorescent	10%			2033	* *	10	\$3,300	
	-	s And Fixtur : Mechanic	res, Extent : Light, c Shop	Area Afj	fected : 100%			
HID	30%			2033	* *	10	\$400	
Egress Lighting						-	•	
Emergency, Battery	50%			2033	* *	10	\$4,400	
Exit, Service	50%			2033	* *	1	÷ ·, · · · ·	
Exterior Lighting	2070					-		
HID	20%			2028	\$29,200	10		
No Component	80%			2020	<i>\$29,200</i>	10		
arm	0070							
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$119,900	1-3	\$6,900	
Generic, Digital	5070					1-5	\$0,900	
	Location	: Hallways	xtent : Moderate, A , Offices And Gar	age				
	Location	: Hallways		age				
lechanical	Location	: Hallways	r, Offices And Gar Lights, Manual P	age ull Static		M	laintenance	
lechanical ystem Component Type	Location	: Hallways tion : Srobe Current R	r, Offices And Gar Lights, Manual P	age ull Static Futur	ns, Alarm Bells		laintenance Estimated Cost	Priori
ystem Component Type	Location Explanat	: Hallways tion : Srobe Current R Fail Date	, Offices And Gar Lights, Manual P Repair	age ull Static Futur Year	ons, Alarm Bells re Replacement	Cycle		Priori
ystem Component Type eating	Location Explanat	: Hallways tion : Srobe Current R Fail Date	, Offices And Gar Lights, Manual P Repair	age ull Static Futur Year	ons, Alarm Bells re Replacement	Cycle		Priori
ystem Component Type eating Energy Source	Location Explana % of Total	: Hallways tion : Srobe Current R Fail Date	, Offices And Gar Lights, Manual P Repair	age ull Static Futur Year FY	ons, Alarm Bells re Replacement	Cycle	Estimated Cost	Priori
ystem Component Type eating Energy Source Fuel Oil No 2	Location Explana. % of Total 30%	: Hallways tion : Srobe Current R Fail Date	, Offices And Gar Lights, Manual P Repair	age ull Static Futur Year FY 2038	ons, Alarm Bells re Replacement Estimated Cost	Cycle (Yrs)		Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas	Location Explana % of Total	: Hallways tion : Srobe Current R Fail Date	, Offices And Gar Lights, Manual P Repair	age ull Static Futur Year FY	e Replacement Estimated Cost	Cycle (Yrs) 5	Estimated Cost	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment	Location Explanation Total	: Hallways tion : Srobe Current R Fail Date (Years)	, Offices And Gar Lights, Manual P Repair Estimated Cost	age Futur Year FY 2038 2038	e Replacement Estimated Cost	Cycle (Yrs) 5	Estimated Cost \$3,400	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas	Location Explanat % of Total 30% 70% 40%	: Hallways tion : Srobe Current R Fail Date (Years)	, Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100	age full Static Futur Year FY 2038 2038 2038	e Replacement Estimated Cost ** **	Cycle (Yrs) 5	Estimated Cost	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment	Location Explanation Yo of Total 30% 70% 40% Abandone	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J	; Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100 Extent : Severe, An	age Futur Year FY 2038 2038 2038 2038 rea Affec	e Replacement Estimated Cost ** **	Cycle (Yrs) 5	Estimated Cost \$3,400	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explanation Yo of Total 30% 70% 40% Abandone Location	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J	, Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100	rge Futur Year FY 2038 2038 2038 2038 2038 2038 2038 2038	e Replacement Estimated Cost ** ** ** ted : 40%	Cycle (Yrs) 5 1 1	Estimated Cost \$3,400 \$6,400	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment	Location Explanation Yo of Total 30% 70% 40% Abandone Location 20%	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J	; Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100 Extent : Severe, An p Package Units, F	age Futur Futur Year FY 2038 2038 2038 2038 2038 cea Affect 2028	e Replacement Estimated Cost ** ** ted : 40% \$17,000	Cycle (Yrs) 5	Estimated Cost \$3,400	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explanation Total 30% 70% 40% Abandone Location 20% Other Obs	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J : 4 Rooftop ervation, E:	; Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100 Extent : Severe, An	age Futur Futur Year FY 2038 2038 2038 2038 2038 cea Affect 2028	e Replacement Estimated Cost ** ** ted : 40% \$17,000	Cycle (Yrs) 5 1 1	Estimated Cost \$3,400 \$6,400	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explanation Total 30% 70% 40% Abandone Location 20% Other Obs Location	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J : 4 Rooftop	; Offices And Gar Lights, Manual P Repair Estimated Cost S34,100 Extent : Severe, An Package Units, F xtent : Light, Area	age full Station Futur Year FY 2038 2028	e Replacement Estimated Cost ** ** ted : 40% \$17,000	Cycle (Yrs) 5 1 1	Estimated Cost \$3,400 \$6,400	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explanation Yo of Total 30% 70% 40% Abandone Location 20% Other Obs Location Explanation	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J : 4 Rooftop	; Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100 Extent : Severe, An p Package Units, F	rge full Static Futur Year FY 2038 2028 Affected affec	e Replacement Estimated Cost ** ** ted : 40% \$17,000 1: 20%	Cycle (Yrs) 5 1 1 1	Estimated Cost \$3,400 \$6,400 \$3,600	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explanation Yo of Total 30% 70% 40% Abandone Location 20% Other Obs Location Explanation 10%	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J : 4 Rooftop ervation, E: : Garage tion : 4 Gas	, Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100 Extent : Severe, An p Package Units, F extent : Light, Area Fired Modine He	rge gell Station Futur Year FY 2038 2028 Affected 2028 20	e Replacement Estimated Cost ** ** ted : 40% \$17,000 2: 20%	Cycle (Yrs) 5 1 1	Estimated Cost \$3,400 \$6,400	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explana % of Total 30% 70% 40% Abandone Location 20% Other Obs Location Explana 10% Other Obs	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J : 4 Rooftop ervation, E: : Garage tion : 4 Gas	; Offices And Gar Lights, Manual P Repair Estimated Cost S34,100 Extent : Severe, An Package Units, F xtent : Light, Area	rge gell Station Futur Year FY 2038 2028 Affected 2028 20	e Replacement Estimated Cost ** ** ted : 40% \$17,000 2: 20%	Cycle (Yrs) 5 1 1 1	Estimated Cost \$3,400 \$6,400 \$3,600	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explanation Total 30% 70% 40% Abandone Location 20% Other Obs Location Explana 10% Other Obs Location	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J : 4 Rooftop ervation, E: : Garage tion : 4 Gas	, Offices And Gar Lights, Manual P Repair Estimated Cost S34,100 Extent : Severe, An Package Units, F xtent : Light, Area Fired Modine He xtent : Light, Area	age gell Station Futur Year FY 2038 2028 Affected Affected Affected 2028 Affected 2028 Affected 2028 Affected 2028 2028 2028 2028 2028 2028 2028 2028 2028 2028 2028 Affected 2028 Affected 2028 Affected 2028	e Replacement Estimated Cost ** ** ted : 40% \$17,000 2: 20%	Cycle (Yrs) 5 1 1 1	Estimated Cost \$3,400 \$6,400 \$3,600	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace Furnace	Location Explanation Feature 30% 70% 40% Abandone Location 20% Other Obs Location Explanation Cother Obs Location Explanation	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, J : 4 Rooftop ervation, E: : Garage tion : 4 Gas	, Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100 Extent : Severe, An p Package Units, F extent : Light, Area Fired Modine He	age full Station Futur Year FY 2038 2028 Affected atters 2028 Affected atters 2028 Affected atters 2028	e Replacement Estimated Cost ** ** ted : 40% \$17,000 2: 20%	Cycle (Yrs) 5 1 1 1 1	Estimated Cost \$3,400 \$6,400 \$3,600 \$1,800	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace	Location Explanation Total 30% 70% 40% Abandone Location 20% Other Obs Location Explanation 0ther Obs Location Explanation 30%	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, D : 4 Rooftop ervation, E: : Garage tion : 4 Gas ervation, E: : Roof	, Offices And Gar. Lights, Manual P Eepair Estimated Cost S34,100 Extent : Severe, An Package Units, F extent : Light, Area Fired Modine He extent : Light, Area ftop Package Unit	age full Station Futur Year FY 2038 2038 2038 2038 2038 2038 2038 2038 2038 Affected atters 2028 Affected 2028	e Replacement Estimated Cost ** ** ted : 40% \$17,000 2: 20% \$8,500 5: 10% **	Cycle (Yrs) 5 1 1 1	Estimated Cost \$3,400 \$6,400 \$3,600	Priori
ystem Component Type eating Energy Source Fuel Oil No 2 Natural Gas Conversion Equipment Furnace Furnace	Location Explana % of Total 30% 70% 40% Abandone Location 20% Other Obs Location Explana 10% Other Obs Location Explana 30% Other Obs	: Hallways tion : Srobe Current R Fail Date (Years) Now d in Place, D : 4 Rooftop ervation, E: : Garage tion : 4 Gas ervation, E: : Roof	, Offices And Gar Lights, Manual P Repair Estimated Cost \$34,100 Extent : Severe, An o Package Units, F extent : Light, Area Fired Modine He extent : Light, Area ftop Package Unit extent : Light, Area	age full Station Futur Year FY 2038 2038 2038 2038 2038 2038 2038 2038 2038 Affected atters 2028 Affected 2028	e Replacement Estimated Cost ** ** ted : 40% \$17,000 2: 20% \$8,500 5: 10% **	Cycle (Yrs) 5 1 1 1 1	Estimated Cost \$3,400 \$6,400 \$3,600 \$1,800	Priori

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

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

Asset # : 121

		A5501#.1					
Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Day Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating							
Distribution							
Hot Wtr Piping/Pump	30% Now	\$300	2036	* *	4	\$500	
		g, Extent : Moderate,	Area Afj	fected : 20%			
	Location : Boiler	Room					
No Component	70%						
Terminal Devices							
Convector/Radiator	20%		2026	\$38,700	1	\$2,300	
Unit Heater - Steam	10%		2028	\$12,900	4	\$300	
No Component	70%						
Air Conditioning							
Energy Source	1000/		2026	* *	1		
Electricity	100%		2036	* *	1		
Conversion Equipment	100/		2028	¢ 45 200	2	\$200	
Ext Pkg Unit -	10%		2028	\$45,300	2	\$200	
Heating/Cooling	R_ 22 Refrigerant B	Extent : Light, Area A	flocted .	10%			
		top Unit, R-22, Roof		10/0			
		<i>iop Chii</i> , it 22, itooj		¢101 100	2	¢000	
Ext Pkg Unit - Heating/Cooling	40%		2023	\$181,100	2	\$900	
Heating/Cooling	Abandoned in Plac	e, Extent : Severe, Ai	rea Affec	ted · 40%			
		top Package Units, F					
Window/Wall Unit	5%		2023	\$3,800	1		
No Component	45%		2023	\$5,800	1		
Ventilation	+370						
Distribution							
Ductwork/Diffusers	100% 0-2	\$33,300	LIFE	* *	2-5	\$20,200	
		Moderate, Area Affe		%	-	• • • • • •	
		e, Pacific Street Side					
	Damaged, Extent :	Moderate, Area Affe	cted : 10	%			
	Location : Garage	e, Pacific Street Side					
Exhaust Fans							
Roof	100% Now	\$12,000	2028	\$60,000	2	\$900	
		ent : Severe, Area Aff	fected : 1	00%			
	Location : Roof						
Plumbing							
H/C Water Piping	000/			*** - ···			
Brass/Copper	80%	\$1 < 0.0	2028	\$215,600	1		
Galvanized Steel	20% 0-2	\$1,600	2026	\$31,700	1		
		Severe, Area Affecte	d : 15%				
	Location : Water	main Area					
Water Heater	1000/		2026	¢22.000	2	₫ <i>₣</i> ∩∩	
Gas Fired	100%		2026	\$22,000	2	\$500	
Sanitary Piping	1000/	¢12 200	LIPP	* *	1		
Cast Iron	100% Now	\$13,200 Extent : Severe, Are	LIFE		1		
	Diockage /Cioggea,	, ылет . severe, Are	и Аресіе	u. J/0			
	Location : Wash I		00				

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

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

Asset # : 121

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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 Obs	ervation, Extent : Light, Are	a Affected	: 2%			
	Location	: Garage Fuel Station					
	Explanat	tion : 1 Set					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 - FY 2021 Print Date : 09-Sep-2020

Asset Name Address		LYN 9 GAR 7 YORK AV			/INTHROP ST.		
Borough	: BROOKI	LYN			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-20	019			Landmark Status	: NONE	
Areas Surveyed	: Basement	t, Roof, Floo	rs 1	,Mez			
Block	: 4827	Lot	:	24	BIN	: 3332514	
CAPITAL					FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture				\$568,600		\$39,400
Interior Architect	ture				\$179,400		\$408,000

Total	\$945,800	\$750,200
Importance Code C	\$57,000	
Importance Code B	\$268,700	\$710,900
Importance Code A	\$620,100	\$39,400
Total	\$945,800	\$750,200
Mechanical	\$51,600	\$258,000
Electrical	\$146,300	\$44,900
Interior Architecture	\$179,400	\$408,000

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



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

DEPARTMENT OF SANITATION - 827

BROOKLYN 9 GARAGE

Asset # : 4197

chitecture		Current Repair	Futu	e Replacement	М	aintenance	
stem Component Type		ail Date Estimate (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	•		•				
Exterior Walls							
Masonry: Brick	78%		LIFE	* *	5	\$19,900	
Masonry: Brick	10% Diagonal Cr	Now \$4 acks, Extent : Mode	9,400 LIFE erate, Area Affec	* * ted : 10%	5	\$2,600	
	Location :	Second Floor, Thro	ughout				
	Joint Mortar	· Miss/Erod, Extent	: Moderate, Are	a Affected : 25%			
	Location :	Second Floor					
Masonry: Limestone		Now \$ • Miss/Erod, Extent Window Sills	6,000 LIFE : Moderate, Are	* * a Affected : 50%	5	\$400	
Metal Sect. OHD	10% Deformed/D	Now \$3 ented, Extent : Mod	4,100 2043 Jerate, Area Affe	* * cted : 10%	5	\$4,000	
		Along Park Place					
	-	ıble, Extent : Moder Along Park Place	rate, Area Affecto	ed : 25%			
Windows							
Aluminum	15%	Now \$	5,000 2046	* *	5	\$600	
		Not Funct, Extent : Throughout	Moderate, Area	Affected : 15%			
Steel	85%	Now \$35	1,500 2055	* *	5	\$39,400	
	•	on, Extent : Moderd	ite, Area Affected	d : 50%			
		Throughout					
		usting, Extent : Mo	derate, Area Affe	ected : 50%			
		Throughout					
		Finish, Extent : M	oderate, Area Af	fected : 50%			
		Throughout					
		ken/Cracked, Exten	t : Moderate, Are	ea Affected : 50%			
		Throughout	1	1 250/			
		ration, Extent : Mo Throughout	derate, Area Affe	ected : 25%			
Parapets Masonry: Brick	95%	Now \$11	1,700 LIFE	* *	5	\$9,100	_
	Diagonal Cr	acks, Extent : Mode North Facade		ted : 10%	-	÷-,*••	
	Joint Mortar	· Miss/Erod, Extent Throughout	: Light, Area Aff	fected : 50%			
	Misaligned/I	Bulging, Extent : M North Facade	oderate, Area Af	fected : 10%			
	Spalling, Ext	tent : Moderate, Ard Interior Face	ea Affected : 10%	6			
Masonry: Limestone	5%		LIFE	* *	5	\$600	
			2 E		-	\$ 000	

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.

Page : 120

DEPARTMENT OF SANITATION - 827

BROOKLYN 9 GARAGE

Asset # : 4197

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Floors								
Ceramic Tile	Cracking/	-	\$4,000 Extent : Moderate nd Showers Throu	-	* * ffected : 15%	5	\$1,000	
Traffic Topping	Cracking/ Location Deteriorat Location Ponding, I	ted Finish, ted Finish, tet Through Extent : Mo	\$122,400 Extent : Moderate Floor Drains Throu Extent : Moderate, out Garage Bays derate, Area Affec out Garage Bays	ıghout G Area Afj	arage Bays fected : 15%	5	\$19,300	
Vinyl Tile	Cracking/	0	\$31,500 Extent : Moderate Corridors And Loc			3	\$2,200	
Interior Walls Concrete Masonry Unit	Cracking/	Now Crumbling, : Through	\$18,600 Extent : Moderate out	LIFE , Area A	* * ffected : 10%	5	\$3,100	
Gypsum Board	Cracking/	Now Crumbling, : Through	\$1,700 Extent : Moderate out	LIFE e, Area A	* * ffected : 10%	5	\$2,300	
Masonry: Brick	Cracking/	Now Crumbling, : Through	\$57,000 Extent : Moderate out	LIFE , Area A	* * ffected : 10%			
Ceilings		0						
AcousTileSusp.Lay-In	Broken/M Location Cracking/ Location Staining/L	e : Offices, Crumbling, e : Offices, Discoloring,	\$1,700 eents, Extent : Mod Toilets And Shower Extent : Moderate Toilets And Shower Extent : Light, Ar Toilets And Shower	rs Throug , Area A rs Throug ea Affect	ghout ffected : 25% ghout ed : 10%	5	\$1,000	
Exposed Concrete Exposed Struc: Steel		ling, Extent : Garage	: Light, Area Affec	LIFE LIFE cted : 5%	* * * * 0	5	\$3,900	
Plaster	5%	~		LIFE	* *	5	\$1,200	
ite Enclosure								
Fence/Gates Chain Link	100%			2050	* *			
ite Pavements Public Sidewalk Cast in Place Concrete			\$7,000 Extent : Light, Arc out	2043 ea Affect	* * ed : 10%			

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

DEPARTMENT OF SANITATION - 827

BROOKLYN 9 GARAGE

Asset # : 4197

			A0001 # . 4	107				
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
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	* *			
Parking/Driveway					* *			
Asphalt	0	Extent : Mo	\$2,800 oderate, Area Affec	2039 ted : 15%				
		i : Side Yar	d					
Cast in Place Concrete	-	Crumbling,	Extent : Moderate nd South Sides	2043 e, Area A	* * ffected : 10%			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
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	
			Extent : Light, Area	Affectea	! : 100%			
		i : Electrica						
	Explana	tion : One .	1,200 Amperes Ma	in Discoi	nnect Switch			
Switchgear / Switchboard Fused Disc Sw	100%			2030	\$26 100	5	\$100	
	100%			2030	\$26,100	5	\$100	
Raceway Conduit	95%			2030	\$3,800	1		
Conduit	5%			2050	**	1		
Panelboards	570			2000				
Molded Case Bkrs	100%			2029	\$16,000	5	\$700	
Wiring					+ -)	-	* · · ·	
Thermoplastic	95%			2030	\$8,300	1		
Thermoplastic	5%			2050	* *	1		
Motor Controllers								
Locally Mounted	80%			2028	\$18,400	5	\$200	
	20%			2035	* *	5		
Locally Mounted	2070			-000				
Ground Locally Mounted	2070			2000				
	100%			LIFE			\$400	

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.

DEPARTMENT OF SANITATION - 827

BROOKLYN 9 GARAGE

Asset # : 4197

Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
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	
	Location		Extent : Light, Area oor Locker Room amps	Affected	: 100%			
Fluorescent	Location		xtent : Light, Area out The Building Lamps	2025 Affected	\$18,000 1 : 100%	10	\$7,100	
HID	40%		1	2025	\$89,800	10	\$300	
HID	20%			2020	\$44,900	10	\$200	
Egress Lighting	2070			_000	φ.1,900	10	φ200	
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								
	Damagea Location		xtent : Moderate, A	irea Affe	cted : 50%			
Mechanical				Futur	e Replacement	Μ	laintenance	
Mechanical		Current I	Repair		e Replacement		laintenance	D
Mechanical System Component Type	% of Total	Current I			e Replacement Estimated Cost		laintenance Estimated Cost	Priority
System Component Type Heating	% of	Current I Fail Date	Repair	Year	-	Cycle		Priority
System Component Type Heating Energy Source Natural Gas	% of	Current I Fail Date	Repair	Year	-	Cycle		Priorit
System Component Type leating Energy Source	% of Total 100% 26% Broken, E. Location Controller	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Workd	Repair Estimated Cost \$51,600 ere, Area Affected : irculation Pump ing, Extent : Severe	Year FY 2050 2043 5%	Estimated Cost **	Cycle (Yrs)		Priorit
System Component Type Heating Energy Source Natural Gas Conversion Equipment	% of Total 100% 26% Broken, E. Location Controller Location Other Obs	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work : Boiler R	Repair Estimated Cost \$51,600 pre, Area Affected : irculation Pump ing, Extent : Severe pom Extent : Severe, Are	Year FY 2050 2043 5% , Area A	Estimated Cost * * * *	Cycle (Yrs)	Estimated Cost	Priority
System Component Type leating Energy Source Natural Gas Conversion Equipment	% of Total 100% 26% Broken, E. Location Controller Location Other Obs Location	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work. : Boiler R ervation, E : Boiler R	Repair Estimated Cost \$51,600 pre, Area Affected : irculation Pump ing, Extent : Severe pom Extent : Severe, Are	Year FY 2050 2043 5% , Area A a Affecte	Estimated Cost * * * * ffected : 50% ed : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment	% of Total 100% 26% Broken, E. Location Controller Location Other Obs Location	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work. : Boiler R ervation, E : Boiler R	Repair Estimated Cost \$51,600 ere, Area Affected : irculation Pump ing, Extent : Severe oom Extent : Severe, Are oom	Year FY 2050 2043 5% , Area A a Affecte	Estimated Cost * * * * ffected : 50% ed : 100%	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Ieating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Hot Water Boiler Distribution Hot Wtr Piping/Pump	% of Total 100% 26% Broken, E. Location Controller Location Other Obs Location Explana	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work. : Boiler R ervation, E : Boiler R	Repair Estimated Cost \$51,600 ere, Area Affected : irculation Pump ing, Extent : Severe oom Extent : Severe, Are oom	Year FY 2050 2043 5% , Area A a Affecte a Bad Co	Estimated Cost ** ** ffected : 50% d : 100% endition	Cycle (Yrs)	Estimated Cost \$3,000	Priority
System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	% of Total 100% 26% Broken, E. Location Controller Location Other Obs Location Explana 74% 100%	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work. : Boiler R ervation, E : Boiler R	Repair Estimated Cost \$51,600 ere, Area Affected : irculation Pump ing, Extent : Severe oom Extent : Severe, Are oom	Year FY 2050 2043 5% 2043 2, Area A a Affecte a Bad Co 2043 2046	Estimated Cost	Cycle (Yrs)	Estimated Cost \$3,000 \$9,400 \$1,900	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	% of Total 100% 26% Broken, E. Location Controller Location Other Obs Location Explana 74% 100%	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work. : Boiler R ervation, E : Boiler R	Repair Estimated Cost \$51,600 ere, Area Affected : irculation Pump ing, Extent : Severe oom Extent : Severe, Are oom	Year FY 2050 2043 5% , Area A a Affecte a Bad Co 2043 2046 2030	Estimated Cost	Cycle (Yrs)	Estimated Cost \$3,000 \$3,000 \$9,400 \$1,900 \$8,000	Priorit
Event Type feating Energy Source Natural Gas Natural Gas Conversion Equipment Hot Water Boiler Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	% of Total 100% 26% Broken, E. Location Controller Location Other Obs Location Explana 74% 100% 50% 30%	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work. : Boiler R ervation, E : Boiler R	Repair Estimated Cost \$51,600 ere, Area Affected : irculation Pump ing, Extent : Severe oom Extent : Severe, Are oom	Year FY 2050 2043 5% , Area A a Affecte a Bad Co 2043 2046 2030 2035	Estimated Cost	Cycle (Yrs) 1 1 1 1 4	Estimated Cost \$3,000 \$3,000 \$9,400 \$1,900 \$8,000 \$2,500	Priorit
System Component Type leating Energy Source Natural Gas Conversion Equipment Hot Water Boiler Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	% of Total 100% 26% Broken, E. Location Controller Location Other Obs Location Explana 74% 100%	Current I Fail Date (Years) Now ctent : Seve : Boiler C Not Work. : Boiler R ervation, E : Boiler R	Repair Estimated Cost \$51,600 ere, Area Affected : irculation Pump ing, Extent : Severe oom Extent : Severe, Are oom	Year FY 2050 2043 5% , Area A a Affecte a Bad Co 2043 2046 2030	Estimated Cost	Cycle (Yrs) 1 1 1 1 4 1	Estimated Cost \$3,000 \$3,000 \$9,400 \$1,900 \$8,000	Priorit

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

Page : 123

DEPARTMENT OF SANITATION - 827

BROOKLYN 9 GARAGE

Asset # : 4197

Mechanical		Current Repai		Eutur	e Replacement	-M	aintenance	
System					-			
Component Type	% of Total	Fail Date Esti (Years)	mated 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	0.00/				ale ale			
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$12,900	
Ductwork/Diffusers		Now	\$23,700	LIFE	* *	2-5	\$1,400	
		Extent : Severe,						
	Location	: Ductwork On	Parkside Side	e Of Build	ling			
Exhaust Fans	200/			••••	* *	•	#2 00	
Interior	30%		**	2038		2	\$200	
Roof		Now	\$3,000	2030	\$29,900	2	\$400	
		Not Working, E	xtent : Severe	, Area Aj	ffected : 100%			
	Location	: Garage						
Plumbing								
H/C Water Piping	1000/			2040	* *	1		
Brass/Copper	100%			2040	* *	1		
Water Heater	200/			2025	¢4.500	4		
Electric	20%	· • • • •	T · 1 / /	2025	\$4,500	4		
		ervation, Extent	: Light, Area	Affectea	: 100%			
		: Boiler Room		0.1				
	-	tion : Unit Is Use	ed For Back-i		* - * * * *			
Gas Fired	80%			2023	\$12,600	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron		Now	\$26,800	LIFE	* *	1		
		Clogged, Extent						
	Location	: Floor Drains	In Garage Ne	ar Parks	ide			
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe							.	
Generic	100%			2050	* *	1-5	\$13,000	

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.

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name		LYN LOT CLEANIN		FIX7 4 X7	
Address Borough Program / Asset # Area Sq Ft Date of Survey	: BROOK : DOS0050 : 65,864 : 28-Mar-2	LYN D.000 / 4194 2019	LATLANDS AV - STANL Agency's Numbe Yr Built/Renovat Project Type Landmark Statu	er : N/A ted : 1953 / 2003 : SANITATION	
Areas Surveyed Block	: Roof, Flo : 4555	oors 1,2,3 Lot : 1	BIN	: 3099064	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$2,803,200		\$214,300
Interior Architect	ure		\$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			\$2,803,200		\$214,300
Importance Code			\$1,066,600		\$241,300
Importance Code	С		\$1,330,500		
Total			\$5,200,300		\$455,600
EXPENSE		FY 202	2 FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$50,60	0		
Interior Architect	ure	\$20,40	0 \$2,500		\$1,200
Electrical		\$41,00	0 \$100	\$800	\$35,300
Mechanical		\$23,10	0 \$8,100	\$6,700	\$29,900
Site Pavements		\$1,00	0		
Elevators/Escalate	ors	\$3,90	0 \$3,900	\$3,900	\$3,900
Total		\$140,10	0 \$14,700	\$11,500	\$70,400
Importance Code		\$69,30	0 \$4,100	\$2,300	\$4,100
Importance Code		\$69,70	0 \$10,500	\$9,200	\$66,300
Importance Code	С	\$1,00	0		
Total		\$140,10	0 \$14,700	\$11,500	\$70,400



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.

Asset # : 4194

Architecture	C	urrent Repair	Future Replacer	nent	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Concrete Masonry Unit		Now \$29,900 Miss/Erod, Extent : Mode North Facade	LIFE rate, Area Affected :	* * 10%	5	\$8,500	
Masonry: Brick	Location : 1 Cracking/Cru Location : 1 Diagonal Cra Location : 1 Joint Mortar Location : 1 Spalling, Exte Location : S Vertical Crac Location : 4 Water Penetr	Now \$613,900 ng Elements, Extent : Mod 'hroughout South And Eas mbling, Extent : Moderat 'hroughout All Facades 'cks, Extent : Moderate, A 'hroughout All Facades Miss/Erod, Extent : Mode 'hroughout All Facades ent : Moderate, Area Affec 'outh Facade ks, Extent : Moderate, Are t Corners And Returns Th ation, Extent : Moderate, 'orth Facade	t Sides e, Area Affected : 10 rea Affected : 5% rate, Area Affected : ted : 10% ea Affected : 10% roughout	%	5	\$95,300	
Masonry: Granite		Now \$43,000 Miss/Erod, Extent : Mode Base Of Building Through		* * 10%	5	\$5,100	
Metal Coiling Doors	Location : I Deformed/De Location : I Paint Peeling Location : I Unit Inoperat	Now \$247,400 sting, Extent : Moderate, Cast And West Sides Of Bu- nted, Extent : Moderate, A Cast And West Sides Of Bu- cast And West Sides Of Bu- ble, Extent : Moderate, Ar Cast And West Sides Of Bu-	ilding Irea Affected : 15% ilding cted : 25% ilding ea Affected : 10%	* *	5	\$10,600	
Pre-Cast Concrete	•	Now \$48,000 mbling, Extent : Moderat Vest Facade	LIFE e, Area Affected : 20	**	5	\$22,100	
Wood Overhead Doors	Location : V Deteriorated Location : V Dry Rot/Decc Location : V	ng Elements, Extent : Seve Vest Facade Finish, Extent : Severe, A Vest Facade y, Extent : Moderate, Are Vest Facade , Extent : Moderate, Area	rea Affected : 50% a Affected : 10%	**	5	\$17,000	

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

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

Asset # : 4194

rchitecture	Current Repair	Μ			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Windows					
Metal Louvers	20% Now \$90,900 Bent/Warped Elements, Extent : Modera Location : East Facade Broken/Missing Elements, Extent : Mode Location : East Facade Corrosion/Rusting, Extent : Moderate, A Location : Throughout	erate, Area Affected : 20%			
	Deformed/Dented, Extent : Moderate, A Location : East Facade	rea Affected : 25%			
Steel	80% Now \$1,061,700 Air Infiltration, Extent : Moderate, Area Location : Throughout Corrosion/Rusting, Extent : Severe, Area Location : Throughout Glazing Broken/Cracked, Extent : Severe Location : Bulkheads And Throughout Unit Inoperable, Extent : Severe, Area A Location : Throughout Water Penetration, Extent : Moderate, A Location : Throughout	a Affected : 50% e, Area Affected : 25% Iffected : 100%	5	\$119,000	1
Parapets Masonry: Brick	95% Now \$206,300 Cracking/Crumbling, Extent : Moderate, Location : Throughout Joint Mortar Miss/Erod, Extent : Moder Location : Throughout	ate, Area Affected : 10%	5	\$11,200	
	Vertical Cracks, Extent : Moderate, Area Location : At Lower Roof				
Pre-Cast Concrete	5% Now \$11,200 Cracking/Crumbling, Extent : Light, Are Location : Coping Joint Mortar Miss/Erod, Extent : Moder Location : Coping Loose/Miss Fasteners, Extent : Moderat Location : Lower Roof Level	ate, Area Affected : 50%	5	\$3,700	

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.

Asset # : 4194

Architecture		Current Re	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior				-				-
Roof	100/	N 7	\$0.500	20.42	* *			
Metal, Corrugated		Now	\$9,500 nta Entant i Sava	2043		1		
		-	nts, Extent : Seve f Over Second Fl					
			tent : Moderate, A					
		i : At Upper		55				
Modified Bitumen	90%	Now	\$262,000	2035	* *			
	Blisters, E	Extent : Mode	erate, Area Affect	ed : 10%				
		i : Over Thir						
		*	ngs, Extent : Mod	erate, Ar	ea Affected : 5%			
			of Over Garage					
			tent : Moderate, A age, Archives Roc					
nterior	Locuitor	i. Over Gurt	ige, Archives Roc	т лпи 1	reating Room			
Floors								
Cast in Place Concrete	85%	Now	\$186,100	LIFE	* *	5	\$183,300	
	-	-	Extent : Moderate	-	ffected : 15%			
			e, Shops And Thro	-				
Ceramic Tile	-	Now	\$20,400	2039	* *	5	\$2,500	
					ea Affected : 10%			
			nd Floor, Toilets 4 Extent : Moderate					
	0	e	id Floor, Toilets					
			d, Extent : Moder					
			nd Floor, Toilets		00			
Vinyl Tile	10%	Now	\$89,500	2040	* *	3	\$3,700	
,	Adhesion	Failure, Exte	ent : Moderate, A	rea Affec	ted : 10%			
	Location	i : Locker Ro	oms And Offices					
	-	-	Extent : Moderate	, Area A	ffected : 25%			
			oms And Offices	1.00	500/			
			Moderate, Area	Affected	: 30%			
	Location	i : Locker Ro	oms					

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

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

Asset # : 4194

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$367,600	LIFE	* *			
			xtent : Moderate, A	4rea Affe	cted : 20%			
		: Third Fle						
			xtent : Severe, Are	a Affecte	ed : 60%			
			por - Unoccupied					
	-	ion : Expo	sed Steel Structure		Due To Water Per			
Plaster	10%			LIFE	* *	5	\$4,100	
	-	-	Extent : Moderate	-	•			
			Garage, And Lock		-			
		-	: Light, Area Affe					
		00	Garage, And Lock		0			
			xtent : Moderate, 2					
			Garage, And Lock		-			
SGFT/Glazed Masonry		Now	\$393,800	LIFE	* *			
		-	ents, Extent : Mod		rea Affected : 5%			
			d Toilets Through		<i>C</i> 1 100/			
	0	0	Extent : Moderate					
			Garage, And Locke		-			
	-		ent : Moderate, A Garage, And Lock					
			od, Extent : Model					
		: Through		ule, Arel	<i>i Ajjecieu</i> . 1070			
		-	xtent : Moderate, A	Area Affe	ected · 5%			
		: Through		17 eu 2199 e	cieu . 570			
Ceilings								
AcousTileSusp.Lay-In	5%			2043	* *	5	\$4,900	
Exposed Concrete	85%			LIFE	* *	5	\$13,100	
		Crumbling, : Through	Extent : Moderate out	e, Area Aj	ffected : 10%			
	-	einforceme : Through	ent, Extent : Moder out	ate, Arec	a Affected : 5%			
		xtent : Mo : Through	derate, Area Affec out	ted : 10%	6			
	Water Pen Location		xtent : Moderate, 2	Area Affe	cted : 10%			
Plaster	10%			LIFE	* *	5	\$6,200	
		-	ents, Extent : Mod s Throughout	erate, Ar	ea Affected : 10%			
	Cracking/0		Extent : Moderate	e, Area A	ffected : 15%			
		-	xtent : Moderate, 1	Area Affe	cted : 10%			
			Room And Heatin					

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.

Asset # : 4194

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
te Enclosure				
Fence/Gates		2040		
Chain Link	100% Now \$48,400 Broken/Missing Elements, Extent : Mo Location : Throughout Impact Damage, Extent : Moderate, A Location : Throughout	oderate, Area Affected : 10%		
te Pavements				
On-Site Walkways				
Cast in Place Concrete	90% Now \$1,000 Cracking/Crumbling, Extent : Modered Location : Throughout			
Masonry: Granite	10%	LIFE **		
Parking/Driveway Asphalt	98% Now \$520,700	2033 **		
rophun	Cracking/Crumbling, Extent : Modera Location : Throughout			
	Ponding, Extent : Moderate, Area Aff Location : Throughout	ected : 5%		
	Potholes, Extent : Moderate, Area Aff	fected · 5%		
	Location : Throughout			
	Sinking/Subsiding, Extent : Moderate, Location : Throughout	Area Affected : 5%		
Cast in Place Concrete	2%	2035 **		
Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
nder 600 Volts				
Service Equipment Air Circuit Breaker	100% 0-2 \$16,500 Other Observation, Extent : Light, Art Location : Electrical Room	ea Affected : 100%	5 \$200	
	Explanation : Two Main Service Dis Extended Life.	sconnect Switches, No Availa	ble Ratings And On	
Switchgear / Switchboard		2060 **	5	
	10% 0_2 \$5.200	2000	5	
Air Circuit Breaker	10% 0-2 \$5,200 On Extended Life, Extent : Moderate, Location : Electrical Room			
	On Extended Life, Extent : Moderate,	Area Affected : 100%	5 \$800	
Air Circuit Breaker	On Extended Life, Extent : Moderate, Location : Electrical Room 90% 0-2 \$47,000 On Extended Life, Extent : Moderate,	Area Affected : 100%	5 \$800	
Air Circuit Breaker Molded Case Bkrs	On Extended Life, Extent : Moderate, Location : Electrical Room 90% 0-2 \$47,000 On Extended Life, Extent : Moderate,	Area Affected : 100%	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.

Asset # : 4194

Electrical		Current I	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 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		
		Aged, Exte : Through	ent : Moderate, Are out	a Affecte	ed : 100%			
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	
		ed Life, Ex : 1st Floor	tent : Moderate, A	rea Affec	eted : 100%			
iround								
Grounding Devices								
Not Accessible	100%							
ighting								
Interior Lighting								
Fluorescent	60%			2025	\$92,400	10	\$36,200	
	Location		xtent : Light, Area out The Building Lamps	Affectea	! : 100%			
Electron	<u> </u>	1011, 1-12	Lumps	2035	* *	10	\$4.900	
Fluorescent	Other Obs Location	: Offices	xtent : Light, Area			10	\$4,800	
	_	tion : T-8 L	amps				. .	
HID	32%			2025	\$183,900	10	\$700	
		-	nt : Moderate, Are out Garage Area	a Affecte	d : 50%			
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	
	-	hts On Dur : East Gai		t : Mode	erate, Area Affectec	d : 2%		
Mechanical		Current I	Domoir	F	e Replacement	М	aintenance	

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

Asset # : 4194

Mechanical	Current Repair	Future Re	placement	Μ	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						•
Energy Source						
Electricity	30%	2040	* *	1		
Fuel Oil No 2	70% Now \$4,500	2040	* *	5	\$7,100	
	Buried Tank(s), Extent : Light, Area Af					
	Location : One 4,000 Gallon Tank Bu	ried In Yard				
	Other Observation, Extent : Severe, Ar	ea Affected : 1	00%			
	Location : 1st Floor					
	Explanation : Oil Pump Is Malfunction	ning				
Conversion Equipment						
Furnace	70% Now \$2,200	2035	* *	1	\$20,500	1
	Unit Inoperable, Extent : Severe, Area					
	Location : Main Floor Unit Inoperab			At Lowe	r Roof	
	Other Observation, Extent : Light, Area	00				
	Location : Throughout Mechanical Si		e Floor			
	Explanation : Oil Fired Space Heater	s				
Radiant Heater	30%	2035	* *	2	\$9,200	
	Other Observation, Extent : Light, Area	00				
	Location : Administrative Spaces Ana	Locker Room	2S			
	Explanation : Electric Space Heaters					
Terminal Devices						
Fan Coil Unit/Heat	100%	2035	* *	1	\$21,300	
ir Conditioning						
Energy Source	1000/	• • • •	ala ala			
Electricity	100%	2038	* *	1		
Conversion Equipment						
Window/Wall Unit	15%	2025	\$20,600	1		
No Component	85%					
ventilation						
Distribution	100/	LIFE	* *	2.5	¢2,700	
Ductwork/Diffusers	10%	LIFE		2-5	\$3,700	
No Component	90%					
Exhaust Fans	609/	2025	* *	2	¢1 000	
Roof Wall Unit	60% 40%	2035		2	\$1,200	
Wall Unit	40%	2030	\$9,400	2	\$800	
lumbing H/C Water Piping						
Brass/Copper	50%	2040	* *	1		
Galvanized Steel	50%	2040	* *	1		
Water Heater	5070	2033		1		
Electric	100% Now \$58,000	2030	\$58,000	4	\$400	
Electric	Malfunctioning, Extent : Severe, Area			+	\$ 4 00	
	Location : 1st Floor Mechanical Room		v			
	On Extended Life, Extent : Severe, Area		0%			
	оп Блієписи Біје, Блієпі . Severe, Arei	i 11jjecieu . 10	070			

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

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

Asset # : 4194

Mechanical	Current Repair	Future Replacen	nent	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Sanitary Piping						
Cast Iron	100% Now \$48,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, A	rea Affected : 20%				
	Location : Mower Shop Floor Drain	!				
	Leak Evident, Extent : Severe, Area A	ffected : 30%				
	Location : Multiple Leaks From 2nd	And 3rd Floor To 1st	Floor C	eiling		
	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 A	ffected : 10%				
	Location : 3rd Floor Roof Multiple	Locations				
	On Extended Life, Extent : Moderate,	Area Affected : 100%				
	Location : Throughout					
Backflow Preventer						
Generic	100%	2030 \$1	6,700	1	\$4,000	
Fixtures						
Generic	100%					
/ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location : 1st To 4th Floor					
	Explanation : One Unit Not In Servi	се				
ire Suppression						
Standpipe						
Generic	100% Now \$54,900		* *	1-5	\$23,400	
	House Tank: Wood, Extent : Severe, A					
	Location : Deteriorated On Roof Wi	th 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	: BROOKL	YN SOUT	H 6 GARAGE	BK 86		
Address	: 127 2ND A	AVENUE				
Borough	: BROOKL	.YN		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-2()14		Landmark Status	: NONE	
Areas Surveyed	: Roof, Floo	ors 1				
Block	: 1020	Lot	: 1	BIN	: 3022747	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$941,000		
Interior Architect	ure			\$920,300		\$470,400
Electrical				\$125,000		\$171,500
Mechanical				\$139,600		\$873,600
Total				\$2,125,900		\$1,515,400
Importance Code				\$941,000		\$239,000
Importance Code				\$1,029,400		\$1,034,900
Importance Code	С			\$155,500		\$241,600
Total				\$2,125,900		\$1,515,400
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture				\$31,500	
Interior Architect	ure		\$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	А		\$11,900	\$1,500	\$33,000	\$1,500
Importance Code	В		\$39,300	\$2,200	\$62,900	\$36,000
Importance Code	С		\$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.

Asset # : 4193

rchitecture		Current Rep	air	Futur	e Replacement	М		
stem Component Type		ail Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls Concrete Masonry Unit	Location :	umbling, Ex East Facade	\$187,000 tent : Light, Ar e, North Facado	e, South F	Facade	5	\$6,600	
	Location : A Misaligned/E	East Facade Bulging, Ext	Extent : Light, e, North Facado ent : Light, Are e, North Facado	e, South F a Affected	Facade d : 25%			
Masonry: Brick	Location : Diagonal Cru Location : Joint Mortar Location :	umbling, Ex Throughout acks, Extent Throughout Miss/Erod, Throughout Bulging, Exte	ent : Moderate,	tior Of M rea Affect rate, Arec	ain Garage ed : 25% 1 Affected : 50%	5	\$19,500	
	Rusting Mass Location : Spalling, Ext	onry Supt, E Window And ent : Moder	Extent : Modera d Door Opening tate, Area Affec Interior / Exter	gs ted : 40%	ain Garage			
Metal Coiling Doors	Location :	usting, Exter Throughout ented, Exten	\$107,400 nt : Moderate, A t : Severe, Area			5	\$2,800	
Wood Overhead Doors			\$119,700 Moderate, Area	2046 a Affected	* * l : 50%	5	\$8,900	
	Location :	Throughout d, Extent : N	Ioderate, Area		Area Affected : 25 : 25%	%		
Windows Aluminum			\$38,400 Severe, Area 2	2051 Affected :	* *	5	\$400	
Steel	Location : Corrosion/Ru Location : Deteriorated	on, Extent : South Facad usting, Exten Throughout Finish, Ext	nt : Moderate, 2 ent : Moderate,	4rea Affe	cted : 50%	5	\$12,500	
	Location : Glazing Brok Location :	ken/Cracked	l, Extent : Mode	erate, Are	a Affected : 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.

Asset # : 4193

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	\$2,500	
Masonry: Brick	40%			LIFE	**	5	\$3,000	
	-	oair Eviaer : Through	ut, Extent : Light, A out	irea Ajjeo	cted : 20%			
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	
terior	10070			2031		10	\$20,000	
Floors								
Cast in Place Concrete	80%	0-2	\$411,200	LIFE	* *	5	\$81,000	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	eted : 60%			
		: Through						
			: Moderate, Area	Affected	: 35%			
	Location	: Through	out					
Mosaic Tile	5%			2031	\$147,800	5	\$5,800	
Vinyl Tile		Now	\$63,000	2036	* *	3	\$2,600	
			: Severe, Area Aff	ected : 40	0%			
	Location	: Through	out					
Interior Walls						_		
Ceramic Tile	10%			2029	\$241,600	5	\$8,200	
Concrete Masonry Unit		Now	\$155,500	LIFE	* *	5	\$13,100	
	-		tent : Severe, Area s Through Annex	Affectea	: 15%			
				TIPP	- بە - بە	-	¢12 200	
Gypsum Board		Now	\$27,200	LIFE	* *	5	\$12,300	
		-	ents, Extent : Mod rds Throughout	erate, Ar	ea Affectea : 20%			
			: Moderate, Area	Affected	· 30%			
			out Offices / Hallw	00	. 5070			
Maganmu Driali		. Intougn		-	* *			
Masonry: Brick Ceilings	25%			LIFE				
AcousTileSusp.Lay-In	15%	Now	\$60,000	2046	* *	5	\$3,500	
Acous mesusp.Lay-m			Extent : Moderate		ffected : 50%	5	\$5,500	
	-	: Through		, ,	0			
		-	: Moderate, Area	Affected	: 25%			
	Location	: Through	out					
Exposed Struc: Steel		Now	\$104,100	LIFE	* *			
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			xtent : Moderate, A		cted : 10%			
		-	st Corner Of Garag					
Plaster		Now	\$126,500	LIFE	* *	5	\$18,800	
			ents, Extent : Seve		Affected : 20%	2	\$10,000	
		-	eft Overhead Door					
			: Severe, Area Aff					
			out 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.

Asset # : 4193

Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•					
Service Equipment Fused Disc Sw	100% Other Observation, Extent : Moderate,	2026 Area Affe	\$1,600 ected : 100%	5	\$100	
	Location : Electrical Room Explanation : Main Service Switch R	ated 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		
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Water Main					
	Explanation : Main Water Pipe					
ighting						
Interior Lighting						
Fluorescent	40%	2026	\$29,000	10	\$11,400	
	Other Observation, Extent : Light, Are Location : Locker Rooms And Office. Explanation : T-8 Lamps		1 : 100%			
Fluorescent	10%	2031	\$7,200	10	\$2,800	
	T-8 Lamps And Fixtures, Extent : Mod Location : Throughout	lerate, Are	a Affected : 100%			
HID	50%	2026	\$135,200	10	\$500	
Egress Lighting						
Exit, Service	100%	2022	\$8,900	1		
Exterior Lighting	1000/	2022		10	<b>Φ100</b>	
HID	100%	2022	\$125,000	10	\$100	
lechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit

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.

Asset # : 4193

		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source Interruptible Gas/Dual Fuel	100%			2036	* *	1		
Conversion Equipment Hot Water Boiler	Location Other Obs Location	eriorating, : Boiler Bi ervation, E : Boiler Ro	xtent : Light, Area	Affected	: 100%	1	\$13,800	
Distribution	^							
Central Plant Steam Piping/Pmp	Corroded,	Now Extent : M : Through	\$52,500 Joderate, Area Afferout	2036 cted : 10	**	4	\$1,500	
	Insul. Det	-	Extent : Severe, Ar	ea Affect	ed : 10%			
Terminal Devices								
Air Handler Convector/Radiator	Damaged,	Now Extent : M : Through	\$3,300 Toderate, Area Affer	2026 2024 cted : 10	\$217,900 \$33,200 %	1 1	\$9,600 \$1,800	
Fan Coil Unit/Heat	30% Other Obs Location	0-2 ervation, E : Garage	\$41,800 Extent : Severe, Are 01-008 Are Beyona			1 uting	\$2,700	
	<u>,</u>		•					
					<u> </u>	0		
Energy Source	1000/			2024				
Energy Source Electricity	100%			2034	**	1		
Energy Source	<u>100%</u> 5%			2034 2026			\$700	
Energy Source Electricity Conversion Equipment Reciprocating	5% R-22 Refr	igerant, Ext	ent : Light, Area A	2026	**	1	\$700	
Energy Source Electricity Conversion Equipment Reciprocating	5% R-22 Refr	: Garage	ent : Light, Area A	2026	**	1	\$700	
Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller Exterior Pkg Unit -	5% R-22 Refr Location 5% 15% Malfunction	Garage 0-2	\$1,000 nt : Severe, Area A	2026 ffected : 2026 2022	** \$13,200 10% \$12,600 \$9,700	1		
Energy Source Electricity Conversion Equipment Reciprocating Compr/Chiller Exterior Pkg Unit - Cooling	5% R-22 Refr Location 5% 15% Malfunction	0-2 0-2	\$1,000 nt : Severe, Area A	2026 ffected : 2026 2022	** \$13,200 10% \$12,600 \$9,700	1 1 2		
Electricity Conversion Equipment Reciprocating Compr/Chiller Exterior Pkg Unit - Cooling Window/Wall Unit	5% R-22 Refr Location 5% 15% Malfunction	0-2 0-2	\$1,000 nt : Severe, Area A	2026 ffected : 2026 2022	** \$13,200 10% \$12,600 \$9,700	1 1 2		

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

Asset # : 4193

Mechanical	Current Repair Future Replacement Maintenance						aintenance	
System Component Type	% of Total		stimated Cost		Estimated Cost		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	
	-	-	Severe, Area A 003 Are Defecti				• • • •	
Plumbing H/C Water Piping Brass/Copper			\$4,600 re, Area Affecte ff Valve Corrod		\$231,100	1		
Water Heater								
Gas Fired		tallation, Exte : Boiler Roon	nt : Light, Area 1	2025 Affectea	\$18,900 ! : 100%	2	\$500	
Sanitary Piping								
Cast Iron	-	0-2 (Clogged, Exte : Floor Drain	\$45,400 ent : Severe, Are	LIFE ea Affecte	* * ed : 20%	1		
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\$199,700

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 52-35 : QUE : DOS : 765,0 : 20-A	5 58TH \$ ENS 0020.00( )94 pr-2017	STREET ( )	ZOLA - 58 1,2,3,4,5,6	ENS 2,3,4 GARAGE -73 53RD AVENUE ) Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1964 / 2000 : SANITATION : NONE : 4054170	
CAPITAL					FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture				\$3,695,700		\$2,390,000
Interior Architect					\$9,452,700		\$4,104,500
Electrical	ure				\$868,600		\$1,150,700
Mechanical					\$10,391,500		\$11,808,000
Site Enclosure					\$59,100		4;•••;•••
Site Pavements					\$421,800		\$471,000
Total					\$24,889,400		\$19,924,300
Importance Code	А				\$3,695,700		\$2,876,300
Importance Code	В				\$20,060,800		\$16,155,100
Importance Code	С				\$1,132,900		\$892,900
Total					\$24,889,400		\$19,924,300
EXPENSE				FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture			\$10,400			\$18,500
Interior Architect	ure					\$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/Escalat	ors			\$23,700	\$23,700	\$23,700	\$23,700
Total			\$	307,300	\$170,600	\$1,011,800	\$199,700
Importance Code				\$10,400	\$1,900		\$18,500
Importance Code	В		\$	284,400	\$168,700	\$1,011,800	\$181,200
T ( C 1	a			A 4 8 8 9 9 9			

Total

Importance Code C



\$170,600

\$1,011,800

*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.* 

\$12,500

\$307,300

#### Asset # : 120

chitecture	C	urrent Rep	air	Futur	e Replacement	Μ	aintenance	
stem Component Type		ail Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls						_		
Masonry: Brick	10% ] Diagonal Cro Location : I	acks, Exteni	\$142,900 : Moderate, Ai	LIFE ea Affect	* * ted : 10%	5	\$44,400	
	-			rate, Are	a Affected : 15%			
			South Facades					
			Moderate, Are	a Affecte	ed : 10%			
	Location : 0	Corners						
Masonry: Brick	65%			LIFE	* *	5	\$288,300	
Metal Panel	5%			2048	* *	5-10	\$152,500	
Metal Coiling Doors	15%		\$403,100	2041	* *	5	\$104,000	
	Location : 2	Throughout						
	Deteriorated Location : 1		ent : Moderate,	Area Afj	fected : 25%			
Window Wall	5%			2048	* *	5	\$83,200	
Windows								
Aluminum	-	on, Extent :	\$1,203,300 Moderate, Arec Floor Offices	2053 Affected	* * l : 50%	5	\$13,400	
			00	rate, Are	ea Affected : 15%			
	-		Floor Offices					
	Unit Inopera	ble, Extent	: Moderate, Are	a Affecte	ed : 30%			
	Location :	lst And 4th	Floor Offices					
Aluminum	55%			2050	* *	5	\$37,000	
	Recent Repla Location : 4		Extent : Light,	Area Aff	ected : 100%		. ,	
Metal Louvers	5%			2031	\$107,000	10	\$21,000	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$24,000	
Metal Panel	5%		\$10,400	2048	* *	5	\$2,400	
		-	s, Extent : Mod	erate, Ar	ea 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.

### Asset # : 120

Architecture		Current F	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior				•				
Roof								
Modified Bitumen	Drains Inac Location Vegetation Location Water Pene	: Over Fift Growth, E : Over Fift etration, E.	\$508,200 , Extent : Moderat th Floor Body Sho Extent : Moderate, th Floor Body Sho Extent : Moderate, 2 th Floor Body Sho	p Area Affe p Area Affeo	cted : 25%			
Modified Bitumen	Broken/Mis Location Drains Inac Location Ponding, E Location Ridging, Es	: Covers A d/Misposn : 6th Flood xtent : Mo : Through ctent : Moo	\$1,355,100 ents, Extent : Moa lt Expansion Joints , Extent : Moderat r Roof derate, Area Affect out 6th Floor Rooj derate, Area Affect out 6th Floor Rooj	s e, Area Aj ted : 25% c ed : 30%	ffected : 20%			
Interior		-						
Floors								
Carpet	5%			2024	\$748,900	3	\$82,400	
Cast in Place Concrete	Cracking/C Location Drains Inac Location Spalling, E	: 5th Floor d/Misposn : Wash Ba xtent : Mo	\$1,879,400 Extent : Severe, A r Throughout And , Extent : Moderat y Area derate, Area Affec 5th Floor Slabs	Wash Bay e, Area Aj	v Area ffected : 20%	5	\$1,851,300	
Ceramic Tile	5%			2031	\$1,137,100	5	\$55,000	
Terrazzo	3%			LIFE	**	5	\$25,800	
Vinyl Tile 9" X 9"	10% Loose/Dela	v	\$1,292,600 5, Extent : Severe, A 4th, 6th Floor Co	2038 4rea Affeo		3	\$41,200	
Interior Walls								
Ceramic Tile	5%			2031	\$706,000	5	\$24,000	
Concrete Masonry Unit	75% Cracking/C Location Water Pene	: 1st Floor etration, E	\$852,400 Extent : Severe, A Mechanical Area xtent : Severe, Are Storage, Receivir	LIFE rea Affect And Stain a Affected	* * ted : 10% rwell 9 1 : 10%	5	\$143,800	
Gunsum Doord	15%			LIFE	**	5	\$43,100	
Gypsum Board Plaster	13% 5%			LIFE	* *	5 5	\$43,100 \$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.* 

#### Asset # : 120

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	1 = 0 (		¢1.4 <b>2</b> .400		de de	-	¢100 000	
AcousTileConcealSpLn		Now	\$142,400	2033	* *	5	\$103,000	
		-	ents, Extent : Mod					
	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	
Emposed Concrete			ents, Extent : Seve		Affected : 15%	5	\$120,200	
		: At Beam						
	Cracking/Crumbling, Extent : Severe, Area Affected : 15% Location : 4th Floor							
	-	-	ent, Extent : Severe	-	•			
			r Elevator Lobby, A					
			derate, Area Affect	ted : 20%	6			
		: 4th Floo	r Ceiling					
Exposed Struc: Steel	15%			LIFE	* *			
Site Enclosure Fence/Gates								
Chain Link	100%	4+	\$10,900	2038	* *			
		Rusting, E	xtent : Moderate, 2		cted : 50%			
	Location	: Through	out					
Retaining Walls								
Cast in Place Concrete	50%	0-2	\$2,800	2048	**			
			ent, Extent : Moder ce Receiving Entra		a Affected : 25%			
			ent : Moderate, Are		$d \cdot 10\%$			
			g Entrance	u nyjeen	. 10/0			
Masonry: Brick		Now	\$59,100	2038	* *			
Muselli j. Dilek			Severe, Area Affect		%			
	Location	: Truck Er	try At 58th Street					
	Misaligne	d/Bulging,	Extent : Severe, Ar	ea Affeci	ted : 35%			
	Location	: Truck Er	ntry At 58th Street					
Site Pavements								
Public Sidewalk	1000/	Now	\$141.200	2026	\$471.000			
Cast in Place Concrete			\$141,300 Extent : Moderate		\$471,000 ffected · 50%			
	-	: Perimete		, 11 ou 11	<i>geelea</i> : 5070			
			tent : Severe, Area	Affected	: 25%			
		: Perimete		-				
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,600	2026	\$15,700			
			e, Extent : Moderat	e, Area A	Affected : 20%			
	Location	: 38th Stre	eet 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.

### Asset # : 120

Current Repair	Future Replacement	Maintenance		
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priori
Location : At 58th Street Lot And Rec Sinking/Subsiding, Extent : Moderate, A	eiving Area Area Affected : 25%			
Current Repair	Future Replacement	Μ	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priori
75% Other Observation, Extent : Moderate, Location : Electrical Room	2028 \$3,900 Area Affected : 100%	5	\$3,000	
Explanation : Three Main Service Dis	sconnect Switches Rated At	3,000 An	peres Each	
Location : Electrical Room		5	\$800	
Explanation : Main Service Disconne	ci Switch Rated At 5,000 An	liperes		
Location : Electrical Room		5 ovolt-am	\$2,800 pere, 480/208/120	
80% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections	2028 \$41,700 Area Affected : 100%	5	\$3,200	
Other Observation, Extent : Moderate,	Area Affected : 100% 2028 \$10,400	5	\$3,200	
Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections 20% Other Observation, Extent : Moderate, Location : Electrical Room	Area Affected : 100% 2028 \$10,400			
Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections 20% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 2- Vertical Sections 20%	Area Affected : 100% 2028 \$10,400 Area Affected : 100% 2026 \$6,700			
Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections 20% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 2- Vertical Sections 20% 5%	Area Affected : 100% 2028 \$10,400 Area Affected : 100% 2026 \$6,700 2041 **	5		
Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections 20% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 2- Vertical Sections 20% 5% 60%	Area Affected : 100% 2028 \$10,400 Area Affected : 100% 2026 \$6,700 2041 ** 2028 \$20,100	5		
Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections 20% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 2- Vertical Sections 20% 5%	Area Affected : 100% 2028 \$10,400 Area Affected : 100% 2026 \$6,700 2041 **	5		
Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections 20% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 2- Vertical Sections 20% 5% 60% 15%	Area Affected : 100% 2028 \$10,400 Area Affected : 100% 2026 \$6,700 2041 ** 2028 \$20,100 2038 **	5	\$4,000	
Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 8- Vertical Sections 20% Other Observation, Extent : Moderate, Location : Electrical Room Explanation : 2- Vertical Sections 20% 5% 60%	Area Affected : 100% 2028 \$10,400 Area Affected : 100% 2026 \$6,700 2041 ** 2028 \$20,100	5		
	% of Fail Date Estimated Cost Total (Years)         100% 0-2       \$46,700         Potholes, Extent : Moderate, Area Affe Location : At 58th Street Lot And Rec Sinking/Subsiding, Extent : Moderate, A Location : At 58th Street Lot And Rec         Current Repair         % of Fail Date Estimated Cost Total (Years)         75%         Other Observation, Extent : Moderate, Location : Electrical Room Explanation : Three Main Service Dis 25%         Other Observation, Extent : Moderate, Location : Electrical Room Explanation : Main Service Disconnee         100%         Other Observation, Extent : Moderate, Location : Electrical Room Explanation : Main Service Disconnee         100%         Other Observation, Extent : Moderate, Location : Electrical Room Explanation : Main Service Disconnee	% of Fail Date Estimated Cost Total (Years)       Year Estimated Cost FY         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       Sinking/Subsiding, Extent : Moderate, Area Affected : 25%       Location : At 58th Street Lot And Receiving Area         Current Repair       Future Replacement         % of Fail Date Estimated Cost Total (Years)       Year Estimated Cost FY         75%       2028       \$3,900         Other Observation, Extent : Moderate, Area Affected : 100%       Location : Electrical Room         Explanation : Three Main Service Disconnect Switches Rated At 25%       2048       **         Other Observation, Extent : Moderate, Area Affected : 100%       Location : Electrical Room       **         0ther Observation, Extent : Moderate, Area Affected : 100%       Location : Electrical Room       **         00%       2033       **         0ther Observation, Extent : Moderate, Area Affected : 100%       Location : Electrical Room       **         0ther Observation, Extent : Moderate, Area Affected : 100%       Location : Electrical Room       **         00%       2033       **       **         0ther Observati	% of Total       Fail Date (Years)       Stimated Cost FY       Year FY       Estimated Cost (Yrs)       Cycle (Yrs)         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         M       % of Total       Fail Date       Estimated Cost FY       Year       Estimated Cost (Yrs)       Cycle (Yrs)         75%       2028       \$3,900       5         0ther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       2028       \$3,900       5         75%       2028       \$3,900       5         0ther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       8       5         25%       2048       **       5         0ther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       2033       **       5         100%       2033       **       5       5         0ther Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       2033       **       5         100%       2033       **       5         0ther Observation, Extent : Moderate, Area Affected : 100% Loc	% of Total       Fail Date (Years)       Estimated Cost FY       Cycle FY       Estimated Cost (Yrs)         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         Vacation : At 58th Street Lot And Receiving Area       Future Replacement       Maintenance         % of Total       Fail Date       Estimated Cost FY       Year       Estimated Cost (Yrs)       Signate Cost (Yrs)         75%       2028       \$3,900       5       \$3,000         Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       2048       **       5       \$800         Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       \$203       **       5       \$2,800         Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       \$2033       **       5       \$2,800         Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       \$2,800       \$2,800       \$2,800         Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room       \$2,800       \$3,800       \$3,800       \$3,800       \$2,800       \$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.

#### Asset # : 120

		ASSEL # .					
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth	50%	. ,	2053	* *	1		
		Aged, Extent : Moderate, Are	ea Affecte	ed : 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	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		: Sprinkler Room					
	Explana	tion : Connected With Main V	Vater Pip	e			
Stand-by Power							
Transfer Switches	1000/		0041	* *	1	\$ <b>225</b> 400	
Automatic	100%		2041	<b>Υ</b> Υ	1	\$235,400	
Generators	1000/		2027	* *	1	¢20( 200	
Diesel	100%	amention Entout Light Aug	2037		1	\$296,300	
		ervation, Extent : Light, Area : Outside	i Ajjecied	. 100%			
		ion : Emergency Generator 1	Dated At	275 Vilovalt amna	<b>W</b> 0		
Batteries	Ехріана	ion . Emergency Generator 1	(uleu Al .	5/5 Knovon-ampe	e		
Lead/Acid	100%		2022	\$1,600	5	\$28,300	
Fuel Storage	10070		2022	\$1,000	5	\$28,500	
Main Tank	100%		2056	* *	5	\$21,600	
		ervation, Extent : Light, Area		· 100%	5	\$21,000	
		: Outside	i njječicu	. 100/0			
		tion : 275 Gallons Rated Cap	acitv				
Lighting	p						
Interior Lighting							
Fluorescent	80%		2033	* *	10	\$538,800	
		And Fixtures, Extent : Light,		fected : 100%	-	, •	
	· ·	: Throughout The Building	55				
HID	20%		2028	\$156,700	10	\$4,800	
Egress Lighting	_0/0			+100,700	- •	\$ .,000	
Emergency, Battery	50%		2033	* *	10	\$88,600	
Exit, Service	50%		2033	* *	1	÷00,000	
Exterior Lighting	2070				-		
HID	30%		2028	\$925,400	10	\$700	
No Component	70%		,=0			+	
No Component	70%						

Alarm

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
### Asset # : 120

				-				
ectrical	Current Repair Future Replacement					Μ		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
arm								
Security System								
No Component	70%			2022	* *	1	<b>#05 700</b>	
Generic	30%	ometion Fr	tout Light Augo	2033		1	\$85,700	
			tent : Light, Area And Outside	Affected	: 100%			
			Surveillance Can	nera Syst	em.			
Fire/Smoke Detection	Блрийни		Sur ventunee eur	iera sysi	em			
No Component	70%							
Generic, Digital	30%			2033	* *	1-3	\$141,400	
	Other Obs	ervation, Ex	tent : Light, Area	Affected	l : 100%			
		: Hallways						
	Explana	tion : Smoke	Detector, Alarm	Bells, St	robe Lights, Manua	al Pull St	ations And Horns	
echanical		Current R	onair	Eutu	e Replacement	M	aintenance	
stem	<b>0</b> ( <b>0</b>							
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating								
Energy Source								
Plant Campus Steam /	100%			2038	* *	1		
PRV								
	Other Obs	ervation Ex	tent · Light Area	Affected	· 100%			
			tent : Light, Area d Avenue	Affected	: 100%			
	Location	: 58-73 53r	d Avenue			utor Build	ling	
Conversion Equipment	Location	: 58-73 53r	d Avenue		t: 100%	utor Build	ling	
Conversion Equipment Pres. Reducing	Location	: 58-73 53r	d Avenue			utor Build 5	<i>ding</i> \$43,600	
Conversion Equipment Pres. Reducing Valve/LP Steam	Location Explana	: 58-73 53r	d Avenue	ormer Be	tts Avenue Incinerc			
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Location Explanat 100%	: 58-73 53r tion : Steam	d Avenue Coming From Fo	ormer Ben 2031	tts Avenue Incinerc \$486,300			
Conversion Equipment Pres. Reducing Valve/LP Steam	Location Explana 100%	: 58-73 53r tion : Steam Now	d Avenue Coming From Fo \$162,300	2031 2028	<i>tts Avenue Incinero</i> \$486,300 \$3,246,900			
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Location Explana 100% 100% Insul. Dete	: 58-73 53r tion : Steam Now eriorating, E	d Avenue Coming From Fo \$162,300 Extent : Moderate,	2031 2028 Area Af	<i>tts Avenue Incinero</i> \$486,300 \$3,246,900			
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Location Explana 100% 100% Insul. Dete Location	: 58-73 53r tion : Steam Now eriorating, E	d Avenue Coming From Fo \$162,300 Extent : Moderate, oms In 1st And 5t	2031 2028 Area Af h Floors	\$486,300 \$486,300 \$3,246,900 Fected : 25%			
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Location Explana 100% 100% Insul. Dete Location Steam Tra	: : 58-73 53r tion : Steam Now eriorating, E : Steam Roo ps Faulty, E	d Avenue Coming From Fo \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate,	2031 2028 Area Af h Floors	\$486,300 \$486,300 \$3,246,900 Fected : 25%			
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump	Location Explana 100% 100% Insul. Dete Location Steam Tra	: 58-73 53r tion : Steam Now eriorating, E	d Avenue Coming From Fo \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate,	2031 2028 Area Af h Floors	\$486,300 \$486,300 \$3,246,900 Fected : 25%			
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	Location Explana 100% 100% Insul. Deta Location Steam Tra Location	: : 58-73 53r tion : Steam Now eriorating, E : Steam Roo ps Faulty, E	d Avenue Coming From Fo \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate,	2031 2028 Area Af h Floors	\$486,300 \$486,300 \$3,246,900 Fected : 25%			
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump	Location Explana 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E.	Now eriorating, E : Steam Roo ps Faulty, E : Througho Now xtent : Mode	d Avenue Coming From Fo \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 rate, Area Affecto	2031 2028 Area Af h Floors Area Af 2023 ed : 10%	tts Avenue Incinera \$486,300 \$3,246,900 Fected : 25% fected : 30% \$4,646,500	5	\$43,600	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump	Location Explana 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E. Location	Now eriorating, E : Steam Roo ps Faulty, E : Througho Now xtent : Mode : Pneumati	d Avenue Coming From Fo \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 erate, Area Affecto c Controls Inoper	2031 2028 Area Af h Floors Area Af 2023 ed : 10% able For	tts Avenue Incinera \$486,300 \$3,246,900 fected : 25% fected : 30% \$4,646,500 Many Years	5	\$43,600	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump	Location Explana 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E. Location Leak Evid	Now Steam Steam Now Priorating, E Steam Roo ps Faulty, E Steam Roo ps Faulty, E Througho Now Now xtent : Mode Pneumati ent, Extent :	d Avenue Coming From Fc \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 rate, Area Affecto c Controls Inoper Severe, Area Affecto	2031 2028 Area Af h Floors Area Aff 2023 ed : 10% cable For ected : 50	tts Avenue Incinera \$486,300 \$3,246,900 fected : 25% fected : 30% \$4,646,500 Many Years	5	\$43,600	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump Terminal Devices Air Handler	Location Explana 100% 100% Insul. Deta Location Steam Tra Location 45% Broken, E. Location Leak Evid Location	Now Steam Steam Now Priorating, E Steam Roo ps Faulty, E Steam Roo ps Faulty, E Througho Now Now xtent : Mode Pneumati ent, Extent :	d Avenue Coming From Fo \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 erate, Area Affecto c Controls Inoper	2031 2028 Area Af h Floors Area Af 2023 ed : 10% able For ected : 50	tts Avenue Incinera \$486,300 \$3,246,900 fected : 25% fected : 30% \$4,646,500 Many Years	5	\$43,600 \$183,900	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump	Location Explanation 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E: Location Leak Evid Location 5%	Now eriorating, E s Steam Roo ps Faulty, E : Througho Now xtent : Mode : Pneumati ent, Extent : : Heating C	d Avenue <u>Coming From Fo</u> \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 rate, Area Affecto c Controls Inoper Severe, Area Affecto Coils, Throughout	2031 2028 Area Af h Floors Area Af 2023 ed : 10% cable For ected : 50 2036	tts Avenue Incinera \$486,300 \$3,246,900 Fected : 25% fected : 30% \$4,646,500 Many Years % **	5	\$43,600	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump Terminal Devices Air Handler	Location Explanation 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E. Location Leak Evid Location 5% Recent Ins	Now eriorating, E : Steam Rou ps Faulty, E : Througho Now xtent : Mode : Pneumati ent, Extent : : Heating C tallation, Ex	d Avenue <u>Coming From Fo</u> \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 rate, Area Affecto c Controls Inoper Severe, Area Affecto Coils, Throughout Extent : Light, Area	2031 2028 Area Af h Floors Area Af 2023 ed : 10% cable For ected : 50 2036	tts Avenue Incinera \$486,300 \$3,246,900 Fected : 25% fected : 30% \$4,646,500 Many Years % **	5	\$43,600 \$183,900	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump Terminal Devices Air Handler Air Handler	Location Explana 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E. Location Leak Evid Location 5% Recent Ins Location	Now eriorating, E : Steam Rou ps Faulty, E : Througho Now xtent : Mode : Pneumati ent, Extent : : Heating C tallation, Ex	d Avenue <u>Coming From Fo</u> \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 rate, Area Affecto c Controls Inoper Severe, Area Affecto Coils, Throughout	2031 2028 Area Af h Floors Area Aff 2023 ed : 10% cable For ected : 50 2036 Affected	tts Avenue Incinera \$486,300 \$3,246,900 fected : 25% fected : 30% \$4,646,500 Many Years 0% * *	5	\$43,600 \$183,900 \$22,700	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump Terminal Devices Air Handler Air Handler Convector/Radiator	Location Explanation 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E: Location Leak Evid Location 5% Recent Ins Location 10%	Now eriorating, E : Steam Rou ps Faulty, E : Througho Now xtent : Mode : Pneumati ent, Extent : : Heating C tallation, Ex	d Avenue <u>Coming From Fo</u> \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 rate, Area Affecto c Controls Inoper Severe, Area Affecto Coils, Throughout Extent : Light, Area	2031 2028 Area Af h Floors Area Af 2023 ed : 10% cable For ected : 50 2036 Affectea 2026	tts Avenue Incinera \$486,300 \$3,246,900 fected : 25% fected : 30% \$4,646,500 Many Years 0% * * 1 : 5% \$393,100	5	\$43,600 \$183,900 \$22,700 \$23,700	
Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Steam Piping/Pump Terminal Devices Air Handler Air Handler	Location Explana 100% 100% Insul. Dete Location Steam Tra Location 45% Broken, E. Location Leak Evid Location 5% Recent Ins Location	Now eriorating, E : Steam Rou ps Faulty, E : Througho Now xtent : Mode : Pneumati ent, Extent : : Heating C tallation, Ex	d Avenue <u>Coming From Fo</u> \$162,300 Extent : Moderate, oms In 1st And 5t Extent : Moderate, ut \$1,393,900 rate, Area Affecto c Controls Inoper Severe, Area Affecto Coils, Throughout Extent : Light, Area	2031 2028 Area Af h Floors Area Aff 2023 ed : 10% cable For ected : 50 2036 Affected	tts Avenue Incinera \$486,300 \$3,246,900 fected : 25% fected : 30% \$4,646,500 Many Years 0% * *	5	\$43,600 \$183,900 \$22,700	

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.

Asset # : 120

Year FY 2036 2036 flected : 0a. Out 2028 flected : 2038 ected : 5 2038 ected : 5 Affectea	tside The Building \$623,300 : 5% 10% * *	Cycle (Yrs) 1 1 1 2 2	laintenance Estimated Cost \$17,000 \$30,700 \$30,700	Priorit
FY 2036 2036 ffected : 0a. Out 2028 ffected : 2038 ected : 1 2038 ected : 5 4ffectea 2, For L	* * * * * * 5% 5% 10% * * 5% 1 : 5% aboratory Section	(Yrs) 1 1 1 2	\$17,000 \$30,700 \$1,800	Priorit
2036 ffected : 0a. Out 2028 ffected : 2038 ected : 5 ected : 5 Affectea 9, For La	* * : 5% tside The Building \$623,300 : 5% 10% * * 5% 1 : 5% aboratory Section	1 1 2	\$30,700	
2036 ffected : 0a. Out 2028 ffected : 2038 ected : 5 ected : 5 Affectea 9, For La	* * : 5% tside The Building \$623,300 : 5% 10% * * 5% 1 : 5% aboratory Section	1 1 2	\$30,700	
2036 ffected : 0a. Out 2028 ffected : 2038 ected : 5 ected : 5 Affectea 9, For La	* * : 5% tside The Building \$623,300 : 5% 10% * * 5% 1 : 5% aboratory Section	1 1 2	\$30,700	
ffected : 0a. Out 2028 (fected : ected : 1 2038 ected : 5 2038 ected : 5 2058	: 5% tside The Building \$623,300 : 5% 10% * * 5% 1 : 5% aboratory Section	1	\$30,700	
0a. Out 2028 (fected : 1 2038 2038 2046 : 5 2046 : 5 2056 : 5 2056 : 5 2057 : 1 2057 : 1 2058 : 5 2058	tside The Building \$623,300 : 5% 10% * * 5% 1 : 5% aboratory Section	1	\$1,800	
ffected : ected : 1 2038 ected : 5 Affectea 2, For La	: 5% 10% * * 5% 1 : 5% aboratory Section	2	\$1,800	
ected : 1 2038 ected : 5 Affectea 9, For Lu	10% * * 5% 1 : 5% aboratory Section			
2038 ected : 5 Affectea P, For L	* * 5% 1 : 5% aboratory Section			
ected : 5 Affectea 2, For L	5% 1 : 5% aboratory Section			
Affectea 2, For L	l : 5% aboratory Section			
, For L	aboratory Section			
	-			
	-			
		2	\$2,300	
ffected :	: 5%			
2022	\$153,000	1		
	\$155,000	1		
2054	* *	4	\$2,700	
2038	* *	4	\$5,400	
2036	* *	1		
			ф. <b></b>	
2028	\$288,200	1	\$45,400	
2028	\$51,800	2	\$51,100	
2036	* *	2	\$25,600	
	2022 2054 2038 2036 2028 2028 2028 2036	2054       * *         2038       * *         2036       * *         2028       \$288,200         2028       \$51,800	2054       **       4         2038       **       4         2036       **       1         2028       \$288,200       1         2028       \$51,800       2	2054       * *       4       \$2,700         2038       * *       4       \$5,400         2036       * *       1         2028       \$288,200       1       \$45,400         2028       \$51,800       2       \$51,100

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.

#### Asset # : 120

Current R	apalli	Future	Replacement	- N	laintenance	
% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
1000/ 11	<b>#220.200</b>	TIPP	* *	2.5	¢ 400 500	
Corroded, Extent : Mo	derate, Area Affe	cted : 10%		2-5	\$409,500	
				2		
Corroded, Extent : Lig	ht, Area Affected		\$975,300	2	\$14,400	
Other Observation, Ex Location : Througho	tent : Severe, Are ut	a Affected	': 70%	1		
			-	1		
Corroded, Extent : Sev	ere, Area Affecte		\$966,600	1		
100%		2054	* *	4	\$108,900	
Location : Water Lea Other Observation, Ex Location : 1st Floor	king To 1st Floor tent : Severe, Are	r From 2nd a Affected	d Floor Wash Bay ' : 100%		Time	
*	*	0		0 0		
100%		LIFE	* *	1		
Location : Adjacent ? Other Observation, Ex Location : Adjacent ?	To Old Incinerato tent : Moderate, 2 To Old Incinerato	r Building 4rea Affec r Building	ted : 100%	4	\$16,200	
		ajacent To	Old Incinerator	Building	. Needs To Be	
Location : The House Noisy/Vibrating, Extern	ng, 1st Floor		**	4	\$30,400	
Location . 1st Ft.						
100%						
	100% Now Corroded, Extent : Mo Location : Roof Duct 20% 80% Now Corroded, Extent : Lig Location : Roof Exha 70% Now Other Observation, Ex. Location : Throughou Explanation : All Zor 30% Now Corroded, Extent : Sev Location : Throughou Leak Evident, Extent : Location : Various La 100% 100% Now Leak Evident, Extent : Location : Water Lea Other Observation, Ex. Location : Ist Floor Explanation : The Oi 100% 100% Now Malfunctioning, Extent Location : Adjacent To Other Observation, Ex. Location : Adjacent To Explanation : Pump To Renovated Or Reloca	100%       Now       \$338,300         Corroded, Extent : Moderate, Area Affe       Location : Roof Ducts And Fan Housin         20%       80%       Now       \$48,800         Corroded, Extent : Light, Area Affected       Location : Roof Exhaust Fans         70%       Now       \$191,600         Other Observation, Extent : Severe, Area       Location : Throughout         Explanation : All Zone Valves Are Ma         30%       Now       \$48,300         Corroded, Extent : Severe, Area Affected         Location : Throughout         Explanation : All Zone Valves Are Ma         30%       Now         \$48,300         Corroded, Extent : Severe, Area Affected         Location : Throughout 5th Floor         Leak Evident, Extent : Moderate, Area A         Location : Various Loccations On 5th         100%         Now       \$268,700         Leak Evident, Extent : Severe, Area Affected         Location : Water Leaking To 1st Floor         Location : Ist Floor         Explanation : The Oil Separator Is Lea         100%       Now         100%       Now         100%       Now         100%       Now         100%       Now	100% Now       \$338,300       LIFE         Corroded, Extent : Moderate, Area Affected : 10%       Location : Roof Ducts And Fan Housings         20%       2023         80% Now       \$48,800       2028         Corroded, Extent : Light, Area Affected : 10%       Location : Roof Exhaust Fans         70% Now       \$191,600       2038         Other Observation, Extent : Severe, Area Affected       Location : Throughout         Explanation : All Zone Valves Are Malfunctionin       30% Now       \$48,300       2026         Corroded, Extent : Severe, Area Affected : 10%       Location : Throughout       Explanation : All Zone Valves Are Malfunctionin         30% Now       \$48,300       2026       Corroded, Extent : Severe, Area Affected : 10%       Location : Throughout 5th Floor         Leak Evident, Extent : Severe, Area Affected : 5%       Location : Various Loccations On 5th Floor Cei       100%       2054         100% Now       \$268,700       LIFE       Leak Evident, Extent : Severe, Area Affected : 5%       Location : Water Leaking To 1st Floor From 2m         Other Observation, Extent : Severe, Area Affected : 10%       Location : Ist Floor         Explanation : The Oil Separator Is Leaking And       100%       LIFE         100% Now       \$116,700       2038         Malfunctioning, Extent : Severe, Area Affected : 1	100% Now       \$338,300       LIFE       **         Corroded, Extent : Moderate, Area Affected : 10% Location : Roof Ducts And Fan Housings       2023       \$522,500         20%       2023       \$522,500         80% Now       \$48,800       2028       \$975,300         Corroded, Extent : Light, Area Affected : 10% Location : Roof Exhaust Fans       Interface       10%         70% Now       \$191,600       2038       **         70% Now       \$48,300       2026       \$966,600         Corroded, Extent : Severe, Area Affected : 10%       Location : All Zone Valves Are Malfunctioning       30%       Now         Location : Various Loccations On 5th Floor Ceilings       100%       Softer Observation, Extent : Severe, Area Affected : 5%       Location : Adjacent To Old Incinerator Building         100% Now       \$116,700	100% Now       \$338,300       LIFE       **       2-5         Corroded, Extent : Moderate, Area Affected : 10%       Location : Roof Ducts And Fan Housings       20%       2023       \$522,500       2         80% Now       \$48,800       2028       \$975,300       2         Corroded, Extent : Light, Area Affected : 10%       Location : Roof Exhaust Fans       2         70% Now       \$191,600       2038       **       1         Other Observation, Extent : Severe, Area Affected : 70%       Location : Throughout       Explanation : All Zone Valves Are Malfunctioning         30% Now       \$48,300       2026       \$966,600       1         Corroded, Extent : Severe, Area Affected : 10%       Location : Throughout 5th Floor       Leak Evident, Extent : Moderate, Area Affected : 5%         Location : Various Loccations On 5th Floor Ceilings       100%       2054       **       4         100%       Now       \$268,700       LIFE       **       1         Leak Evident, Extent : Severe, Area Affected : 5%       Location : Water Leaking To Ist Floor From 2nd Floor Wash Bay       Other Observation, Extent : Severe, Area Affected : 100%       Location : Ist Floor         Explanation : The Oil Separator Is Leaking And On Extended Useful Life       100%       Now       \$116,700       2038       **       4	100% Now       \$338,300       LIFE       **       2-5       \$409,500         Corroded, Extent : Moderate, Area Affected : 10%       Location : Roof Ducts And Fan Housings       20%       2023       \$522,500       2       \$4,500         80% Now       \$48,800       2028       \$975,300       2       \$14,400         Corroded, Extent : Light, Area Affected : 10%       Location : Roof Exhaust Fans       100       70% Now       \$191,600       2038       **       1         70% Now       \$191,600       2038       **       1       0       0       0       10.0%       Location : Roof Exhaust Fans         70% Now       \$191,600       2038       **       1       0       0       10.0%       Location : Throughout Stevere, Area Affected : 70%       Location : Throughout Stevere, Area Affected : 5%       Location : Various Loccations On 5th Floor Ceilings         100%       2054       **       4       \$108,900         100%       \$268,700       LIFE       **       1         Leak Evident, Extent : Severe, Area Affected : 5%       Location : Water Leaking To 1st Floor From 2nd Floor Wash Bay         00her Observation, Extent : Severe, Area Affected : 100%       Location : Adjacent To Old Incinerator Building         100%       LIFE       **       1

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

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

### Asset # : 120

Mechanical	Current Repair	Future	Replacement	Μ	laintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	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 Fro. Floor, 4 Freight Units From 1st Explanation : 6 Units		oor, 1 Passenger	Unit Fre	om 4th To 6th	
ire Suppression	X					
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	
2	Other Observation, Extent : Light,	Area Affected .				
	Location : Outside Of The Buildi	•••				
	Explanation : Refill Station	C				

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

\$1,561,800

#### **DEPARTMENT OF SANITATION - FY 2021** Print Date : 09-Sep-2020

Total

Asset Name Address	: CIOFFE F : 106-01 AV					
Borough Program / Asset #	: BROOKL : DOS0018.0			Agency's Number Yr Built/Renovated	: N/A : 1984 / 1992	
Area Sq Ft Date of Survey	: 70,133 : 19-Apr-20	17		Project Type Landmark Status	: SANITATION : NONE	
Areas Surveyed	: Basement,	Roof, Floo	ors 1,2			
Block	: 3871	Lot	: 1	BIN	: 3252759	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture			\$5,426,000		\$75,200
Interior Architect	ure			\$7,152,100		\$297,300

Electrical Mechanical Site Pavements	\$1,077,300 \$715,300	\$443,700 \$745,700
Total	\$14,370,800	\$1,561,800
Importance Code A Importance Code B Importance Code C	\$5,574,700 \$7,982,600 \$813,600	\$75,200 \$1,486,600

\$14,370,800

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



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

Page : 150

### **DEPARTMENT OF SANITATION - 827**

### **CIOFFE REPAIR SHOP**

### Asset # : 2003

rchitecture		Current Re	pair	Futur	e Replacement	М		
stem Component Type	% of Total	Fail Date E (Years)	estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Concrete Masonry Unit	-	Now	\$1,023,800	LIFE	* *	5	\$72,800	
	-				a Affected : 20%			
			Rear Facades A					
				ate, Area	a Affected : 25%			
		: All Facade			100 1 250/			
	-	• •	Extent : Modera	te, Area .	Affected : 25%			
		: At Window		1 150	/			
			rate, Area Affec	ted : 15%	0			
	-	: Base Of Bu						
Metal Panel	2%	2-4	\$2,200	2048	**	5	\$5,400	
			tent : Moderate,	Area Afj	fected : 50%			
		: North Face			c 1 250/			
	-		tent : Moderate,					
			ide At Administr					
Metal Coiling Doors		Now	\$1,306,200	2048	**	5	\$33,700	
				erate, Ar	ea Affected : 30%			
		-	On All Facades					
			tent : Moderate,	Area Afj	fected : 50%			
		: All Doors						
	-		: Moderate, Are		ed : 30%			
			oors Throughout					
Pre-Cast Concrete		Now	\$10,100	LIFE	* *	5	\$9,300	
	-	-	xtent : Moderate	, Area Aj	ffected : 10%			
	Location	: Window Si	lls Throughout					
Windows	0.50/		<i><b><b>†</b></b></i> <b>1 = 1 0 0</b>	0.050	* *	-	<b>\$ 5 0 0</b>	
Aluminum		Now	\$45,400	2053		5	\$500	
			ent : Severe, Are	00				
		: Headers Al	na Sili Inrougno	-	oper Installation			
Aluminum	5%			2027	\$2,400	5	\$100	
Parapets	000/	2.4	<b>*•</b> ••••		ala ala	-	<b>***</b> *	
Concrete Masonry Unit	80%	2-4	\$28,200	LIFE	* *	5	\$23,000	
			xtent : Light, Ar	ea Affecto	ed : 10%			
		: Throughou				-		
Metal Rail	10%	4+	\$7,200	2033	* *	5	\$18,000	
		-	ent : Moderate, 2		cted : 10%			
			cations Through	out				
Pre-Cast Concrete		Now	\$19,400	LIFE	* *	5	\$16,000	
			, Extent : Moder	ate, Area	a Affected : 25%			
		: Coping						
			oderate, Area A	ffected : .	25%			
	Logation	: 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.

### **CIOFFE REPAIR SHOP**

#### Asset # : 2003

Architecture	Current Repair Futu			Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	Location Water Pen	aged Flashin : Around AC etration, Exte	Units And Peri ent : Severe, Are	meter Wo a Affecte	d : 20%	_		1
	Location Locker R	·	s, Mezzanine Le [,]	vel, Fiber	glass Room, Trans	sverse Ex	pansion Joints,	
			Moderate, Area	Affected	: 20%			
			s And Throughou	00				
Interior								
Floors								
Cast in Place Concrete	Broken/Mi Location	: Garage/ Sh	\$150,900 ats, Extent : Seve aops ent : Severe, Are			5	\$297,300	
		: Garage/ Sh		55				
	Explanat	ion : Exposed	d Reinforcing					
Ceramic Tile	Location	: Bathrooms	\$165,400 xtent : Light, Ar And Locker Roo	oms		5	\$4,000	
			l, Extent : Model And Locker Rod		a Affected : 35%			
			Moderate, Area And Locker Roo		: 60%			
Vinyl Tile	10%	2-4	\$145,100	2038	* *	3	\$6,000	
	-	-	xtent : Light, Ar eak Room, Stock		ed : 30%			
			Moderate, Area eak Room, Stock	00	: 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.

### **CIOFFE REPAIR SHOP**

### Asset # : 2003

rchitecture		Current I	Repair	Futur	e Replacement	M		
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls						_		
Ceramic Tile	Location Joint Mor	Crumbling, 1 : Bathrooi tar Miss/Er	\$29,100 Extent : Light, Ar ms And Locker Roc od, Extent : Moder Walls - Bathrooms	oms rate, Area	a Affected : 20%	5	\$500	
Concrete Masonry Unit	70% Cracking/ Locatior Vertical C	Now Crumbling, 2 : Proxima Tracks, Exte	\$98,200 Extent : Light, Ar te To Window Ope ent : Moderate, Are And Corners Of N	LIFE ea Affecto nings ea Affecte	* * ed : 20% d : 20%	5	\$5,500	
Glass: Single Pane	2%	2-4	\$2,500	LIFE	* *	5	\$300	
	Cracking/		Extent : Light, Ar		ed : 20%	-		
Gypsum Board	-		\$400 Extent : Light, Ar out	LIFE ea Affect	* * ed : 10%	5	\$600	
Metal Coiling Doors	10%			2036	* *	5	\$9,900	
SGFT/Glazed Masonry			\$6,500 Extent : Light, Ar out	LIFE ea Affect	* * ed : 20%			
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Staining/L Location Water Per	e : Through Discoloring e : Fibergla netration, E	\$137,700 nents, Extent : Mod out Extent : Moderate ss Room, Main Off ixtent : Moderate, 2 ss Room, Main Off	e, Area A fice, Lock Area Affe	ffected : 40% ter Rooms, 2nd Flo cted : 20%	oor Brea		
Exposed Struc: Steel	90%	Now	\$6,454,700 Extent : Light, Area	LIFE	* *			
	Other Obs Location	ervation, E : Various	hops And Mezzanir Extent : Severe, Are Locations proofing Comprom	ea Affecte	ed : 15%		tion	
te Enclosure	p.ia.iu							
Fence/Gates								
Chain Link	Impact De	0	\$29,300 ent : Moderate, Arc Rear Yards	2038 ea Affecte	* * ed : 25%			
Exposed Struc: Steel	Location	: Main Se	\$3,100 Extent : Moderate, A curity Gate Extent : Moderate					
	Location		Extent : Moderate, . curity Gate Inoperable	area Affe	cciea : 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.

### **CIOFFE REPAIR SHOP**

#### Asset # : 2003

			A5501#.2	000				
Architecture		Current R	lepair	Futur	e Replacement	Μ	aintenance	
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	-	Trumbling,	\$12,600 Extent : Moderate Along Avenue D A	-	* * ffected : 15% Apron To Side Lot	t		
Parking/Driveway								
Asphalt	Location Sinking/Sul	Trumbling, : Side And	tent : Moderate, A					
Electrical		Current R	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Under 600 Volts								
Service Equipment Fused Disc Sw		ervation, E: : Electrica	xtent : Moderate, 2	2038 4rea Affe	* * ected : 100%	5	\$300	
				nect Swit	ches Rated At 2,00	00 Amper	es And 1,600	
Switchgear / Switchboard								
Fused Disc Sw		ervation, E: : Electrica	xtent : Moderate, 2 l Room	2038 4rea Affe	* * ected : 100%	5	\$300	
	Explanati	on : 4- Vei	tical 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	1 50 /			2022	* *	_	¢100	
Locally Mounted	15%			2033	* *	5	\$100 \$1,600	
Motor Control Center	85%			2033		5	\$1,600	
Ground Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
Lighting	10070					5	ψ1,000	
Interior Lighting								
Fluorescent	40%			2028	\$81,300	10	\$25,700	
	-		es, Extent : Mode. nd Basement	rate, Are	a Affected : 100%			
HID	60%			2028	\$44,900	10	\$1,400	
	0070			2020	ψт,700	10	ψ1,τ00	

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

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

## **CIOFFE REPAIR SHOP**

### Asset # : 2003

Electrical		Current Re	epair	Futur	uture Replacement Maintenance			
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	\$8,500	
Exit, Service	50%			2033	* *	1		
Exterior Lighting					** * * * *		<b>.</b>	
HID	30%			2028	\$84,800	10	\$100	
No Component	70%							
Alarm								
Security System	80%							
No Component Generic	80% 20%			2033	* *	1	\$5,200	
Generic		arvation Fr	tent : Moderate, 1			1	\$3,200	
		: Garage Ai		n eu nyje	cieu : 10070			
		-	Surveillance Can	nera Svst	em			
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$232,600	1-3	\$13,400	
, U	Other Obs	ervation, Ex	tent : Moderate, 1	Area Affe			. ,	
	Location	: Hallways	And Toilets					
	Explana	tion : Strobe	Lights, Manual H	Pull Statio	ons, Alarm Bells, S	moke De	etectors	
Mechanical	ī	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component	% of	Fail Date	Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	Estimated Cost	Dutante
	Total	(Years)		FY	Listinated Cost	(Yrs)	Estimated Cost	Priority
Туре		(Years)		FY			Estimated Cost	Priorit
Type Heating		(Years)		FY			Estimated Cost	Priority
Type Heating Energy Source	Total	(Years)			**	(Yrs)	Estimated Cost	Priority
Type Heating Energy Source Natural Gas		(Years)		FY 2038			Estimated Cost	Priority
Type Heating Energy Source	Total	(Years)			* *	(Yrs)		Priority
Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 60%		tent : Light, Area	2038 2023	* * \$99,100	(Yrs)	\$20,800	
Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 60% Other Obs	ervation, Ex	tent : Light, Area ckage Units On F	2038 2023 Affected	* * \$99,100	(Yrs)		
Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 60% Other Obs Location	ervation, Ex : 13 Big Pa	ckage Units On R	2038 2023 Affected	* * \$99,100	(Yrs)	\$20,800	Priority
Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 60% Other Obs Location	ervation, Ex : 13 Big Pa tion : 13 Roc	ckage Units On R	2038 2023 Affected	* * \$99,100 :: 60%	(Yrs)	\$20,800	Priority
Type Heating Energy Source Natural Gas Conversion Equipment	Total 100% 60% Other Obs Location Explana Replaced	ervation, Ex : 13 Big Pa tion : 13 Roc	ckage Units On R	2038 2023 Affected	* * \$99,100 :: 60%	(Yrs)	\$20,800	Priority
Type Heating Energy Source <u>Natural Gas</u> Conversion Equipment Furnace	Total 100% 60% Other Obs Location Explana Replaced 30%	ervation, Ex : 13 Big Pa tion : 13 Roc d. Now	ckage Units On R oftop Package Un	2038 2023 Affected oof its. All Q 2038	* * \$99,100 : 60% f Them Have Been * *	(Yrs) 1 1 Schedul	\$20,800 ed To Be	
Type Heating Energy Source <u>Natural Gas</u> Conversion Equipment Furnace	Total 100% 60% Other Obs Location Explana. Replaced 30% Malfunctio	ervation, Ex : 13 Big Pa tion : 13 Roc 1. Now oning, Extend	ckage Units On K oftop Package Un \$49,500	2038 2023 Affected oof its. All Q 2038	* * \$99,100 : 60% f Them Have Been * *	(Yrs) 1 1 Schedul	\$20,800 ed To Be	
Type Heating Energy Source <u>Natural Gas</u> Conversion Equipment Furnace	Total 100% 60% Other Obs Location Explana. Replaced 30% Malfunctio	ervation, Ex : 13 Big Pa tion : 13 Roc 1. Now oning, Extend	ckage Units On K oftop Package Un \$49,500 t : Severe, Area A	2038 2023 Affected oof its. All Q 2038	* * \$99,100 : 60% f Them Have Been * *	(Yrs) 1 1 Schedul	\$20,800 ed To Be	Priority
Type Heating Energy Source Natural Gas Conversion Equipment Furnace	Total 100% 60% Other Obs Location Explana Replaced 30% Malfunction Location 10%	ervation, Ex : 13 Big Pa tion : 13 Roc 1. Now Doning, Extent : All 15 Unit	ckage Units On K oftop Package Un \$49,500 t : Severe, Area A	2038 2023 Affected oof its. All Q 2038 ffected : 2033	* * \$99,100 5 : 60% f Them Have Been * * 30% * *	(Yrs) 1 1 Schedul 1	\$20,800 ed To Be \$9,400	
Type Heating Energy Source Natural Gas Conversion Equipment Furnace	Total 100% 60% Other Obs Location Explana Replaced 30% Malfunctio Location 10% Other Obs	ervation, Ex : 13 Big Pa tion : 13 Roc d. Now Doning, Extend : All 15 Uni- ervation, Ex	ckage Units On K oftop Package Un \$49,500 t : Severe, Area A its In Garage.	2038 2023 Affected oof its. All Q 2038 ffected : 2033	* * \$99,100 5 : 60% f Them Have Been * * 30% * *	(Yrs) 1 1 Schedul 1	\$20,800 ed To Be \$9,400	
Type Heating Energy Source Natural Gas Conversion Equipment Furnace	Total 100% 60% Other Obs Location Explana. Replaced 30% Malfunction Location 10% Other Obs Location	ervation, Ex : 13 Big Pa tion : 13 Roc d. Now Doning, Extend : All 15 Uni- ervation, Ex	ckage Units On K oftop Package Un \$49,500 t : Severe, Area A its In Garage. tent : Light, Area Boiler Room	2038 2023 Affected oof its. All Q 2038 ffected : 2033	* * \$99,100 5 : 60% f Them Have Been * * 30% * *	(Yrs) 1 1 Schedul 1	\$20,800 ed To Be \$9,400	
Type Heating Energy Source Natural Gas Conversion Equipment Furnace	Total 100% 60% Other Obs Location Explana. Replaced 30% Malfunction Location 10% Other Obs Location	ervation, Ex : 13 Big Pa tion : 13 Roc d. Now pning, Extend : All 15 Und ervation, Ex : 1st Floor	ckage Units On K oftop Package Un \$49,500 t : Severe, Area A its In Garage. tent : Light, Area Boiler Room	2038 2023 Affected oof its. All Q 2038 ffected : 2033	* * \$99,100 5 : 60% f Them Have Been * * 30% * *	(Yrs) 1 1 Schedul 1	\$20,800 ed To Be \$9,400	
Type         Heating         Energy Source         Natural Gas         Conversion Equipment         Furnace         Furnace         Hot Water Boiler	Total 100% 60% Other Obs Location Explana Replaced 30% Malfunctio Location 10% Other Obs Location Explana	ervation, Ex : 13 Big Pa tion : 13 Roc d. Now pning, Extend : All 15 Und ervation, Ex : 1st Floor	ckage Units On K oftop Package Un \$49,500 t : Severe, Area A its In Garage. tent : Light, Area Boiler Room	2038 2023 Affected oof its. All Q 2038 ffected : 2033	* * \$99,100 5 : 60% f Them Have Been * * 30% * *	(Yrs) 1 1 Schedul 1	\$20,800 ed To Be \$9,400	
Type         Heating         Energy Source         Natural Gas         Conversion Equipment         Furnace         Furnace         Hot Water Boiler         Distribution	Total 100% 60% Other Obs Location Explana Replaced 30% Malfunction Location 10% Other Obs Location Explana 10%	ervation, Ex : 13 Big Pa tion : 13 Roc l. Now oning, Extend : All 15 Und ervation, Ex : 1st Floor tion : 2 Units Now	ckage Units On Fo oftop Package Un \$49,500 t : Severe, Area A its In Garage. tent : Light, Area Boiler Room s	2038 2023 Affected oof its. All Q 2038 ffected : 2033 Affected 2033	* * \$99,100 :: 60% f Them Have Been ** 30% *: 10% \$10,900	(Yrs) 1 1 Schedul 1 1	\$20,800 eed To Be \$9,400 \$3,500	Priority
Type         Heating         Energy Source         Natural Gas         Conversion Equipment         Furnace         Furnace         Hot Water Boiler         Distribution	Total 100% 60% Other Obs Location Explana Replaced 30% Malfunction Location 10% Other Obs Location 10% Other Obs Location 10% Other Charles	ervation, Ex : 13 Big Pa tion : 13 Roc 1. Now oning, Extent : All 15 Unit ervation, Ex : 1st Floor tion : 2 Unit Now led Life, Exte	ckage Units On Fo oftop Package Un \$49,500 t : Severe, Area A its In Garage. tent : Light, Area Boiler Room s \$500	2038 2023 Affected oof its. All O 2038 ffected : 2033 Affected 2027 Affected	* * \$99,100 5 60% f Them Have Been * * 30% * * 5 : 10% \$10,900	(Yrs) 1 1 Schedul 1 1	\$20,800 eed To Be \$9,400 \$3,500	Priority
Type         Heating         Energy Source         Natural Gas         Conversion Equipment         Furnace         Furnace         Hot Water Boiler         Distribution	Total 100% 60% Other Obs Location Explana Replaced 30% Malfunction Location 10% Other Obs Location 10% Other Obs Location 10% Other Charles	ervation, Ex : 13 Big Pa tion : 13 Roc 1. Now oning, Extent : All 15 Unit ervation, Ex : 1st Floor tion : 2 Unit Now led Life, Exte	ckage Units On K oftop Package Un \$49,500 t : Severe, Area A its In Garage. tent : Light, Area Boiler Room s \$500 ent : Severe, Area	2038 2023 Affected oof its. All O 2038 ffected : 2033 Affected 2027 Affected	* * \$99,100 5 60% f Them Have Been * * 30% * * 5 : 10% \$10,900	(Yrs) 1 1 Schedul 1 1	\$20,800 eed To Be \$9,400 \$3,500	

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.

Page : 155

### **DEPARTMENT OF SANITATION - 827**

### CIOFFE REPAIR SHOP

### Asset # : 2003

	A3561 # .	2000				
Mechanical	Current Repair Future Replacement			М		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			4			
Terminal Devices						
Convector/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, Are Location : Office	ea Affectea : 5	%0			
	Other Observation, Extent : Light, A Location : For Office Area Explanation : 1 Unit	rea Affected :	5%			
Ext Pkg Unit -	70%	2023	\$614,600	2	\$3,000	
Heating/Cooling						
	R-22 Refrigerant, Extent : Light, Are Location : Roof	ea Affected : 7	0%			
	Other Observation, Extent : Light, A Location : Roof	rea Affected :	70%			
	Explanation : All 13 Old Package	Units Schedul	ed To Be Replace	ed		
Window/Wall Unit	10%	2022	\$14,600	1		
No Component	15%					
Ventilation						
Distribution			ate ate		<b>#20.100</b>	
Ductwork/Diffusers	100% Now \$32,30 Insul. Deteriorating, Extent : Severe Location : Throughout Roof		* * d : 50%	2-5	\$39,100	
Exhaust Fans						
Roof	100%	2023	\$116,400	2	\$2,100	
lumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater	500/	<b>2</b> 02 <b>-</b>	<b>**1</b>	•	<b>★ = ∧ ∧</b>	
Gas Fired	50%	2027	\$21,400	2	\$500	
Gas Fired	50% Now \$2,10		\$21,400	2	\$400	
	Not in Service, Extent : Moderate, A Location : Boiler Room	rea Affectea :	50%			
Sanitary Piping	1000/		باب وار			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1009/	LIPP	* *	1		
Cast Iron	100%	LIFE	~ ^	1		
Sump Pump(s) Non-Submersible	100%	2028	\$10.700	Λ	\$1,500	
Backflow Preventer	10070	2028	\$10,700	4	\$1,300	
Generic	100%	2028	\$17,800	1	\$4,300	
	10070	2020	\$17,00U	1	\$ <del>1</del> ,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.

### **CIOFFE REPAIR SHOP**

### Asset # : 2003

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

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

20 DEPARTMENT OF SANITATION - FY 2021

Asset Name		RANCE DEPOT GARAC			
Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: STATEN : DOS0070. : 12,500 : 05-Aug-20 : Basement.	000 / 14780 119 , Floors 1,2	Agency's Number Yr Built/Renovated Project Type Landmark Status	: SANITATION : NONE	
Block	: 504	Lot : 49	BIN	: 5013317	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec			\$499,400		\$147,800
Interior Architect	ure		\$207,200		
Mechanical					\$171,500
Total			\$706,600		\$319,300
Importance Code	А		\$499,400		\$147,800
Importance Code			\$91,500		\$171,500
Importance Code	С		\$115,700		
Total			\$706,600		\$319,300
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$26,700		\$4,900	
Interior Architect	ure	\$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	А	\$27,800	\$1,200	\$6,100	\$1,200
Importance Code		\$30,300	\$900	\$900	\$800
Importance Code	С	\$25,600			
Total		\$83,800	\$2,000	\$7,000	\$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.

### Asset # : 14780

Architecture	Current Repair Future Replacement			e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	50/			TIPE	* *	-	¢1.500	
Concrete Masonry Unit	5%	<b>N</b> T	¢175.000	LIFE	* *	5	\$1,500	
Masonry: Brick		Now	\$175,000	LIFE		5	\$10,900	
		-			ea Affected : 2%			
			Corner Of Buildi	-	<i>(</i> 1 <i>(</i> 00 <i>(</i>			
	0	0	Extent : Moderate	, Area A	<i>ijecied : 60%</i>			
		: Throughou			100 1 500/			
			d, Extent : Moder	ate, Area	a Affected : 50%			
		: Throughou		1 2 50	,			
			erate, Area Affect	ted : 25%	Ó			
		: Throughou	it					
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		Now	\$135,200	2051	* *	5	\$6,000	
	-		Extent : Moderd	ite, Area	Affected : 50%			
		: North Elev						
				erate, Ar	ea Affected : 50%			
			cias Throughout					
			: Moderate, Area	00	d : 30%			
	Location	: Wood Shin	gles On East Ele	vation				
Wood Overhead Doors	15%	Now	\$122,300	2051	* *	5	\$9,100	
	Broken/Mi	issing Elemei	nts, Extent : Mod	erate, Ar	ea Affected : 20%		-	
	Location : Throughout							
	Dry Rot/D	ecay, Extent	: Moderate, Area	a Affected	d : 50%			
	Location	: Throughou	ıt					
	Unit Inope	erable, Exten	t : Moderate, Are	a Affecte	ed : 100%			
	-	: Throughou						
	Worn/Erod	ded, Extent :	Moderate, Area	Affected	: 100%			
		: Throughou						

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

### Asset # : 14780

Architecture		Current Re	pair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows Aluminum	400/	Now	\$16,100	2039	* *	5	\$600	
Alumnum	Ctrwt/Balr		Extent : Moderd		Affected : 100%	5	\$000	
Steel	Air Infiltra	Now ution, Extent : : Throughou	\$66,800 Moderate, Area t	2056 Affected	* * l : 100%	5	\$7,500	
		ssing Elemen : Throughou		erate, Ar	ea Affected : 100%	ó		
		Rusting, Exte : Throughou	ent : Moderate, A t	lrea Affe	ected : 50%			
		Inefficient, E : Throughou	xtent : Moderate t	, Area A	ffected : 100%			
No Component	20%							
			ent : Light, Area	Affected	: 0%			
		: East Eleval						
D	Explanat	tion : Window	vs 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 Pen	etration, Exte	ent : Moderate, A	lrea Affe	cted : 20%			
	Location	: At Dormer	Locations					
Modified Bitumen	40%			2036	* *	10	\$5,100	
Interior								
Floors								
Cast in Place Concrete		Now	\$8,700	LIFE	* *	5	\$34,200	
	-	-	xtent : Moderate Garage Area	, Area A	ffected : 15%			
Quarry Tile	5%			2036	* *	5	\$1,300	
Vinyl Tile	Cracking/	Now Crumbling, E. : Throughou	\$1,600 xtent : Moderate t	2031 , Area A	\$7,900 ffected : 15%	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.

### Asset # : 14780

Architecture		Current F	lepair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Concrete Masonry Unit	Horizonta		\$3,900 stent : Moderate, A n On 1st Floor	LIFE Area Affe	* * cted : 10%	5	\$700	
Gypsum Board	Cracking/ Location Staining/D	: Through Discoloring,	Extent : Moderate	e, Area Aj	-	5	\$500	
	Water Pen	etration, E:	er Locations On 21 stent : Moderate, A	1rea Affe	cted : 20%			
			er Locations On 21					
Masonry: Brick	Cracking/ Location	: Gymnasi		-				
			nt : Moderate, Are	a Affecte	d : 10%			
		: Gymnasi						
			ctent : Moderate, A	1rea Affe	cted : 20%			
	Location	: Through	out					
Ceilings								
AcousTileSusp.Lay-In	5%			2036	* *	5	\$900	
Exposed Concrete	Paint Peel	-	\$5,300 : Moderate, Area		* * : 50%	5	\$1,200	
		-	out 1st Floor Ceili	-				
			ctent : Moderate, A		cted : 20%			
	Location	: Various 1	Areas On 1st Floor	r Ceiling				
Exposed Struc: Steel	5%			LIFE	* *	10	\$1,700	
Exposed Struc: Wood		Now	\$91,500	LIFE	* *			
			ents, Extent : Mod um And Wood Sho		ea Affected : 25%			
	-	-	t : Moderate, Arec um And Wood Sho		l : 60%			
Gypsum Board	Cracking/	0	\$2,800 Extent : Moderate ers And Wood Sho		·	5	\$1,100	
ite Enclosure								
Fence/Gates								
Chain Link	-	-	\$13,200 nt : Moderate, Are le Of Rear Yard	2051 ea Affecte	* * ed : 15%			
Masonry: Brick	15%			2041	* *			
ite 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.

### Asset # : 14780

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	14%		\$2,500	2036	* *			
	-	-	Extent : Moderate ea At Northeast Col	-				
Cast in Place Concrete	86%			2036	* *			
Parking/Driveway								
Asphalt	100%	Now	\$4,900	2034	* *			
-	-	-	Extent : Moderate de Of Building	, Area Ą	ffected : 5%			
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
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	
	Location	i : 2nd Floo	Extent : Light, Area or Service Switch Ra					
Transformers	ширилли				o iimperes.			
Dry Type	100%			2044	* *	5		
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	
Ground	10070			_ ~ _ ~	\$10,.00	~	÷	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting	20070					~	\$.00	

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.

### Asset # : 14780

lectrical		Current Repai	r F	Future	Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Esti (Years)		lear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Interior Lighting	000/			0.0	<b>#22</b> 400	10	<b>\$0.200</b>	
Fluorescent	-	os And Fixtures, : Throughout T	Extent : Light, Ai	026 rea A <u>f</u>	\$23,400 fected : 100%	10	\$9,200	
Fluorescent	6%	-	_	031	\$1,800	10	\$700	
	T-8 Lamps	s And Fixtures, E : Throughout T	Extent : Light, Are			10	<i><b></b></i>	
HID	10%		20	031	\$10,900	10		
Incandescent	2%			026	\$1,400	2		
LED	2%			039	* *			
Egress Lighting Exit, Battery	100%		20	031	\$12,300	10	\$800	
Exterior Lighting								
HID	100%		20	036	* *	10		
lechanical		Current Repai	r E	Future	Replacement	м	aintenance	
ystem	9/6							Duisui
Component Type	% of Total	Fail Date Esti (Years)		rear FY	Estimated Cost	(Yrs)	Estimated Cost	Priori
eating Energy Source Fuel Oil No 2	Location	ervation, Extent : Buried tion : One 1000	: Light, Area Affe	041 fected	* *	5	\$3,900	
Energy Source	Other Obs Location	: Buried	: Light, Area Affe Gallon Tank	• • -		5	\$3,900	
Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explana 10% Other Obs Location	e : Buried tion : One 1000 ervation, Extent e : Above Superv	: Light, Area Affe Gallon Tank 20 : Light, Area Affe isor Office	fected 026 fected	\$2,900			
Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explana 10% Other Obs Location	e : Buried tion : One 1000 ervation, Extent e : Above Superv	: Light, Area Aff Gallon Tank 20 : Light, Area Aff isor Office s Supervisor Offic	fected 026 fected	\$2,900		\$600	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace	Other Obs Location Explana 10% Other Obs Location Explana	e : Buried tion : One 1000 ervation, Extent e : Above Superv	: Light, Area Aff Gallon Tank 20 : Light, Area Aff isor Office s Supervisor Offic	fected 026 fected ice	\$2,900 10%	1		
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler	Other Obs Location Explana 10% Other Obs Location Explana	e : Buried tion : One 1000 ervation, Extent e : Above Superv	: Light, Area Affe Gallon Tank 2( : Light, Area Affe isor Office s Supervisor Offic 2(	fected 026 fected ice	\$2,900 10%	1	\$600	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices	Other Obs Location Explana 10% Other Obs Location Explana 90%	e : Buried tion : One 1000 ervation, Extent e : Above Superv	: Light, Area Aff Gallon Tank 2( : Light, Area Aff isor Office s Supervisor Offic 2( 2(	6ected 026 6ected 036 031	: 100% \$2,900 : 10% * * \$55,300	1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump	Other Obs Location Explana 10% Other Obs Location Explana 90% 100%	e : Buried tion : One 1000 eervation, Extent e : Above Superv tion : Unit Serve	: Light, Area Aff Gallon Tank 2( : Light, Area Aff isor Office s Supervisor Offic 2( 2(	6         6           026         6           6         6           026         0           026         0           026         0           026         0           031         0           029         0	: 100% : 10% \$2,900 * * \$55,300 \$66,900	1	\$600	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 0n Extend	e : Buried tion : One 1000 eervation, Extent e : Above Superv tion : Unit Serve	: Light, Area Aff Gallon Tank 2( : Light, Area Aff isor Office s Supervisor Offic 2( 2(	6         6           026         6           6         6           026         0           026         0           026         0           026         0           031         0           029         0	: 100% : 10% \$2,900 * * \$55,300 \$66,900	1	\$600 \$11,100	
Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator ir Conditioning	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 0n Extend	e : Buried tion : One 1000 eervation, Extent : Above Superv tion : Unit Serve	: Light, Area Aff Gallon Tank 2( : Light, Area Aff isor Office s Supervisor Offic 2( 2(	6         6           026         6           6         6           026         0           026         0           026         0           026         0           031         0           029         0	: 100% : 10% \$2,900 * * \$55,300 \$66,900	1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator	Other Obs Location Explana 00% Other Obs Location Explana 90% 100% 00n Extend Location	e : Buried tion : One 1000 eervation, Extent : Above Superv tion : Unit Serve	: Light, Area Affe Gallon Tank 2( : Light, Area Affe isor Office s Supervisor Offic 2( 2( Moderate, Area	026           6ected           6ected           026           6ected           036           031           029           Affect	: 100% \$2,900 : 10% * * \$55,300 \$66,900 ed : 100%	1 1 1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 0n Extend	e : Buried tion : One 1000 eervation, Extent : Above Superv tion : Unit Serve	: Light, Area Affe Gallon Tank 2( : Light, Area Affe isor Office s Supervisor Offic 2( 2( Moderate, Area	6         6           026         6           6         6           026         0           026         0           026         0           026         0           031         0           029         0	: 100% : 10% \$2,900 * * \$55,300 \$66,900	1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 0n Extend Location 100%	e : Buried tion : One 1000 eervation, Extent : Above Superv tion : Unit Serve	: Light, Area Affe Gallon Tank 20 : Light, Area Affe isor Office s Supervisor Offic 20 20 Moderate, Area 20	026           fected           026           fected           031           029           Affect           039	: 100% \$2,900 : 10% ** \$55,300 \$66,900 ed : 100% **	1 1 1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 100% 0n Extend Location 100%	: : Buried tion : One 1000 ervation, Extent : Above Superv tion : Unit Serve led Life, Extent : : : Throughout	: Light, Area Aff Gallon Tank 20 : Light, Area Aff isor Office s Supervisor Offic 20 20 Moderate, Area 20 20	026           fected           026           fected           031           029           Affect           039           031	: 100% \$2,900 : 10% ** \$55,300 \$66,900 ed : 100% ** \$13,300	1 1 1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 100% 0n Extend Location 100% 5% Other Obs	e : Buried tion : One 1000 eervation, Extent : Above Superv tion : Unit Serve led Life, Extent : : Throughout	: Light, Area Aff Gallon Tank 20 : Light, Area Aff isor Office s Supervisor Offic 20 20 Moderate, Area 20 20 20 20 20 20	026           fected           026           fected           031           029           Affect           039           031	: 100% \$2,900 : 10% ** \$55,300 \$66,900 ed : 100% ** \$13,300	1 1 1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 100% 0n Extend Location 100% 5% Other Obs Location	e : Buried tion : One 1000 eervation, Extent e : Above Superv tion : Unit Serve led Life, Extent : e : Throughout eervation, Extent e : 2nd Floor Cei	: Light, Area Affe Gallon Tank 2( : Light, Area Affe isor Office s Supervisor Offic 2( 20 Moderate, Area 2( 20 20 2( 20 20 20	6ected           026           6ected           026           6ected           031           039           031           039           031           a Affect	: 100% \$2,900 : 10% ** \$55,300 \$66,900 ed : 100% ** \$13,300	1 1 1	\$600 \$11,100	
Energy Source Fuel Oil No 2 Conversion Equipment Furnace Steam Boiler Distribution Steam Piping/Pump Terminal Devices Convector/Radiator ir Conditioning Energy Source Electricity Conversion Equipment	Other Obs Location Explana 10% Other Obs Location Explana 90% 100% 100% 0n Extend Location 100% 5% Other Obs Location	e : Buried tion : One 1000 eervation, Extent e : Above Superv tion : Unit Serve led Life, Extent : e : Throughout eervation, Extent e : 2nd Floor Cei	: Light, Area Aff Gallon Tank 2( : Light, Area Aff isor Office s Supervisor Offic 2( 20 Moderate, Area 2( 20 2( 20 20 20 20 20 20 20 20 20 20 20 20 20	6ected           026           6ected           026           6ected           031           039           031           039           031           a Affect	: 100% \$2,900 : 10% ** \$55,300 \$66,900 ed : 100% ** \$13,300	1 1 1	\$600 \$11,100	

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

Asset # : 14780

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Years	te Estimated Cost )	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
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, 1	Extent : Moderate, An	rea Affect	ted : 100%				
	Location : Throug	ghout						
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, An	rea Affect	ted : 100%				
	Location : Throug	ghout						
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%		2041	* *	1-5	\$6,300		

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	: 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 : SANITA	ΓΙΟΝ
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.

### FRESH KILLS I BOAT HOUSE

### Asset # : 2022

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$5,100	
Metal Panel	80%	4+	\$7,800	2041	* *	5	\$37,900	
	Location	: Base Fla	xtent : Moderate, 2 shing Throughout					
	v		tent : Moderate, A Locations - All Fac		cted : 10%			
Metal Sect. OHD	Unit Inope	Now erable, Exte : West Ele	\$45,500 ent : Moderate, Are vation	2036 ea Affecte	* * ed : 50%	5	\$7,100	
	Other Obs Location	ervation, E : All Door	xtent : Moderate, . s					
	Explana	tion : Paint	Peeling, Corrosio	n - Perin	neter Of Frames			
Windows	1000				. ·	-	<b>*</b> < <b>&gt;</b> =	
Aluminum	100%			2039	* *	5	\$600	
Roof					de ale			
Metal Panel	95%			2044	* *	10	\$53,800	
Skylight, Metal/Glass	5%			2051	* *	10	\$5,200	
iterior								
Floors	1000/			LIPP	* *	~	¢121 (00	
Cast in Place Concrete	100%			LIFE	4. 4.	5	\$131,600	
Interior Walls	150/			LIEE	* *	5	¢2 000	
Concrete Masonry Unit	15% 5%			LIFE LIFE	* *	5 5-10	\$2,800 \$2,000	
Gypsum Board No Component	80%			LIFE		3-10	\$2,000	
1	8070							
Ceilings AcousTileSusp.Lay-In		Now ssing Elem	\$2,100 ents, Extent : Mod	2036 erate. Ar	* * ea Affected : 40%	5	\$300	
		: Entrance			55			
Exposed Struc: Steel	10%			LIFE	* *	10	\$6,000	
Metal Panel	88%			LIFE	* *	5	\$66,200	
te Enclosure	0070			LIIL		5	\$00,200	
Fence/Gates								
Aluminum Rail	20%	Now	\$2,100	2036	* *	5	\$2,600	
	Broken/M	ssing Elem		erate, Ar	rea Affected : 20%	5	ψ2,000	
	Location	: South Sid	xtent : Light, Area le Of Building					
					lted To The Top Of	The Sea	wall	
Chain Link	Broken/M	Now ssing Elem : East Yar	\$3,600 ents, Extent : Mod d Area	2041 erate, Ar	* * ea Affected : 5%			
	Impact Da		ent : Moderate, Are	ea Affecte	ed : 5%			

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

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

### FRESH KILLS I BOAT HOUSE

### Asset # : 2022

			A5561#.2					
Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	_	/	2051	* *			
			Extent : Light, Area	Affected	: 100%			
			de Of Building	<i>v 11/1 1</i> 11	1			
	Explanat	ion : This	Is Actually A Sea W	all/bulk	iead			
Site Pavements On-Site Walkways								
Asphalt	40%	2-4	\$2,200	2034	* *			
Asphart			Extent : Moderate		fected : 20%			
	-	-	t To East Yard Area		,			
Cast in Place Concrete	60%	v		2036	* *			
Parking/Driveway	0070			_000				
Asphalt	50%			2034	* *			
Asphalt	50%	0-2	\$13,200	2034	* *			
1	•	Crumbling, : East Yar	Extent : Moderate	, Area A <u>j</u>	ffected : 20%			
Electrical		Current I	Repair	Futur	e Replacement	м	aintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Vear	Estimated Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)	Listimuted Cost	FY	Listiniated Cost	(Yrs)	Listillated Cost	1 1 101 10
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		\$800	2041	* *	5		1
			t : Severe, Area Aff		0%			
		-	mer On Utility Pol		1000/			
		ervation, E : Electrico	Extent : Light, Area	Affected	: 100%			
			u Room 600 Ampere Main I	Discound	et Switch			
Switchgear / Switchboard	Блрійний	ion . One	ooo Ampere Main I	Jisconne	ci Swiich			
Molded Case Bkrs	100%			2031	\$26,100	5	\$500	
Raceway	10070			2001	\$20,100	0	4200	
Conduit	100%			2031	\$4,000	1		
Panelboards					4.,			
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	
Bround								
Grounding Devices								
Not Accessible	100%							
Lighting								

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.

### FRESH KILLS I BOAT HOUSE

### Asset # : 2022

			Assel # : 20					
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting								
Interior Lighting	200/			2026	¢0.700	10	¢ <b>2</b> 000	
Fluorescent	20%		ures, Extent : Ligh	2026	\$9,700	10	\$3,800	
	-		And Bath Room	і, ліей д	<i>Jjecieu</i> . 10070			
HID		Now	\$72,600	2031	\$145,200			
IIID			xtent : Moderate, A					
	Location	i : Through	out					
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%			2020	\$41,900	10		
	5070							
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)		FY		(Ýrs)		
leating								
Fuel Oil No 2	Location	servation, E 1 : Above G	xtent : Light, Area round In Back Of I 4,000 Gallon Tank		': 100%	5	\$6,400	
Conversion Equipment Hot Water Boiler	100% Obsolete Locatior On Extend	0-2 Equipment, 1 : Mechani	\$160,300 Extent : Severe, Ar cal Room tent : Light, Area A			1	\$9,300	
	Location	n : Boiler R	xtent : Light, Area oom Accessed Fron No.2 Oil Burning H	n Outsid	e Of Main Building	F 5		
Distribution Hot Wtr Piping/Pump	Locatior Explana 100% Broken, E	n : Boiler R tion : One I Now xtent : Seve	oom Accessed From	n Outsid Iot Water 2030 50%	e Of Main Building <u>r Boiler</u> \$32,400	4	\$1,000	
Hot Wtr Piping/Pump	Location Explana 100% Broken, E Location	n : Boiler R tion : One I Now xtent : Seve n : One Of I	oom Accessed Fron No.2 Oil Burning H \$6,500 rre, Area Affected :	n Outsid lot Water 2030 50% hanical I	e Of Main Building <u>r Boiler</u> \$32,400 Room			
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator	Location Explana 100% Broken, E Location 15%	i : Boiler R tion : One i Now xtent : Seve i : One Of I	oom Accessed Fron No.2 Oil Burning H \$6,500 rre, Area Affected :	n Outsid lot Water 2030 50% hanical 1 2029	e Of Main Building <u>r Boiler</u> \$32,400 Room \$16,700		\$1,000	
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Unit Heater - Hot Water	Location Explana 100% Broken, E Location 15%	i : Boiler R tion : One i Now xtent : Seve i : One Of I	oom Accessed Fron No.2 Oil Burning H \$6,500 rre, Area Affected :	n Outsid lot Water 2030 50% hanical I	e Of Main Building <u>r Boiler</u> \$32,400 Room	4		
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Unit Heater - Hot Water Air Conditioning Energy Source	Location Explana 100% Broken, E Location 15%	i : Boiler R tion : One I Now xtent : Seve i : One Of I	oom Accessed Fron No.2 Oil Burning H \$6,500 rre, Area Affected :	n Outsid lot Water 2030 50% hanical 1 2029	e Of Main Building * Boiler \$32,400 Room \$16,700 \$66,200	4		
Hot Wtr Piping/Pump Terminal Devices Convector/Radiator Unit Heater - Hot Water Air Conditioning	Locatior Explana 100% Broken, E Locatior 15% 85%	i : Boiler R tion : One I Now xtent : Seve i : One Of I	oom Accessed Fron No.2 Oil Burning H \$6,500 rre, Area Affected :	n Outsid Iot Water 2030 50% hanical I 2029 2031	e Of Main Building <u>r Boiler</u> \$32,400 Room \$16,700	4		

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.

### FRESH KILLS I BOAT HOUSE

### Asset # : 2022

Mechanical	Current Repair	Future R	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation						
Exhaust Fans						
Roof	100% Now \$17,3		\$34,500	2	\$500	
	Broken, Extent : Severe, Area Affec	eted : 50%				
	Location : Roof					
Plumbing						
H/C Water Piping	1000/	0041	ate ate			
Brass/Copper	100%	2041	* *	1		
Water Heater	1000/	2026	¢10.000		<b>#2</b> 00	
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 : 1	0%			
	Location : Boiler Room					
	Explanation : Boiler Only					
Generic	50%	2036	* *	1	\$600	
	Other Observation, Extent : Light, .	Area Affected : 1	00%			
	Location : Outside Courtyard					
	Explanation : Serves Tractor Rep	air Shop				
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2041	* *	1-5	\$10,500	

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.

#### 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



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

Page : 170

## **DEPARTMENT OF SANITATION - 827**

### FRESH KILLS I BUCKET SHOP

### Asset # : 2020

Architecture	Curr	ent Repair	Future R	eplacement	М	aintenance	
System Component Type	% of Fail 1 Total (Yea	Date Estimated Cost urs)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast in Place Concrete	15% Nov Broken/Missing	w \$98,200 Elements, Extent : Mod	LIFE derate Area	* * Affected · 66%	5	\$13,600	
	Location : Thr		μεταιέ, πτεά π	<i>ijjecieu</i> . 0070			
		ling, Extent : Moderat	e, Area Affeci	ted : 66%			
	Location : Thr	oughout					
	Exposed Reinfor	cement, Extent : Mode	rate, Area Afj	fected : 66%			
	Location : Three	oughout					
Masonry: Brick	45% Nov	w \$157,600	LIFE	* *	5	\$8,200	
	Joint Mortar Mi. Location : All	ss/Erod, Extent : Mode Facades	erate, Area Afj	fected : 50%			
		Extent : Moderate, Ar	ea Affected : .	50%			
		ners Of Building					
Metal Panel	20% Nov	. ,	2041	* *	5	\$6,800	
	•	d, Extent : Moderate, A	Area Affected	: 25%			
	Location : Cor						
		nish, Extent : Moderate	e, Area Affecte	ed : 20%			
	Location : Three	oughout					
Metal Sect. OHD	10%		2036	* *	5	\$5,700	
Metal Sect. OHD	5% No	. ,	2051	**	5	\$1,400	
		on, Extent : Moderate,	Area Affected	d : 23%			
	Location : Thr	-	Missing Elen	. outo			
		Broken, Corroded And		* *	1		
Weathering Steel	5% Nov	w \$13,000 on, Extent : Moderate,	LIFE		1		
	Location : Gar		Area Ajjeciet	1.15/0			
		Corrosion / Rusting - S	Structural Stee	el Columns			
Windows	Explanation .	orrosion / Rusting - 5	in actur at Siee	a columns			
Metal Louvers	100% No	w \$11,900	2034	* *			
		Elements, Extent : Mod		Affected : 30%			
	Location : Thr						
Parapets							
Cast Stone/Terra Cotta	10% No	w \$54,800	LIFE	* *	5	\$10,400	
	Cracking/Crumb	ling, Extent : Moderat	e, Area Affeci	ted : 30%			
	Location : Three	oughout					
Masonry: Brick	65% Nov	w \$161,900	LIFE	* *	5	\$8,800	
-	Diagonal Crack.	s, Extent : Moderate, A	rea Affected :	: 10%			
	Location : Thre	oughout					
		ss/Erod, Extent : Mode	erate, Area Afj	fected : 10%			
	Location : Three	oughout					
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.

### FRESH KILLS I BUCKET SHOP

### Asset # : 2020

Architecture	Current Repair	Future Replacemen	t N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	ost Cycle (Yrs)	Estimated Cost	Priority
xterior					
Roof					
Built-Up (BUR)	50% Now \$237,200 Blisters, Extent : Moderate, Area Affect Location : Lower Roof Vegetation Growth, Extent : Moderate, Location : Lower Roof Water Penetration, Extent : Moderate, Location : Throughout	ted : 25% Area Affected : 50%	: *		
	Location : Throughout Worn/Eroded, Extent : Moderate, Area Location : Lower Roof	Affected : 50%			
Metal Panel	25% Now \$19,700 Corrosion/Rusting, Extent : Moderate, Location : Above Gantry Garage Water Penetration, Extent : Moderate, Location : Over Gantry Garage	Area Affected : 10%	: *		
Modified Bitumen	15% Worn/Eroded, Extent : Moderate, Area Location : Throughout	2026 \$71,2 Affected : 75%	00 10	\$4,900	
Skylight, Plastic	10%4+\$32,300Glazing Clouded, Extent : Moderate, ALocation : Throughout	2030	** 1		
nterior					
Floors Asphalt Poured	30% Now \$1,400 Cracking/Crumbling, Extent : Moderati	2030	** 5	\$1,200	
	Location : Gantry Garage Area				
Cast in Place Concrete	70%2-4\$12,400Cracking/Crumbling, Extent : Moderate Location : Various Locations Throug	e, Area Affected : 20%	** 5	\$24,400	
Interior Walls					
Cast in Place Concrete	5% Now \$17,600 Cracking/Crumbling, Extent : Moderat Location : Concrete Columns In Shop Exposed Reinforcement, Extent : Mode Location : Concrete Columns In Shop	re, Area Affected : 15% Area arate, Area Affected : 159	• * 6		
Concrete Masonry Unit	30%	LIFE *	** 5	\$6,300	
Masonry: Brick No Component	35% 30% Other Observation, Extent : Light, Area Location : In Gantry Area		** 10	\$2,700	
	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.

### FRESH KILLS I BUCKET SHOP

### Asset # : 2020

			Assel # : 2	020				
Architecture		Current F	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings Exposed Concrete	70%	Now	\$74,300	LIFE	* *	5	\$1,700	
Exposed Concrete	Cracking/ Location Exposed K Location	Crumbling, : Storage .	Extent : Moderate Area ent, Extent : Moder	e, Area A rate, Arec	ffected : 15% a Affected : 15%	-		
Exposed Struc: Steel	30%			LIFE	* *	10	\$9,300	
Site Pavements Parking/Driveway Cast in Place Concrete	Broken/M Location Cracking/	: Through	Extent : Moderate					
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	THOTHY
Jnder 600 Volts								
Service Equipment Fused Disc Sw	Location Other Obs Location	: Electrica ervation, E : Electrica	xtent : Light, Area	Affected		5		
Molded Case Bkrs	<u>50%</u>	4+	\$100	2031	\$2,600	5	\$100	
	Enclosure Location Other Obs Location	Corroded, : Electrica ervation, E : Electrica	Extent : Moderate al Room Extent : Light, Area	, Area A <u>j</u> Affected	ffected : 5%	0	<i>4100</i>	
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					<b>.</b>	_	<b>.</b>	
Locally Mounted	100%			2029	\$48,400	5	\$100	
Ground Grounding Devices Not Accessible	100%							
	10070							

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

### **FRESH KILLS I BUCKET SHOP**

### Asset # : 2020

Electrical		Current R	A3301 # . 2		e Replacement	_M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Interior Lighting								
Fluorescent	15%			2026	\$4,700	10	\$1,800	
	-		res, Extent : Ligh oreroom And Bai		ffected : 100%			
HID	80%			2026	\$18,100	10	\$300	
HID	5%	Now	\$1,100	2041	* *			
	Damaged Location		tent : Severe, Are	a Affecte	d : 100%			
Egress Lighting								
Emergency, Battery		Now	\$3,800	2041	* *			
	Location	0	nt : Moderate, Ar at The Building	ea Affect	ed : 100%			
Emergency, Battery	30%			2026	\$5,700	10	\$1,000	
Exit, Service	30%			2026	\$1,100	1		
Exit, Service		Now	\$800	2041	* *	1		
	0		tent : Severe, Are ut The Building	a Affecte	d : 100%			
Exterior Lighting								
LED	50%			2031	\$30,500			
No Component	50%							
	50%	Current R	epair	Futur	e Replacement	М	aintenance	
Mechanical System Component	50% % of Total		epair Estimated Cost		e Replacement Estimated Cost		aintenance Estimated Cost	Priorit
Mechanical System Component Type	% of	Fail Date		Year		Cycle		Priorit
Mechanical System Component Type leating	% of	Fail Date		Year		Cycle		Priorit
Mechanical System Component Type leating Energy Source	% of Total	Fail Date (Years)		Year		Cycle	Estimated Cost	Priorit
Mechanical System Component Type leating	% of Total 100% Other Obs	Fail Date (Years)	Estimated Cost tent : Light, Area	Year FY 2041	Estimated Cost	Cycle (Yrs)		Priori
Mechanical System Component Type leating Energy Source Fuel Oil No 2	% of Total 100% Other Obs Location	Fail Date (Years) ervation, Ex	Estimated Cost tent : Light, Area	Year FY 2041	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment	% of Total 100% Other Obs Location Explana	Fail Date (Years) ervation, Ex : Undergro tion : One 5,	Estimated Cost tent : Light, Area und Vault	Year FY 2041 Affected	<b>Estimated Cost</b> * *	Cycle (Yrs)	Estimated Cost \$4,100	Priorit
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace	% of Total 100% Other Obs Location	Fail Date (Years) ervation, Ex : Undergro tion : One 5,	Estimated Cost tent : Light, Area und Vault	Year FY 2041	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Mechanical System Component Type Ieating Energy Source Fuel Oil No 2 Conversion Equipment <u>Furnace</u> Sir Conditioning	% of Total 100% Other Obs Location Explana	Fail Date (Years) ervation, Ex : Undergro tion : One 5,	Estimated Cost tent : Light, Area und Vault	Year FY 2041 Affected	<b>Estimated Cost</b> * *	Cycle (Yrs) 5	Estimated Cost \$4,100	Priorit
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace Sir Conditioning Energy Source	% of Total 100% Other Obs Location Explana 100%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031	Estimated Cost * * ': 100% \$31,100	Cycle (Yrs) 5	Estimated Cost \$4,100	Priori
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace Air Conditioning Energy Source Electricity	% of Total 100% Other Obs Location Explana	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 Affected	<b>Estimated Cost</b> * *	Cycle (Yrs) 5	Estimated Cost \$4,100	Priorit
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace ir Conditioning Energy Source Electricity Conversion Equipment	% of Total 100% Other Obs Location Explana 100%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039	Estimated Cost ** ': 100% \$31,100 **	Cycle (Yrs) 5 1 1	Estimated Cost \$4,100	Priorit
Mechanical System Component Type Type Teating Energy Source Fuel Oil No 2 Conversion Equipment Furnace ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit	% of Total 100% Other Obs Location Explana 100% 100%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031	Estimated Cost * * ': 100% \$31,100	Cycle (Yrs) 5	Estimated Cost \$4,100	Priorit
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component	% of Total 100% Other Obs Location Explana 100%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039	Estimated Cost ** ': 100% \$31,100 **	Cycle (Yrs) 5 1 1	Estimated Cost \$4,100	Priori
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Ventilation	% of Total 100% Other Obs Location Explana 100% 100%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039	Estimated Cost ** ': 100% \$31,100 **	Cycle (Yrs) 5 1 1	Estimated Cost \$4,100	Priori
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace Lir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Ventilation Exhaust Fans	% of Total 100% Other Obs Location Explana 100% 100%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039 2026	Estimated Cost ** ': 100% \$31,100 ** \$2,800	Cycle (Yrs) 5 1 1 1	Estimated Cost \$4,100 \$6,500	Priorit
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace A conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Ventilation Exhaust Fans Roof	% of Total           100%           Other Obs           Location           Explana.           100%           100%           100%           50%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039 2026	Estimated Cost ** 5: 100% \$31,100 ** \$2,800 \$11,000	Cycle (Yrs) 5 1 1 2	Estimated Cost \$4,100 \$6,500 \$200	Priori
Mechanical System Component Type leating Energy Source Fuel Oil No 2 Conversion Equipment Furnace ir Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Yentilation Exhaust Fans Roof Wall Unit	% of Total 100% Other Obs Location Explana 100% 100%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039 2026	Estimated Cost ** ': 100% \$31,100 ** \$2,800	Cycle (Yrs) 5 1 1 1	Estimated Cost \$4,100 \$6,500	Priorit
Mechanical System Component Type Ieating Energy Source Fuel Oil No 2 Conversion Equipment Furnace Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Ventilation Exhaust Fans Roof Wall Unit Jumbing	% of Total           100%           Other Obs           Location           Explana.           100%           100%           100%           50%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039 2026	Estimated Cost ** 5: 100% \$31,100 ** \$2,800 \$11,000	Cycle (Yrs) 5 1 1 2	Estimated Cost \$4,100 \$6,500 \$200	Priorit
Mechanical System Component Type Heating Energy Source Fuel Oil No 2 Conversion Equipment Furnace Air Conditioning Energy Source Electricity Conversion Equipment Window/Wall Unit No Component Ventilation Exhaust Fans Roof	% of Total           100%           Other Obs           Location           Explana.           100%           100%           100%           50%	Fail Date (Years)	Estimated Cost tent : Light, Area und Vault	Year FY 2041 <i>Affected</i> 2031 2039 2026	Estimated Cost ** 5: 100% \$31,100 ** \$2,800 \$11,000	Cycle (Yrs) 5 1 1 2	Estimated Cost \$4,100 \$6,500 \$200	Priorit

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

FY 2025

\$1,000 \$900 \$7,700 **\$9,600** 

\$6,900 \$2,700

\$9,600

Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Total

Asset Name	: FRESH KILLS I	FRESH KILLS I TRACTOR REPAIR SHOP/OFFC					
Address	: FOOT OF MULD	TOOT OF MULDOON					
Borough	: STATEN ISLAND	)	Agency's Number	: N/A			
Program / Asset #	: DOS0011.010 / 279	01	Yr Built/Renovated	: <b>1948</b> / <b>1990</b>			
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

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

\$115,300



\$14,200

\$12,500

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

### Asset # : 2791

Architecture		Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Exterior Walls								
Cast in Place Concrete	Broken/Mi. Location Cracking/C Location Exposed R Location Misalignea Location Vegetation	: All Facade Crumbling, E : All Facade einforcement : All Facade d/Bulging, Es : All Facade Growth, Ex.	es Throughout Extent : Moderate es Throughout t, Extent : Moder es Throughout etent : Moderate, es Throughout tent : Moderate,	r, Area Aj rate, Area Area Afj	Affected : 30%	5	\$32,900	
Concrete Masonry Unit	10% Joint Mort	Now	es Throughout \$11,600 d, Extent : Moden ut	LIFE rate, Arec	* * Affected : 20%	5	\$1,600	
Masonry: Brick	50% Diagonal C Location Horizontal Location Joint Mort Location Misaligned	Now Cracks, Exten : At Corners Cracks, Ext Cracks, Cracks,	\$212,200 nt : Moderate, Au s And Wall Pener ent : Moderate, A enetrations Throu d, Extent : Moder tt ctent : Moderate,	rations Area Affe ughout cate, Arec	cted : 10% a Affected : 75%	5	\$13,200	
Metal Panel	Deteriorate Location Punct/Tear	: Additions ( r/Impact Dar	\$2,000 ktent : Moderate, On South And W nage, Extent : M On South And W	est Eleva oderate, .	tions Area Affected : 209	5	\$2,500	
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.

### Asset # : 2791

rchitecture	Current Repair Future			re Replacement Maintenance				
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Windows	150/	Marri	\$9 <u>7</u> 900	2020	* *	5	\$2,400	
Aluminum		Now ssing Elem	\$86,800 ents, Extent : Mod	2039 erate Ar		5	\$2,400	
		: Through		<i>ci uic</i> , 11 <i>i</i>	<i>ca njjecica : 5070</i>			
		-	d, Extent : Modera	te, Area	Affected : 100%			
	Location	: Through	out					
Steel	75%	Now	\$1,352,300	2056	* *	5	\$151,500	
			t : Moderate, Area	Affected	d : 50%			
		: Through						
		ssing Elem : Through	ents, Extent : Mod	erate, Ar	ea Affected : 25%			
		-	xtent : Moderate, A	Irea Affe	ected · 50%			
		: Through		ir cu rijje	cicu : 5070			
		-	Extent : Moderate	, Area A	ffected : 50%			
	Location	: Through	out					
Wood	10%	Now	\$96,900	2056	* *	5	\$16,200	
			t : Moderate, Area	Affected	d : 100%			
		: Through						
		ssing Elem : Through	ents, Extent : Mod	erate, Ar	ea Affected : 30%			
		-	nt : Moderate, Arec	Affecter	1.30%			
	-	: Through		11))00000				
Parapets								
Cast in Place Concrete		Now	\$104,800	LIFE	* *	5	\$31,900	
			ents, Extent : Mod	erate, Ar	ea Affected : 35%			
			Throughout	1	<i>C</i>			
			Extent : Moderate Throughout	, Area A	<i>Jeciea</i> . 5576			
			ent, Extent : Moder	ate, Arec	a Affected : 25%			
		: East Fac			55			
Concrete Masonry Unit	15%	Now	\$3,200	LIFE	* *	5	\$700	
-	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 30%			
	Location	: Through	out					
Metal Rail		Now	\$1,600	2036	* *	5	\$1,400	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
		: Through		lung Aff	atad · 1000/			
		Rusting, E : Through	xtent : Moderate, A	irea Affe	ciea : 100%			

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

### Asset # : 2791

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof								
Built-Up (BUR)	10% Worn/Erod Location	ed, Extent	\$132,100 : Moderate, Area ead	2041 Affected	* *			
IRMA/Protected Membrane	40%	Now	\$310,500	2041	* *			
	Location .	: Through	Extent : Moderate, out Extent : Moderate					
	Location .	: Througho Growth, E	out Extent : Moderate, .					
		etration, E: : Garage A	xtent : Moderate, 2 1rea	Area Affe	cted : 20%			
Metal Panel		4+ ed Finish, I : Throught	\$11,000 Extent : Moderate, put	2036 Area Af	* * Fected : 35%			
Modified Bitumen	Blisters, Ex Location Drains Clog Location	: Througho gged, Exte : Througho	nt : Moderate, Are out	ea Affecte	ed : 50%			
	-	n/Split, Ex : Throughe	tent : Moderate, A out	rea Affec	eted : 50%			
Skylight, Metal/Glass	Location .	oken/Craci Throughe etration, E:	xtent : Moderate, 2					
nterior Floors								
Cast in Place Concrete	Location .	: Through				5	\$99,000	
		ed, Extent : Throughe	: Moderate, Area . out	Affected	: 70%			
Vinyl Tile	Location .	sing Elem First Flo	\$72,500 ents, Extent : Mod or Corridor			3	\$3,000	
			Extent : Moderate or Corridor	, Area A	<i>ijeciea : 35%</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.

### Asset # : 2791

Architecture	Current Repair			Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	000/	4	¢40.000	LIPP	* *	-	<b>#0.400</b>	
Concrete Masonry Unit	Location Vertical C	Crumbling, 1 : Through	ent : Moderate, Are	-	ffected : 20%	5	\$8,400	
Gypsum Board	10%			LIFE	* *	5-10	\$4,400	
Masonry: Brick	Vertical C Location Water Per	ı : Roof Sta	xtent : Moderate, 2					
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Water Per	ı : Men's Re	xtent : Moderate, 2			5	\$2,400	
Exposed Concrete		Now	\$599,300	LIFE	* *	5	\$13,600	
	Location Cracking/ Location Exposed R Location Water Per Location	a : Through Crumbling, a : Through Reinforceme a : Through aetration, E a : Through	Extent : Moderate out ent, Extent : Moder out extent : Moderate, 2 out	e, Area Aj rate, Arec Area Affe	ffected : 15% 1 Affected : 15% cted : 20%			
Exposed Struc: Steel	Water Per	Now netration, E n : Auto Rep	\$21,800 Extent : Moderate, A pair Area	LIFE Area Affe	* * cted : 2%			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	Location	issing Elem 1 : Through						
	-	Crumbling, 1 : Through	Extent : Moderate out	r, Area Aj	ffected : 10%			
Parking/Driveway	1000/	N	¢1.60.000	2026	* *			
Cast in Place Concrete	Broken/M	Now issing Elem a : Through	\$160,000 eents, Extent : Mod out	2036 erate, Ar				
	Location	1 : Through		Ū	-			
		Extent : Mo 1 : Through	oderate, Area Affec out	ted : 10%	6			

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

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

#### Asset # : 2791

ASSet # . 2751										
Electrical	Current Repair	М								
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Jnder 600 Volts										
Service Equipment										
Molded Case Bkrs	100% 4+ Enclosure Corroded, Extent : 1	\$500 2031 Moderate, Area Affecte	\$5,200 ed : 100%	5	\$900					
	Location : Electrical Room Other Observation, Extent : Lig Location : Electrical Room									
T	Explanation : One 800 Ampe	re Main Disconnect Si	witch							
Transformers	1000/	2026	* *	5	\$200					
Dry Type	100%	2036		5	\$300					
	Other Observation, Extent : Lig Location : Electrical Room	gni, Area Ajjeciea : 10	10%0							
		lt ammana								
Switchgear / Switchboard	Explanation : One 75 Kilovo	u-umpere								
Molded Case Bkrs	100%	2031	\$52,200	5	\$1,800					
	10078	2031	\$52,200	5	\$1,800					
Raceway Conduit	100%	2031	\$33,500	1						
Panelboards	10078	2031	\$35,500	1						
Fused Disc Sw	10%	2030	\$4,100	5	\$200					
	90%	2030	\$4,100	5 5	\$200					
Molded Case Bkrs	90%	2030	\$37,000	3	\$1,700					
Wiring Braided Cloth	50% 2-4 \$	14,800 2056	* *	1						
Braided Cloth	50% 2-4 \$ Insulation Aged, Extent : Mode	,		1						
	-	•••	100%							
	Location : Throughout The B	-								
Thermoplastic	50%	2031	\$14,800	1						
Motor Controllers										
Locally Mounted	100%	2029	\$15,400	5	\$500					
bround										
Grounding Devices										
Generic	100%	LIFE	* *	5	\$2,100					
ighting										
Interior Lighting										
Fluorescent	10%	2026	\$20,300	10	\$6,400					
	T-12 Lamps And Fixtures, Exte									
	Location : Lunch Room, Stor	age, Bath Room And L	Locker Room							
Fluorescent	10% Now \$2	20,300 2041	* *							
	Inadequate Lighting Level, Ext Location : 1st Floor	ent : Moderate, Area	Affected : 100%	6						
	T-12 Lamps And Fixtures, Exte	ent : Light, Area Affect	ted : 100%							
	Location : Throughout									
HID	80%	2026	\$59,800	10	\$1,800					
Egress Lighting	0070	2020	ψ59,000	10	\$1,000					
Egress Lighting Emergency, Battery	50%	2026	\$50.400	10	\$8,500					
Exit, Service	50%	2026	\$50,400 \$4,200	10	\$0,500					
	3070	2020	\$ <del>4</del> ,200	1						
Exterior Lighting HID	50%	2026	\$141.200	10	\$100					
		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. Estimates are rounded to the nearest hundred dollars.

#### Asset # : 2791

Mechanical		Current Repair	Futur	e Replacement	М		
System Component Type		Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Energy Source							
Fuel Oil No 2	100%		2041	* *	5	\$21,700	
		rvation, Extent : Light, Ar		: 100%			
		Underground Vault In Yo					
	Explanati	on : One 20,000 Gallon T	ank				
Conversion Equipment	1000/		2026	* *		¢(0,400	
Steam Boiler	100%	mation Entont Light A	2036		1	\$69,400	
		rvation, Extent : Light, Ar Boiler Room	ea Affectea	: 100%			
		boller Room on : One No.2 Oil Burning	a Staam Pai	lon			
Distribution	Explanali	on . One No.2 Ou burning	g Sieum Doi	ier			
Steam Piping/Pump	100%		2041	* *			
Terminal Devices	10070		2041				
Convector/Radiator	5%		2029	\$18,800	1	\$1,100	
Unit Heater - Steam	95%		2031	\$237,900	4	\$9,100	
Air Conditioning	,			<i>+,,,,</i> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		÷>,	
Energy Source							
Electricity	100%		2039	* *	1		
Conversion Equipment							
Window/Wall Unit	10%		2026	\$14,600	1		
No Component	90%						
/entilation							
Exhaust Fans							
Roof	100%			* *	2	\$1,700	
		ent : Moderate, Area Affe	ected : 40%				
	Location .	Roof					
Plumbing							
H/C Water Piping	1000/		2020	<b>#207</b> 400	1		
Galvanized Steel	100%		2029	\$307,400	1		
Water Heater	1000/		2024	¢50.000	1	¢2.000	
Oil Fired	100%		2024	\$58,200	1	\$2,000	
HW Heat Exchanger	100%		2031	\$111,600	4	\$10,400	
Steam Fired Sanitary Piping	10070		2031	\$111,000	4	\$10,400	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFL		1		
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	10070				1		
Generic	100%		2031	\$17,800	1	\$4,300	
		rvation, Extent : Light, Ar			*	φ1,500	
		Outside In Courtyard	<i></i>				
		on : Water Main Also Ser	ves The Boa	t House			
Fixtures	1						
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.*
## Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: FRESH KILLS II EQUIPMENT WA	ASH 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



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

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

#### Asset # : 2012

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
axterior									
Exterior Walls						_			
Cast in Place Concrete	2%		<b>*</b> •• <b>•</b> •••	LIFE	* *	5	\$2,800		
Metal Panel	Location Deformed Location Punct/Tea	/Rusting, Ex : Perimeter /Dented, Ex : Various I	-	Vall Irea Affeo cades		5 %	\$23,200		
	Other Obs Location	ervation, Ex : North Fa	xtent : Moderate, . cade	Area Affe	ected : 15%				
	Explana	tion : Vegeta	ation Growth						
Metal Sect. OHD	10%			2044	* *	5	\$4,400		
Windows	-0/			0004	* *	10	<b>41 2</b> 00		
Metal Louvers	5%			2034	* *	10	\$1,300		
No Component	95%								
Roof Metal Panel	100%			2044	* *	10	\$20,200		
nterior	10070			2044		10	\$20,200		
Floors Cast in Place Concrete	100%			LIFE	* *	5	\$25,700		
Interior Walls Concrete Masonry Unit Metal Panel	20% 80%	Now	\$7,400	LIFE LIFE	* * * *	5	\$500		
			ctent : Moderate, 2	Area Affe	ected : 20%				
Ceilings									
Exposed Struc: Steel	10%			LIFE	* *	10	\$1,200		
Fiber Board	Broken/M	Now issing Eleme : Wash Are		2036 lerate, Ar	* * ea Affected : 25%				
ite Enclosure									
Fence/Gates Chain Link	Impact Da Location	: Entrance	\$2,600 nt : Moderate, Arc To Driveway Are xtent : Moderate, .	а					
	Location	: Througho		лгей лује	<i>cieu</i> : 2070				
ite Pavements									
On-Site Walkways	1000/			2026	* *				
Cast in Place Concrete	100%			2036					
Parking/Driveway Asphalt		4+ Crumbling, : Throughd	\$9,100 Extent : Moderate	2034 e, Area A	* * ffected : 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.

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

#### Asset # : 2012

Electrical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	30% 4+	\$500 2031	\$500	5		
	Enclosure Corroded, Extent		cted : 5%			
	Location : Electrical Room					
	Other Observation, Extent :		100%			
	Location : Electrical Room		~ .			
	Explanation : One 400 Amp					
Molded Case Bkrs	54% 4+	\$900 2031	\$900	5		
	Enclosure Corroded, Extent		cted : 5%			
	Location : Electrical Room					
	Other Observation, Extent : I		100%			
	Location : Electrical Room					
	Explanation : 1,000 Amper					
Molded Case Bkrs	16%	2031	\$300	5		
Switchgear / Switchboard	1000/	2021	<b>#2</b> < 100	~	¢100	
Molded Case Bkrs	100%	2031	\$26,100	5	\$100	
Raceway	1000/	2021	¢4.000	1		
Conduit	100%	2031	\$4,000	1		
Panelboards	109/	2020	¢000	5		
Fused Disc Sw Molded Case Bkrs	10% 90%	2030 2030	\$800 \$7,200	5 5	\$100	
Wiring	9078	2030	\$7,200	3	\$100	
Thermoplastic	100%	2031	\$8,700	1		
Motor Controllers	10070	2031	\$8,700	1		
Locally Mounted	13% 4+	\$1,000 2029	\$1,000	5		
Locally Mounted	Corroded, Extent : Moderate	. ,	\$1,000	5		
	Location : Overhead Door					
Locally Mounted	87%	2029	\$6,700	5		
Bround	0770	2023	φ0,700	5		
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting		22		-	÷ • • • •	
Interior Lighting						
HID	100% Now	\$18,900 2031	\$37,800			
	Damaged Fixtures, Extent : S	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 Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

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

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

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

Asset # : 2012

Mechanical	Cu	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	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 Observa	tion, Extent : Light, Area	Affected	! : 90%			
	Location : Mo	ain Floor					
	Explanation :	3 Units					
Ventilation	î						
Distribution							
Ductwork/Diffusers	50% 2	-4 \$20,000	LIFE	* *	2-5	\$1,200	
	Corroded, Exte	ent : Severe, Area Affected	d : 90%				
	Location : 1st	t 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block		000 / 2017 19		: N/A d : 1955 / : SANITATION : NONE : 3064006	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$1,033,700		\$780,300
Interior Architect	ture		\$724,100		\$138,100
Electrical			\$1,500,200		\$224,200
Mechanical			\$1,005,700		
Total			\$4,263,700		\$1,142,500
Importance Code	А		\$1,080,400		\$819,800
Importance Code	В		\$3,183,300		\$322,700
Total			\$4,263,700		\$1,142,500
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$41,300			
Interior Architect	ture	\$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	В	\$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.* 

#### Asset # : 2017

		A5561#.2					
rchitecture	Current	Replacement	nent Maintenance				
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior							
Exterior Walls							
Metal Panel	100% Now	\$171,300	2040	* *	5	\$209,100	
	Broken/Missing Elen		lerate, Are	a Affected : 10%			
	Location : Through						
	Deformed/Dented, E.		Area Affect	ed : 15%			
	Location : Through			1000/			
	Other Observation, E		a Affected .	• 100%			
	Location : Through			<i>а</i>	D 11		
	Explanation : This Follow Is A Carryo			Scheduled To Be	Demolisi	hed. Report To	
Windows	Tonow is A Curryo	ver 110m July 201	5				
Aluminum	10% Now	\$30,500	2055	* *	5	\$300	
	Broken/Missing Elen			a Affected : 35%	C	4000	
	Location : Office			55			
	Glazing Broken/Crac	ked, Extent : Mode	erate, Ared	a Affected : 30%			
	Location : Office						
Fiberglass Panel	85% Now	\$96,200	2038	* *	5	\$10,900	
	Broken/Missing Elen			a Affected : 10%	0	\$10,900	
	Location : Through			55			
Metal Louvers	5% 4+	\$10,800	2033	* *			
	Deformed/Dented, E.			ed : 5%			
	Location : Through		55				
Parapets							
Metal Rail	100% Now	\$323,000	2035	* *	5	\$268,300	
	Corrosion/Rusting, E		Area Affec	ted : 40%			
	Location : Through	out					
Roof	0.50/	<b>#20.200</b>		* *			
Cast in Place Concrete	25% Now	\$38,300	LIFE				
	Gut/DS Non Func/M			Affected : 25%			
	Location : Over Ga Water Penetration, E			tad . 100/			
	Location : Over Ga			ieu . 1070			
$M_{abs} = 1$				* *			
Metal Panel	75% Now	\$251,700 stant : Modarata	2035 Area Affact				
	Deformed/Dented, E: Location : Over Ga			eu : 1070			
	Vegetation Growth, 1			. 5%			
	Location : Roof Ed		л лујестей	. 570			
	Water Penetration, E		Area Affor	ted · 10%			
	Location : Over Ga			icu : 1070			
Soffits		5 . <u>r</u>					
Cast in Place Concrete	7% Now	\$153,200	LIFE	* *	5	\$21,200	
	Cracking/Crumbling			d : 10%			
	Location : East And	d West Elevations					
Cast in Place Concrete	93%		LIFE	* *	5	\$281,600	
erior							

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.

#### Asset # : 2017

chitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$140,200 Extent : Moderate out	LIFE , <i>Area Aj</i>	* * ffected : 20%	5	\$138,100	
Ceramic Tile		-	\$81,600 Extent : Moderate	2045 , Area A <u>j</u>	* * ffected : 100%	5	\$2,000	
Vinyl Tile		-	\$35,800 eents, Extent : Mod	2040 erate, Ar	* * ea Affected : 100%	3	\$1,500	
Wood	Deteriorat	Now ed Finish, : Through	\$55,600 Extent : Moderate, out	2058 Area Aff	* * Cected : 15%	5	\$7,400	
Interior Walls								
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$27,100 Extent : Moderate out	LIFE , Area A <u>j</u>	* * ffected : 10%			
Concrete Masonry Unit	Broken/Mi Location Cracking/O Location Other Obs Location	: Equipme Crumbling, : Exterior ervation, E : Equipme	Extent : Moderate Walls Extent : Severe, Are ent Room	, Area A <u>j</u> a Affecte	ffected : 20%	5 Equipmer	\$400 nt Room Severely	
	Corrode				-		-	
Concrete Masonry Unit SGFT/Glazed Masonry	10% Broken/Mi	Now ssing Elem : Offices	\$8,300 eents, Extent : Mod	LIFE LIFE erate, Ar	* * * * ea Affected : 20%	5	\$3,200	
	25%	55		LIFE	* *			
SGFT/Glazed Masonry								
SGFT/Glazed Masonry Ceilings AcousTileSusp.Lay-In	5% Broken/Mi		\$34,100 ents, Extent : Seve out	2050	* * Affected : 100%	5	\$2,000	
Ceilings	5% Broken/Mi Location 10% Cracking/ Location	ssing Elem : Through 0-2 Crumbling, : Lower L	ents, Extent : Seve out \$162,600 Extent : Moderate evel	2050 re, Area LIFE , Area Aj	* * ffected : 10%	5	\$2,000 \$1,200	
Ceilings AcousTileSusp.Lay-In	5% Broken/Mi Location 10% Cracking/C Location Exposed R Location Spalling, E	issing Elem : Through 0-2 Crumbling, : Lower Lu einforceme : Lower L	ents, Extent : Seve out \$162,600 Extent : Moderate evel evel derate, Area Affect	2050 re, Area LIFE , Area Aj ate, Area	* * ffected : 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.

## Asset # : 2017

Architecture	C	urrent Repair	Fu	ure Repla	cement	М	aintenance	
ystem Component Type		il Date Estim Years)	ated Cost Yes	r Estima	ted Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Enclosure								
Fence/Gates			• • •	_				
Cast in Place Concrete	50%	T.	206		* *			
Chain Link	50% 1 Comparing /Pa		\$5,400 204					
	Location : 1		Moderate, Area A	jjeciea : To	170			
		-	oderate, Area Affe	cted · 5%				
	Location : S	-	<i>fuer ure, 111 eu 11</i> 57e	cieu . 570				
te Pavements								
On-Site Walkways								
Asphalt	95% 1	Jow	\$20,100 203	3	* *			
	-	-	: Moderate, Area	Affected :	15%			
	Location : T	hroughout						
Cast in Place Concrete	5%		203	5	* *			
Parking/Driveway								
Asphalt	13% 1		\$20,000 203		* *			
	-	-	: Moderate, Arec	Affected :	10%			
	Location : T	-	· · · · · · · · ·	<b>^</b> /				
	0		Area Affected : 5	%				
	I	71						
Asphalt	Location : 1	hroughout	203	2	* *			
Asphalt	Location : 7 87%	hroughout	203	3	* *			
<b>-</b>	87%	Throughout urrent Repair		3 ture Repla		М	aintenance	
Asphalt Electrical ystem Component Type	87%		Fu	ture Replace The Estimation	cement		aintenance Estimated Cost	Priorit
lectrical ystem Component	87%	urrent Repair il Date Estim	Fu	ture Replace The Estimation	cement	Cycle		Priorit
lectrical vstem Component Type nder 600 Volts Service Equipment	87%	urrent Repair il Date Estim	Fu	ture Replace The Estimation	cement	Cycle		Priori
lectrical ystem Component Type nder 600 Volts	87%	urrent Repair il Date Estim Years)	Fu ated Cost Ye: FY 203	ure Repla r Estima	cement	Cycle		Priori
lectrical vstem Component Type nder 600 Volts Service Equipment	87% % of Fa Total ( 100% Other Observ	urrent Repair il Date Estim Years) ation, Extent :	Fu ated Cost FY 203 Light, Area Affec	ure Repla r Estima	cement ted Cost	Cycle (Yrs)	Estimated Cost	Priori
lectrical rstem Component Type ader 600 Volts Service Equipment	87% C % of Fa Total ( 100% Other Observ Location : 1	urrent Repair il Date Estim Vears) ation, Extent : Electrical Roon	Fu nated Cost FV 203 Light, Area Affect	ure Replar ar Estima 0 ed : 100%	cement ted Cost \$39,500	Cycle (Yrs)	Estimated Cost	Priori
lectrical vstem Component Type nder 600 Volts Service Equipment Molded Case Bkrs	87% C % of Fa Total ( 100% Other Observ Location : 1	urrent Repair il Date Estim Vears) ation, Extent : Electrical Roon	Fu ated Cost FY 203 Light, Area Affec	ure Replan r Estima 0 ed : 100%	cement ted Cost \$39,500	Cycle (Yrs)	Estimated Cost	Priori
lectrical ////////////////////////////////////	87% % of Fa Total (0 100% Other Observ Location : I Explanation	urrent Repair il Date Estim Vears) ation, Extent : Electrical Roon	Fu nated Cost Fy 203 Light, Area Affec the mpere Main Disc	ure Replac r Estima 0 ed : 100% onnect Swi	cement ted Cost \$39,500 tches	Cycle (Yrs) 5	Estimated Cost \$1,600	Priori
lectrical vstem Component Type nder 600 Volts Service Equipment Molded Case Bkrs	87% % of Fa Total ( 100% Other Observ Location : I Explanation 100%	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A	Fu nated Cost Fy 203 Light, Area Affec Impere Main Disc 202	ure Repla r Estima 0 ed : 100% onnect Swi 8	cement ted Cost \$39,500 tches \$16,900	Cycle (Yrs)	Estimated Cost	Priori
lectrical ////////////////////////////////////	87% % of Fa Total ( 100% Other Observ Location : I Explanation 100% Other Observ	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A	Fu ated Cost FY 203 Light, Area Affec mpere Main Disc 202 Moderate, Area A	ure Repla r Estima 0 ed : 100% onnect Swi 8	cement ted Cost \$39,500 tches \$16,900	Cycle (Yrs) 5	Estimated Cost \$1,600	Priori
lectrical vstem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Transformers	87% % of Fa Total ( 100% Other Observ Location : 1 Explanation 100% Other Observ Location : 1	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A ation, Extent : Electrical Roon	Fu ated Cost Fy 203 Light, Area Affect mpere Main Disc 202 Moderate, Area A	ure Replac r Estima 0 ed : 100% onnect Swi 8 ffected : 10	cement ted Cost \$39,500 tches \$16,900 00%	Cycle (Yrs) 5	Estimated Cost \$1,600	Priori
lectrical vstem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Transformers Dry Type	87% % of Fa Total ( 100% Other Observ Location : 1 Explanation 100% Other Observ Location : 1	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A ation, Extent : Electrical Roon	Fu ated Cost FY 203 Light, Area Affec mpere Main Disc 202 Moderate, Area A	ure Replac r Estima 0 ed : 100% onnect Swi 8 ffected : 10	cement ted Cost \$39,500 tches \$16,900 00%	Cycle (Yrs) 5	Estimated Cost \$1,600	Priori
lectrical vstem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Transformers	87% % of Fa Total ( 100% Other Observ Location : 1 Explanation 100% Other Observ Location : 1	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A ation, Extent : Electrical Roon	Fu ated Cost Fy 203 Light, Area Affect mpere Main Disc 202 Moderate, Area A	ure Replac r Estima 0 ed : 100% onnect Swi 8 ffected : 10 Volt / 208	cement ted Cost \$39,500 tches \$16,900 00%	Cycle (Yrs) 5	Estimated Cost \$1,600	Priori
lectrical ystem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Transformers Dry Type Switchgear / Switchboard	87% C % of Fa Total ( 100% Other Observy Location : 1 Explanation 100% Other Observy Location : 1 Explanation	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A ation, Extent : Electrical Roon	Fu ated Cost Ye: FY 203 Light, Area Affec mpere Main Disc 202 202 Moderate, Area A 1 ovolt-ampere 480	ure Replac r Estima 0 ed : 100% onnect Swi 8 ffected : 10 Volt / 208	cement ted Cost \$39,500 tches \$16,900 00% / 120 Volt	Cycle (Yrs) 5	Estimated Cost \$1,600 \$200	Priori
lectrical vstem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs	87% % of Fa Total ( 100% Other Observ Location : I Explanation 100% Other Observ Location : I Explanation 100%	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A ation, Extent : Electrical Roon : One 500 Kill	Fu ated Cost Pated Cost 203 203 Light, Area Affec mpere Main Disc 202 Moderate, Area A 1 ovolt-ampere 480 203 \$51,300 206	ure Replat r Estima 0 ed : 100% onnect Swi 8 ffected : 10 Volt / 208 0 \$	cement ted Cost \$39,500 tches \$16,900 00% / 120 Volt	Cycle (Yrs) 5	Estimated Cost \$1,600 \$200	Priori
lectrical vstem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway	87% % of Fa Total ( 100% Other Observ Location : I Explanation 100% Other Observ Location : I Explanation 100%	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A ation, Extent : Electrical Roon : One 500 Kill Now ation, Extent :	Fu ated Cost yes Fy 203 203 Light, Area Affec 1 202 Moderate, Area A 1 ovolt-ampere 480 203 \$51,300 206 Light, Area Affec	ure Replat r Estima 0 ed : 100% onnect Swi 8 ffected : 10 Volt / 208 0 \$	cement ted Cost \$39,500 tches \$16,900 00% / 120 Volt 182,600	Cycle (Yrs) 5 5	Estimated Cost \$1,600 \$200	Priori
Iectrical ystem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Transformers Dry Type Switchgear / Switchboard Molded Case Bkrs Raceway	87% % of Fa Total ( 100% Other Observ Location : I Explanation 100% Other Observ Location : I Explanation 100%	urrent Repair il Date Estim Years) ation, Extent : Electrical Roon : Two 1,200 A ation, Extent : Electrical Roon : One 500 Kill	Fu ated Cost ye: FY 203 203 Light, Area Affec mpere Main Disc 202 202 Moderate, Area A ovolt-ampere 480 203 \$51,300 206 Light, Area Affec Iding	ure Replat r Estima 0 ed : 100% onnect Swi 8 ffected : 10 Volt / 208 0 \$	cement ted Cost \$39,500 tches \$16,900 00% / 120 Volt 182,600	Cycle (Yrs) 5 5	Estimated Cost \$1,600 \$200	Priorit

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

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

Asset # : 2017

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Panelboards	20/			2020	<b>#2</b> 100	-		
Molded Case Bkrs	2%	N	¢101 700	2029	\$2,100 * *	5	¢000	
Molded Case Bkrs		Now Corrodad	\$101,700 Extent : Light, Are	2055		5	\$800	
			out Building	и Ајјеси	eu . 10070			
Wiring Braided Cloth	0.09/	Now	\$52,000	2055	* *	1		
Braided Cloin		Now	\$53,000 ent : Light, Area Af	2055 Factad		1		
		-	out Building	iecieu . I	10070			
Thermoplastic	10%			2030	\$5,900	1		
Motor Controllers								
Locally Mounted	10%			2028	\$4,000	5		
Motor Control Center		Now	\$156,400	2050	* *	5	\$700	
			Extent : Light, Are	ea Affecte	ed : 100%			
Nu	Location	: Inrougn	out Building					
Bround Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	* *	5	\$900	
			Extent : Light, Area		! : 100%	C C	4,7,0,0	
		: Water M	-					
	Explana	tion : Corre	oded					
Lighting								
Interior Lighting	100/		<b>***</b> *	2040	ate ate	•	<b>.</b>	
Incandescent		Now	\$234,300	2040	* *	2	\$400	
		: Building	xtent : Light, Area A	чјјестеа	. 100%			
LED	<u> </u>	. Dunung	Interior	2035	* *			
Egress Lighting	0070			2000				
No Component	50%							
No Component	50%							
Exterior Lighting								
HID	100%			2025	\$241,400	10	\$200	
larm								
Fire/Smoke Detection	1000/			• • • • •			<b>***</b>	
Generic, Analog		Now	\$662,100	2040	**	1-3	\$33,500	
		ervation, E : Building	Extent : Severe, Are	u Affecte	ca : 100%			
		-	evices Connected I	To The F	risting Control Da	nel		
	ылрини		erices connected 1	5 The E	misting Control I u			
Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		

Heating

Туре

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

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

#### Asset # : 2017

Mechanical	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priorit
eating					
Energy Source					
Electricity	100%	2030	1		
	Other Observation, Extent : Light, Are Location : 2nd Level	a Affected : 100%			
	Explanation : This Facility Being Us	ad Fou Townougu, Stougg	2		
Conversion Equipment	Explanation . This Facility being Os	eu For Temporary Storage	2		
Radiant Heater	5%	2025 \$46,70	0 2	\$1,200	
Rudhant Heater	Abandoned in Place, Extent : Light, Ar	. ,	0 2	ψ1,200	
	Location : Office Area	00			
	Other Observation, Extent : Light, Are	a Affected : 5%			
	Location : Office Only				
	Explanation : Electric Radiant Heate	r			
No Component	95%				
Distribution					
Steam Piping/Pump	100% Now \$11,700	2000	*		
	Abandoned in Place, Extent : Severe, A	Irea Affected : 100%			
	Location : Throughout	1 1000/			
	Corroded, Extent : Severe, Area Affect	ed : 100%			
	Location : Throughout Damaged, Extent : Severe, Area Affect	ad · 100%			
	Location : Throughout	eu . 10070			
Terminal Devices	200000000000000000000000000000000000000				
Convector/Radiator	40% Now \$5,600	2050 *	* 1	\$6,100	
	Abandoned in Place, Extent : Severe, A			4-)	
	Location : Throughout				
	Damaged, Extent : Severe, Area Affect	ed : 40%			
	Location : Throughout				
Fan Coil Unit/Heat	60% Now \$23,700	2040 *	* 1	\$9,200	
	Abandoned in Place, Extent : Severe, A	Irea Affected : 100%			
	Location : Throughout				
	Not in Service, Extent : Severe, Area A	ffected : 60%			
. ~	Location : Throughout				
ir Conditioning					
Energy Source Electricity	100%	2029 \$8,00	0 1		
Conversion Equipment	10070	2023 \$8,00			
Window/Wall Unit	5%	2023 \$5,50	0 1		
that we we will the	Abandoned in Place, Extent : Severe, A		~ 1		
	Location : Office	55			
No Component	95%				
entilation					

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

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

#### Asset # : 2017

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

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.

## Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: HAMILTON AVE MARINE TRANS	FER 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
	\$64,400			\$4,400
Importance Code C	\$04,400			ψ1,100



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

#### Asset # : 14998

rchitecture	Current Repair	Current Repair Future Replacement			t Maintenance		
/stem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior							
Exterior Walls							
Metal, Corrugated	65%	2051	* *	1			
Metal Sect. OHD	5%	2044	* *	5	\$18,500		
	Other Observation, Extent : Location : Exterior Overh	ead Door					
	Explanation : Vinyl And R	ubber Overhead Curtai	n Door				
Pre-Cast Concrete	15%	LIFE	* *	5	\$115,700		
Window Wall	15%	2041	* *	5	\$66,800		
	Other Observation, Extent : Location : Exterior Windo	0 10	100%				
	Explanation : Polycarbon	ate Panels					
Windows							
Aluminum	75%	2047	* *	5	\$24,300		
	Other Observation, Extent : Location : Ground Floor	Windows	75%				
	Explanation : Metal Secur	ity Screen In Front					
Metal Louvers	25%	2040	* *	10	\$50,500		
Roof							
Metal Panel	100%	2044	* *	10	\$269,700		
	Other Observation, Extent : Location : Roof	Light, Area Affected : .	100%				
	Explanation : Roof Is Inac	cessible, Seen From Af	ar				
Soffits							
Metal Panel	100% 0-2	\$3,500 2051	* *	5	\$8,500		
	Deformed/Dented, Extent : .	Moderate, Area Affected	d : 5%				
	Location : Mechanics Bay	Ramp					
erior							
Floors							
Cast in Place Concrete	60% Now	\$22,000 LIFE	* *	5	\$216,500		
	Cracking/Crumbling, Exten		: 5%				
	Location : Tipping And Pr	ocessing 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.

## Asset # : 14998

Architecture		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior							
Interior Walls						<b>*</b> • <b>-</b> • • •	
Cast in Place Concrete	Location Explanat	ervation, Extent : Light, Area : Throughout tion : Painted Surface		**	10	\$87,400	
Ceramic Tile	5%		2040	* *	5	\$8,700	
Concrete Masonry Unit	20%		LIFE	* *	5	\$28,000	
	Location	ervation, Extent : Light, Area : Throughout tion : Painted Surface	a Affected	! : 100%			
Metal Panel	33%		LIFE	* *	10	\$25,900	
	Other Obs Location	ervation, Extent : Light, Area : Throughout tion : Exposed Metal Panel A	a Affected			\$25,700	
Metal Coiling Doors	1%		2047	* *	- 5	\$8,700	
SGFT/Glazed Masonry	21%		LIFE	* *	10	\$18,300	
Ceilings	2170		LIIL		10	\$10,500	
Exposed Concrete	30%		LIFE	* *	5-10	\$60,900	
Exposed Struc: Steel	35%		LIFE	* *	10	\$113,700	
Metal Panel	35%		LIFE	* *	5	\$142,200	
ite Enclosure							
Fence/Gates							
Chain Link	50%	<b>4</b>	2051	* *			
Iron Picket	-	4+ \$1,800 mage, Extent : Light, Area A : Hamilton Avenue	2066 ffected : :				
Free Standing Walls							
Cast in Place Concrete	100%		2066	* *			
ite Pavements							
Public Sidewalk	100%		2044	* *			
Cast in Place Concrete	10070		2044				
On-Site Walkways Cast in Place Concrete	100%		2044	* *			
Parking/Driveway	10070		2044				
Asphalt	50%		2040	* *			
Cast in Place Concrete	50%		2044	* *			
Electrical	_	Current Repair	Futur	e Replacement	Μ	aintenance	_
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Service Equipment Air Circuit Breaker	Location	ervation, Extent : Light, Area : Electrical Room tion : Two Main Service Disc			5	\$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.

#### Asset # : 14998

lectrical		Current	Repair	Futur	e Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Transformers								
Dry Type	100%			2048	* *	5	\$400	
			Extent : Light, Area	Affected	: 100%			
		: Electric		15	12-1 1. 4	4 1751	2.1 1.4	
		tion : Two 120 Volts	112.5 Kilovolt Amp	eres, 45	Kilovolt Amperes	And / 5 K	<i><b>Sulovolt Amperes</b></i>	
Switchgear / Switchboard	400/ 200	120 10113						
Air Circuit Breaker	100%			2057	* *	5	\$600	
		ervation, l	Extent : Light, Area		: 100%	5	0000	
		: Electric		55				
	Explana	tion : 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	5%			2048	* *			
Drive								
round								
Grounding Devices	1000/			LIEE	* *	5	\$2 200	
Generic	100%			LIFE		5	\$3,200	
and-by Power Transfer Switches								
Automatic	100%			2048	* *	1	\$33,900	
Generators	10070			2070		1	$\psi 55,700$	
Diesel	100%			2044	* *	1	\$42,700	
Dieser		ervation. 1	Extent : Light, Area		: 100%	1	ψ <del>1</del> 2,700	
		: Front Ye		55				
			rgency Generator R	ated At 7	95 Kilowatts			
Batteries	Å							
Lead/Acid	100%			2026	\$1,600	5	\$4,100	
Fuel Storage								
Main Tank	100%			2066	* *	5	\$3,200	
	Other Obs	ervation, l	Extent : Light, Area	Affected	: 100%			
		: Front Ye						
	Explana	tion : 1500	Gallons Rated Cap	oacity				

Lighting

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

#### Asset # : 14998

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Lighting				
Interior Lighting Fluorescent	30%	2039 **	10 \$30,300	
Fluorescent	Other Observation, Extent : Light,		10 \$30,300	
	Location : Mechanical Rooms Lo			
	Explanation : T-8 Lamps			
HID	40%	2039 **	10 \$1,400	
	Other Observation, Extent : Light,			
	Location : Garage And Dumping Explanation : Metal Halide Lamp			
LED	30%	2039 **		
LED	Other Observation, Extent : Light,			
	Location : Offices And Hallways	55		
	Explanation : Led Lamps			
Egress Lighting		• • • •		
Emergency, Service	50%	2039 **	1	
Exit, Service Exterior Lighting	50%	2039 **	1	
HID	5%	2039 **	10	
LED	25%	2036 **	10	
No Component	70%			
Lightning Protection				
Arresters/Cabling Generic	1009/	2066 **	5 \$3,200	
Alarm	100%	2000	5 \$3,200	
Security System				
No Component	30%			
Generic	70%	2039 **	1 \$28,800	
	Other Observation, Extent : Light,			
	Location : Garage, Dumping Are Explanation : Cctv Surveillance (			
Fire/Smoke Detection	Explanation . Celv Surveillance C	Jumerus		
Generic, Analog	100%	2039 **	1-3 \$67,900	
	Other Observation, Extent : Light,	Area Affected : 100%		
	Location : Throughout The Build	-		
	Explanation : Strobe Lights, Man	ual Pull Stations, Alarm Bells, S	Smoke Detectors And Horns	
Mechanical	Current Repair	Future Replacement	Maintenance	
System	% of Fail Date Estimated C		Cycle Estimated Cost	Priority
Component	Total (Years)	FY	(Yrs)	1 1 101 109
Туре			、 ,	
Heating Energy Source				
Energy Source Electricity	100%	2057 **	1	
Dicetiony	100/0	2007	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.* 

Asset # : 14998

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priorit
Component	Total	(Years)	FY		(Yrs)		1 1 101 10
Туре		. ,					
Ieating							
Conversion Equipment	200/		2026	* *	1	¢10.000	
Furnace	20%		2036	* *	1	\$10,900	
Heat Pump Air Sourced Radiant Heater	5%		2032	* *	2	\$1,700	
	5% 70%		2036		2	\$2,600	
No Component	/0%0						
Terminal Devices	25%		2036	* *	1	¢17.000	
Air Handler	25% 75%		2030		1	\$17,000	
No Component	/3%0						
Air Conditioning							
Energy Source Electricity	100%		2053	* *	1		
	10070		2055		1		
Conversion Equipment Heat Pump Air Sourced	10%		2032	* *	2	\$700	
		ervation, Extent : Light, Are			2	\$700	
		: On Top Of Main Office A	00				
		tion : 3 Units	na Operan	ondi Ojjice			
Designasating	5%	uon . 5 Onus	2036	* *	1	\$2,600	
Reciprocating Compr/Chiller	370		2030		1	\$2,000	
Complecimier	Other Obs	ervation, Extent : Light, Are	on Affected	· 100%			
		: On Top Of Main Office	u nyjecieu	. 10070			
		tion : 1 Unit. R-410a					
Exterior Dkg Unit	5%		2036	* *	2	\$300	
Exterior Pkg Unit - Cooling	370		2030		2	\$300	
cooning	Other Obs	ervation, Extent : Light, Are	ea Affected	: 100%			
		: On Top Of Main Office					
		tion : 1 Unit. R-410a					
N. G	80%						
No Component							
No Component	8070						
Terminal Devices			2036	* *	1	\$3.400	
Terminal Devices Air Handler/Cool/Ht	5%		2036	* * * *	1	\$3,400 \$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe	5% 10%		2036 2036		1 1	\$3,400 \$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component	5%						
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection	5% 10% 85%		2036		1	\$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Air Cooled Condenser	5% 10%			* *			
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Air Cooled Condenser Unit	5% 10% 85% 15%		2036	* *	1	\$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Air Cooled Condenser Unit No Component	5% 10% 85%		2036	* *	1	\$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Air Cooled Condenser Unit No Component /entilation	5% 10% 85% 15%		2036	* *	1	\$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Air Cooled Condenser Unit No Component Ventilation Distribution	5% 10% 85% 15% 85%		2036 2036	* *	1	\$3,600	
Terminal Devices         Air Handler/Cool/Ht         Fan Coil - 2 Pipe         No Component         Heat Rejection         Air Cooled Condenser         Unit         No Component         Ventilation         Distribution         Ductwork Stainless Steel	5% 10% 85% 15% 85%		2036	**	1	\$3,600	
Terminal Devices         Air Handler/Cool/Ht         Fan Coil - 2 Pipe         No Component         Heat Rejection         Air Cooled Condenser         Unit         No Component         Ventilation         Distribution         Ductwork Stainless Steel         Exhaust Fans	5% 10% 85% 15% 85%		2036 2036 LIFE	**	2	\$3,600	
Terminal Devices         Air Handler/Cool/Ht         Fan Coil - 2 Pipe         No Component         Heat Rejection         Air Cooled Condenser         Unit         No Component         Ventilation         Distribution         Ductwork Stainless Steel         Exhaust Fans         Interior	5% 10% 85% 15% 85%		2036 2036	**	1	\$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Air Cooled Condenser Unit No Component Ventilation Distribution Distribution Ductwork Stainless Steel Exhaust Fans Interior	5% 10% 85% 15% 85%		2036 2036 LIFE	**	2	\$3,600	
Terminal Devices         Air Handler/Cool/Ht         Fan Coil - 2 Pipe         No Component         Heat Rejection         Air Cooled Condenser         Unit         No Component         //entilation         Distribution         Ductwork Stainless Steel         Exhaust Fans         Interior         Plumbing         H/C Water Piping	5% 10% 85% 15% 85%		2036 2036 LIFE	**	2	\$3,600	
Terminal Devices Air Handler/Cool/Ht Fan Coil - 2 Pipe No Component Heat Rejection Air Cooled Condenser Unit No Component Ventilation Distribution Distribution Ductwork Stainless Steel Exhaust Fans Interior	5% 10% 85% 15% 85% 100%		2036 2036 LIFE 2036	** **	1 2 2	\$3,600	
Terminal Devices         Air Handler/Cool/Ht         Fan Coil - 2 Pipe         No Component         Heat Rejection         Air Cooled Condenser         Unit         No Component         /ventilation         Distribution         Ductwork Stainless Steel         Exhaust Fans         Interior         Plumbing         H/C Water Piping         Brass/Copper	5% 10% 85% 15% 85% 100% 100% 50%		2036 2036 LIFE 2036 2057	**	1 2 2 1	\$3,600	
Terminal Devices         Air Handler/Cool/Ht         Fan Coil - 2 Pipe         No Component         Heat Rejection         Air Cooled Condenser         Unit         No Component         Ventilation         Distribution         Ductwork Stainless Steel         Exhaust Fans         Interior         Plumbing         H/C Water Piping         Brass/Copper         Galvanized Steel	5% 10% 85% 15% 85% 100% 100% 50%		2036 2036 LIFE 2036 2057	**	1 2 2 1	\$3,600	

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.

## Asset # : 14998

Mechanical	Current Repai	r Future Repl	acement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Estim FY	ated Cost Cycle (Yrs)	e 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	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 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 B
 \$174,700
 \$146,500
 \$202,200
 \$154,700

 Importance Code C
 \$174,700
 \$146,500
 \$237,900
 \$182,600



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.

## **MANHATTAN 1/2/5 GARAGE**

Asset # : 14836

Architecture		Current I	ASSEL $\pi$ . 14 Renair		e Replacement	M	aintenance	
			-		-			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	
		-	eents, Extent : Mod ades On South Fac					
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	
		ervation, E : Green R	Extent : Light, Area oof	Affected	: 100%			
	Explana	tion : Comp	ponent Actually Gr	een Roof	•			
Single Ply Membrane	25%			2036	* *	10	\$56,100	
	Gravel/Sto	one Ballast,	Extent : Light, Are	ea Affect	ed : 20%			
	Location	: At Rooft	op Mechanical Equ	iipment				
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 50%			
	Location	: Through	out Roof Deck					
	Explana	tion : Conc	rete Walking Pads					
Soffits								
Metal Panel	100%			2054	* *	5-10	\$29,000	
terior								
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				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	

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

## **MANHATTAN 1/2/5 GARAGE**

## Asset # : 14836

		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	* *	5	\$82,100	
Exposed Concrete	5%			LIFE	* *	5	\$4,300	
Exposed Struc: Steel	75%			LIFE	* *			
Gypsum Board	5%	I		LIFE	* *	5	\$34,200	
Site Pavements								
Public Sidewalk	1000/			0045	* *			
Cast in Place Concrete	100%	I		2045	* *			
Electrical		Current	Zanair	E		M	lointononoo	
		Current I			e Replacement		laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	I		2054	* *	5	\$1,900	
	Other Obs	servation, E	xtent : Light, Area	Affected	! : 100%			
	Location	n : Electrica	ıl Room					
	Explana	tion : Main	Service Disconnec	et Switch	Rated At 3200 Am	peres		
Transformers								
Dry Type	100%			2045	* *	5	\$1,400	
			xtent : Light, Area		! : 100%			
			ıl And Mechanical					
	<b>F</b> 1	tion · 12 D	ry Type Transform	ana With	Vanious Datings (	1125 75		
	-		y Type Transforma	ers wiin	various Kalings (	112.3, 73	o, 45, 30, 15	
<u></u>	-	ampere)	y type transjorm	ers wiin	various Kalings (	112.3, 73	<i>, 43, 30, 15</i>	
Switchgear / Switchboard	Kilovolt	-ampere)	y type transform					
Switchgear / Switchboard Air Circuit Breaker	Kilovolt 100%	-ampere)		2054	**	5	\$1,900	
	Kilovolt 100% Other Ob	-ampere) servation, E	Extent : Light, Area	2054	**			
	Kilovolt 100% Other Ob Location	-ampere) servation, E 1 : Electrica	Extent : Light, Area Il Room	2054 Affected	**	5	\$1,900	
Air Circuit Breaker	Kilovolt 100% Other Ob Location	-ampere) servation, E 1 : Electrica	Extent : Light, Area	2054 Affected	**	5	\$1,900	
Air Circuit Breaker	Kilovolt 100% Other Ob Location Explana	-ampere) servation, E n : Electrica ttion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breal	**	5	\$1,900	
Air Circuit Breaker Raceway Conduit	Kilovolt 100% Other Ob Location	-ampere) servation, E n : Electrica ttion : Lvcb	Extent : Light, Area Il Room	2054 Affected	* * ! : 100% kers) With 5 - Vert.	5	\$1,900	
Air Circuit Breaker Raceway Conduit Panelboards	Kilovolt 100% Other Ob: Location Explana 100%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breat 2054	* * ! : 100% kers) With 5 - Vert.	5 ical Secti 1	\$1,900	
Air Circuit Breaker          Raceway         Conduit         Panelboards         Fused Disc Sw	Kilovolt 100% Other Ob: Location Explana 100%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breat 2054 2050	** ! : 100% kers) With 5 - Vert. **	5 ical Secti 1 5	\$1,900	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Kilovolt 100% Other Ob: Location Explana 100%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breat 2054	** ! : 100% kers) With 5 - Vert. ** **	5 ical Secti 1	\$1,900	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring	Kilovolt 100% Other Ob. Location Explana 100% 30% 70%	-ampere) servation, E n : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breat 2054 2050 2050	** ! : 100% kers) With 5 - Vert. ** **	5 ical Secti 1 5 5	\$1,900	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic	Kilovolt 100% Other Ob: Location Explana 100%	-ampere) servation, E n : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breat 2054 2050	** ! : 100% kers) With 5 - Vert. ** **	5 ical Secti 1 5	\$1,900	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers	Kilovolt 100% Other Ob: Location Explana 100% 30% 70%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breat 2054 2050 2050 2054	** ! : 100% kers) With 5 - Vert. ** **	5 <i>ical Secti</i> 1 5 5 1	\$1,900 Fons \$2,500 \$6,800	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted	Kilovolt 100% Other Ob: Location Explana 100% 30% 70%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected 2054 2050 2050 2050 2054 2045	** t : 100% kers) With 5 - Vert. ** ** ** **	5 <i>ical Secti</i> 1 5 5 1 5	\$1,900 <i>Sons</i> \$2,500 \$6,800 \$1,700	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Motor Control Center	Kilovolt 100% Other Ob: Location Explana 100% 30% 70%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected uit Breat 2054 2050 2050 2054	** !: 100% kers) With 5 - Vert. ** ** ** ** **	5 <i>ical Secti</i> 1 5 5 1	\$1,900 Fons \$2,500 \$6,800	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Motor Control Center Ground	Kilovolt 100% Other Ob: Location Explana 100% 30% 70%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected 2054 2050 2050 2050 2054 2045	** !: 100% kers) With 5 - Vert. ** ** ** ** **	5 <i>ical Secti</i> 1 5 5 1 5	\$1,900 <i>Sons</i> \$2,500 \$6,800 \$1,700	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Motor Control Center Ground Grounding Devices	Kilovolt 100% Other Ob. Location Explana 100% 30% 100% 70% 30%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected 2054 2050 2050 2050 2054 2045 2045	** !: 100% kers) With 5 - Vert ** ** ** **	5 <i>ical Secti</i> 1 5 5 1 5 5	\$1,900 <i>ions</i> \$2,500 \$6,800 \$1,700 \$3,000	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Motor Control Center Ground Grounding Devices Generic	Kilovolt 100% Other Ob: Location Explana 100% 30% 70%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected 2054 2050 2050 2050 2054 2045	** ** ** ** ** ** ** ** **	5 <i>ical Secti</i> 1 5 5 1 5	\$1,900 <i>Sons</i> \$2,500 \$6,800 \$1,700	
Air Circuit Breaker Raceway Conduit Panelboards Fused Disc Sw Molded Case Bkrs Wiring Thermoplastic Motor Controllers Locally Mounted Motor Control Center Ground Grounding Devices	Kilovolt 100% Other Ob. Location Explana 100% 30% 100% 70% 30%	-ampere) servation, E 1 : Electrica tion : Lvcb	Extent : Light, Area Il Room	2054 Affected 2054 2050 2050 2050 2054 2045 2045	** ** ** ** ** ** ** ** **	5 <i>ical Secti</i> 1 5 5 1 5 5	\$1,900 <i>ions</i> \$2,500 \$6,800 \$1,700 \$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.

#### **MANHATTAN 1/2/5 GARAGE**

#### Asset # : 14836

Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power								
Generators								
Diesel	100%			2041	* *	1	\$142,300	
		ervation, E : Generat	Extent : Light, Area	Affectea	: 100%			
			gency Generator F	Rated At 1	1600 Kilowatts			
Batteries	Елриини		geney Generator 1		000 11/0/04/15			
Lead/Acid	100%			2023	\$1,600	5	\$13,600	
Fuel Storage								
Day Tank	50%			2050	* *	5	\$34,100	
			Extent : Light, Area	Affected	: 100%			
		: Generat						
M ' T 1		10n: 2/3	Gallons Rated Cap		* *	5	¢5 400	
Main Tank Lighting	50%			2063		5	\$5,400	
Interior Lighting								
Fluorescent	68%			2036	* *	10	\$229,100	
		And Fixtu	vres, Extent : Light,		fected : 100%	10	<i> </i>	
	-	: Garages	-					
Fluorescent	30%			2036	* *	10	\$101,100	
	T-8 Lamps	And Fixtu	res, Extent : Light,	Area Aff	fected : 100%			
	Location	: Offices,	Hallways, Mechan	ical Roon	ns			
Fluorescent	2%			2036	* *	10	\$6,700	
	-		t Light, Extent : Lig	-	Affected : 100%			
	Location	: Hallway	s And Shower Room	ms				
Egress Lighting	100/							
Emergency, Service	40%			2036	* *	1	<b>#0.000</b>	
Emergency, Battery	10% 50%			2036	* *	10	\$8,900	
Exit, Service Exterior Lighting	30%			2036	· · ·	1		
Fluorescent	5%			2036	* *	10	\$1,700	
1 horeseent		ervation, E	Extent : Light, Area		: 100%	10	φ1,700	
		: Outside						
			ompact Fluorescen	t Light F	ixtures			
No Component	95%		-	-				
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	* *	5	\$10,800	
Alarm								
Security System	200/							
No Component	30%			2026	* *	1	¢07.000	
Generic	70% Other Obs	amation I	Extent : Light, Area	2036		1	\$96,000	
			s, Garages, Outsid		. 100/0			
		-	s, Guruges, Guisia V Surveillance Can					

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

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

#### **MANHATTAN 1/2/5 GARAGE**

#### Asset #: 14836

			A3561 # . 14					
Electrical		Current F	lepair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection Generic, Digital	Location	servation, E. 1 : Througho	xtent : Light, Area out The Building e Lights, Alarm Bé			1-3 ual Pull S	\$226,400 itations And Horns	
/lechanical		Current F	lepair	Futur	e Replacement	м	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
eating Energy Source Utility Steam	Location	servation, E. 1 : Througho	xtent : Light, Area out 2 From Con Edisor		* * : 100%	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		xtent : Light, Area	2041	* *	5	\$21,800	
Distribution		i : Penthous tion : 6 Hea	e It Exchangers To (	Convert H	lot Water For Hea	ting Dev	ices	
Hot Wtr Piping/Pump Steam Piping/Pump	90% 10%			2050 2054	* * * *	4	\$24,400	
Terminal Devices Air Handler Convector/Radiator	90% 5%			2036 2045	* * * * * *	1 1	\$204,400 \$5,900	
Unit Heater - Hot Water ir Conditioning Energy Source				2036				
Electricity Steam/HW System	5% 95%			2050 2054	* *	1 1		
Conversion Equipment Absorption Chiller/Steam/HW	10%			2041	* *	1	\$39,800	
Split Unit	Location Explana 2% Other Obs Location	tion : Two 3	50 Tons Units Use xtent : Light, Area l Rooms	e Lithium 2036	Bromide. * *			
	88%							

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

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

## **MANHATTAN 1/2/5 GARAGE**

#### Asset # : 14836

Mechanical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	10%		2054	* *	4	\$2,700	
Pipe/Pump	I - al- End	E A A		1/			
	Location	ent, Extent : Severe, Area Affe v : Various Locations In Office			)		
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					~	<b>* *</b> *	
Evaporative Condenser	2%		2036	* *	2	\$5,100	
Water Cooling Tower	10%		2032	* *	2	\$37,000	
		ervation, Extent : Light, Area	Affected	: 10%			
	Location	•					
	-	tion : 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	1000/			de ale			
Brass/Copper	100%		2054	* *	1		
HW Heat Exchanger							
Steam Fired	100%		2054	* *	4	\$54,500	
Sanitary Piping				de ale			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/			de ale		<b>*- ·</b> · · ·	
Non-Submersible	100%		2036	* *	4	\$7,800	
Sewage Ejector(s)							
Electric	100%		2036	* *	4	\$14,600	
Backflow Preventer						<b></b>	
Generic	100%		2036	* *	1	\$22,500	
Fixtures	1000						
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : Light, Area			-1		
		2 Units From 1st - 5m Floo	r, I Uni	t From 1st To 6th I	loor		
	Explana	tion : 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.

## **MANHATTAN 1/2/5 GARAGE**

Asset # : 14836

lechanical	Current Repair	Future R	eplacement	М	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
re 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	
-	Other Observation, Extent : Lig	ht, Area Affected : 1	00%			
	Location : Refill Stations					
	Explanation : 4 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 - FY 2021** Print Date : 09-Sep-2020

Asset Name		ATTAN 12 GARAGE			
Address Borough	: MANHA		Agency's Number	: N/A	
Program / Asset #		9.000 / 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	: Basemer	nt, Roof, Floors 1,2,PEN			
Block	: 2196	Lot : 1	BIN	: 1064485	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$1,424,700		\$281,100
Interior Architect	ture		\$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			\$2,041,700		\$281,100
Importance Code			\$1,292,100		\$2,350,900
Importance Code	С		\$216,900		\$100,400
Total			\$3,550,700		\$2,732,400
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$28,300	\$700		
Interior Architect	ture	\$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	В	\$195,200	\$53,100	\$14,400	\$11,600
Importance Code	C	\$41,000			
Total		\$264,500	\$58,000	\$18,300	\$15,500



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

## **MANHATTAN 12 GARAGE**

## Asset # : 140

chitecture		Current I	Repair	Futur	e Replacement			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls Concrete Masonry Unit	Rusting M	asonry Sup	\$326,700 t, Extent : Modera	LIFE te, Area	* * Affected : 35%	5	\$46,400	
~		: Through					<b></b>	
Concrete Masonry Unit	Broken/M Location	: Pillar At	\$61,600 eents, Extent : Mod Southeast Corner amage, Extent : M			5 %	\$8,800	
	Location	: Pillar At	Southeast Corner					
Masonry: Brick Cavity	10%			LIFE	* *	5	\$14,000	
Masonry: Granite	2%			LIFE	* *	5	\$2,100	
Metal Sect. OHD	Unit Inope		\$233,700 ent : Moderate, Are d Rollup Doors Inc		ed : 30%	5	\$54,800	
Windows								
Aluminum	Air Infiltra Location Hardware	: Office W	\$379,100 ht : Moderate, Area findows fixtent : Moderate, A			5	\$4,200	
	Unit Inope	erable, Exte	ent : Severe, Area A Office Windows	Affected :	20%			
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	
		ar Miss/Er : At Slope	od, Extent : Moder d Glazing	rate, Area	a Affected : 5%			
Metal Panel	5%			2048	* *	5	\$1,400	
Metal Rail	Corrosion Location Deteriora	: Through	Extent : Moderate,			5	\$23,800	
Roof								
Modified Bitumen	Drains Ind Location Miss/Dam	: Over Sho aged Flash	\$314,200 , Extent : Moderat ops And Locker Ro ings, Extent : Mod se At West Side	oms				
			xtent : Moderate, A cker Rooms And Sl		cted : 15%			
Sloped Glazing	Water Per	Now etration, E : Over Loo	\$71,300 xtent : Moderate, 2 cker Rooms	LIFE 4rea Affe	* * cted : 25%	5	\$76,100	

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.

## **MANHATTAN 12 GARAGE**

#### Asset # : 140

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Soffits						_		
Pre-Cast Concrete			\$38,100 od, Extent : Light, le Of Soffits Throu		* * Tected : 40%	5	\$35,100	
terior								
Floors	6.50/	<b>N</b> .	¢ 12 200		ala ala	-	¢150.000	
Cast in Place Concrete	Cracking/ Location Caulking I	: Garage	\$43,200 Extent : Moderate d, Extent : Modera	-	-	5	\$170,300	
Ceramic Tile		Now	\$24,800	2027	* *	5	\$6,000	
Ceramic Tile	Broken/Mi	ssing Elem	\$24,800 ents, Extent : Mod cs Restrooms	2037 Jerate, Ar		3	\$6,000	
Quarry Tile	15%			2041	* *	5	\$27,000	
Vinyl Tile		Now	\$32,600	2028	\$108,700	3	\$4,500	
	Location Cracking/	: Offices	eents, Extent : Mod Extent : Moderate					
Interior Walls	70/			2021	¢100.400	-	¢2 400	
Ceramic Tile	7%	0.0	¢10.000	2031	\$100,400 * *	5	\$3,400	
Concrete Masonry Unit	-		\$19,600 tent : Moderate, At Of Stair Core Wal			5	\$16,600	
Glass: Single Pane	3%			LIFE	* *	5	\$1,100	
Metal Coiling Doors	5%			2036	* *	5	\$12,200	
Ceilings	-					-	• ) • •	
AcousTileSusp.Lay-In	Staining/D Location Worn/Eroo	: Offices	\$155,200 Extent : Severe, A : Moderate, Area			5	\$9,000	
Exposed Strue: Steel	75%			LIFE	* *			
Exposed Struc: Steel Gypsum Board	73% 5%			LIFE	* *	5	\$7,500	
Metal Panel	5%			LIFE	* *	5	\$7,500	
te Enclosure	570					5	¢7,500	
Fence/Gates Chain Link	Impact Da	0	\$68,500 ent : Severe, Area 2					
	Location	: East Sid	e Of Building At Po	arking Lo	ot			
ite 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.

## **MANHATTAN 12 GARAGE**

#### Asset # : 140

		Asset # 11	40				
Architecture	Current Re	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements							
On-Site Walkways	1000/ 0.2	<b> </b>	2022	* *			
Cast in Place Concrete	100% 0-2 Cracking/Crumbling, E Location : East Side Tripping Hazard, Exten	Of Building nt : Severe, Area		ted : 15%			
	Location : East Side	Of Building					
Parking/Driveway Asphalt	100% Now Potholes, Extent : Seve Location : Driveway	00		\$148,400 - East Side			
Electrical	Current Re	epair	Futur	e Replacement	М	aintenance	
ystem Component Type		Estimated Cost	Year FY	Estimated Cost		Estimated Cost	Priorit
nder 600 Volts							
Service Equipment Fused Disc Sw	100% Other Observation, Ex. Location : Electrical	Room			5	\$400	
Switchgear / Switchboard	Explanation : Main S	ervice Disconned	A Switch	Kalea Al 2,000 All	iperes.		
Fused Disc Sw	75% Other Observation, Ext Location : Electrical	Room	2028 Area Affe	\$39,100 cted : 100%	5	\$300	
Molded Case Bkrs	Explanation : 2- Vert	icui sections	2028	\$13,000	5	\$600	
Molded Case BKIS	2570 Other Observation, Ex. Location : Electrical Explanation : 1- Vert	Room			3	\$000	
Raceway							
Conduit Danalhaanda	100%		2028	\$10,000	1		
Panelboards Fused Disc Sw	5%		2036	* *	5	\$100	
Molded Case Bkrs	95%		2030	\$30,300	5	\$2,200	
Wiring Thermoplastic	100%		2028	\$21,800	1		
Motor Controllers							
Locally Mounted	35%	¢< 000	2026	\$24,200 * *	5	\$200	
Locally Mounted	10% 2-4 On Extended Life, Extended Location : Garage	\$6,900 ent : Moderate, A	2048 rea Affect		5		
Motor Control Center	<u>50%</u>		2026	\$7,900	5	\$1,200	
Variable Frequency Drive	5% Now	\$3,500	2020	\$7,900 * *	5	φ1,200	
	Not Functioning, Exter Location : Boiler Roc		Affected :	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.

## **MANHATTAN 12 GARAGE**

## Asset # : 140

		<b>Asset</b> # : 1	40				
Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
round							
Grounding Devices							
Generic	100% 0-2 Other Observation, Location : Boiler I Explanation : Cor	Room	LIFE ea Affecte	* * d : 100%	5	\$1,300	
ghting							
Interior Lighting Fluorescent	50% T-8 Lamps And Fixt Location : Offices		2028 rate, Are	\$93,600 a Affected : 100%	10	\$36,700	
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 Other Observation, Location : Outside Explanation : Not	2	2038 va Affecte				
No Component	90%						
larm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% Other Observation, Location : Hallwa Explanation : Mar				1-3	\$16,500	
<b>Nechanical</b>	Current	Popair	Eutur	e Replacement	M	aintenance	
							_
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating							
Energy Source Fuel Oil No 2		\$7,800 Extent : Severe, Are round Outside Of T otential Leaking Tan	he Buildi		5	\$12,400	
Conversion Equipment				<u> </u>			
Hot Water Boiler	100% 0-2 Corroded, Extent : 1 Location : Both Bo On Extended Life, E Location : Boiler 1 Other Observation,	oilers Extent : Severe, Area Room Extent : Light, Area	Affected	2 : 100%	1	\$35,600	
	Location : Baseme Explanation : 2 Un						

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

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

## **MANHATTAN 12 GARAGE**

## Asset # : 140

Mechanical		Current I	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating									
Distribution									
Hot Wtr Piping/Pump	Corroded, Location Insul. Det Location Leak Evid	e : Circulati eriorating, e : Boiler Re ent, Extent	\$12,500 Joderate, Area Affe ing Pumps And Pip Extent : Moderate, oom And Througho : Severe, Area Affe ion Pump, Ceiling	oings, Bo Area Af out ected : 5%	iler Room fected : 10% %	4	\$3,900		
Terminal Devices									
Air Handler		Now	\$225,100	2038	* *	1	\$8,900		
			Extent : Severe, A						
					enthouse, 2 Units (	On Roof.			
			t : Severe, Area Afj						
	Location	: For Loci	ker Room, Toilet R	oom, Pen	nthouse				
Convector/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		
	Location	: 2 Units.	Extent : Severe, A 3rd Fl. Mech. Roo t : Moderate, Area	m					
	Location	: For Lock	ker Room, Toilet R	oom, Per	nthouse				
		igerant, Ext : Penthou	tent : Light, Area A se	Iffected :	20%				
Split Unit	10%	Now	\$8,500	2028	\$170,800				
-	Location	e : 1 Unit, F							
		igerant, Ext : 2 Units,	tent : Light, Area A Roof	Iffected :	10%				
Window/Wall Unit	8%			2022	\$13,300	1			
No Component	62%								
Heat Rejection									
Air Cooled Condenser	20%			2023	\$12,300	2	\$11,200		
Unit									
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%								

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.

## **MANHATTAN 12 GARAGE**

#### Asset # : 140

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
H/C Water Piping								
Brass/Copper	50%			2038	* *	1		
Galvanized Steel	50%	0-2	\$17,600	2033	* *	1		
			oderate, Area Affe	cted : 30	%			
	Location :	Boiler Ro	oom					
Water Heater	1000/	NT	¢4.000	2022	¢ 40,000	2	¢000	
Gas Fired	100%		\$4,900	2023	\$48,800	2	\$900	
	Location :		xtent : Moderate, 2	area Ajje	ctea : 50%			
				J. D J	14 Th - D - 44			
Souitory Dining	Explanatio	on : The T	ank Is Leaking And	a Rustea	At The Bottom			
Sanitary Piping Cast Iron	100%	Now	\$11,700	LIFE	* *	1		
Cast from			Extent : Severe, Are		$d \cdot 5\%$	1		
	0	00	rator And Water B	00		ler Roon	1	
Storm Drain Piping		• · · • · P ··					-	
Cast Iron	100%	Now	\$3,300	LIFE	* *	1		
			: Severe, Area Affe		6	-		
			To 2nd Floor Lock					
Fixtures								
Generic	100%							
ire 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	
			xtent : Light, Area	Affected	: 100%			
	Location :	U						
	Explanatio	on : 4 Sets	s On Gas Refill Sta	tions				

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

## 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	



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

## **MANHATTAN 3/3A GARAGE**

## Asset # : 2403

chitecture		Current R	epair	Futur	e Replacement	М		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Concrete Masonry Unit	Efflorescen Location Joint Mort Location	: Througho ar Miss/Ero : Througho	od, Extent : Moder	ate, Area	n Affected : 25%	5	\$21,900	
			ck Entrances					
	-	Not Funct, : Througho	Extent : Moderat	e, Area A	ffected : 50%			
Fiberglass Panel	25%	. 1 nr ought	ui	2033	* *	5	\$109,400	
Metal Panel	25%			2055	* *	5-10	\$200,600	
Metal Coiling Doors		Now	\$424,200	2030	* *	5	\$27,400	
	Location Unit Inope	: West Fac	nt : Moderate, Are					
Window Wall	5%			2050	* *	5	\$21,900	
Windows								
Aluminum	95%			2038	* *	5	\$6,600	
Metal Louvers	5%			2039	* *	10	\$2,200	
Parapets	000/			2050	* *	-	<b>\$55,200</b>	
Metal Panel	90%	N	¢4.500	2050	* *	5 5	\$55,300	
Metal Rail	Corrosion	0	\$4,500 2 tent : Moderate, 2 g Bridges Over R	00	cted : 25%	5	\$11,300	
Roof								
Built-Up (BUR)		g Surface, 1 : Througho	Extent : Light, Are ut	2030 va Affecte	\$4,523,500 d : 100%	10	\$312,200	
	-		t, Extent : Light, A n East Side Of Ro		cted : 10%			
Skylight, Plastic	5%			2035	* *	1		
Spray-on Foam	30%			2035	* *	5	\$192,100	
Soffits								
Metal Panel	100%			2050	* *	5-10		

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.

## **MANHATTAN 3/3A GARAGE**

## Asset # : 2403

Architecture		Current F	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Floors								
Cast in Place Concrete	45%	Now	\$256,000	LIFE	* *	5	\$252,200	
	Cracking/	Crumbling,	Extent : Moderate	Area Aj	ffected : 20%			
	Location	: Garage I	Floor					
	Drains Cl	ogged, Exte	ent : Moderate, Are	a Affecte	ed : 50%			
	Location	: Garage I	Floor At East Side	Overhea	d Door Entrance			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 25%			
	Location	: Garage I	Floor					
Ceramic Tile	5%	-		2039	* *	5	\$12,800	
Quarry Tile	20%			2035	* *	5	\$76,900	
Wood	20% 30%			2045	* *	5	\$144,100	
Interior Walls	3070			2005		5	\$144,100	
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	13%			2039	* *	5	\$36,100	
Concrete Masonry Unit	1370 50%			LIFE	* *	5	\$55,500	
Glass: Single Pane	30% 2%			LIFE	* *	5	\$35,500	
-	30%			LIFE	* *	5	\$50,000	
Gypsum Board	3070			LIFE		3	\$30,000	
Ceilings	250/			2042	* *	5	\$64,000	
AcousTileSusp.Lay-In	25%			2043	* *	5	\$64,000	
Exposed Struc: Steel	70%			LIFE	* *	~	¢1.C.000	
Gypsum Board	5%			LIFE		5	\$16,000	
ite Enclosure								
Fence/Gates	500/			2042	* *	5 10	¢17 700	
Aluminum Rail	50%			2043	* *	5-10	\$17,700	
Chain Link	50%			2040	* *			
ite Pavements								
On-Site Walkways	1000/			2025	* *			
Cast in Place Concrete	100%			2035	* *			
Parking/Driveway	6.50/	<b>N</b> .T	¢114.000	••••	* *			
Asphalt		Now	\$114,900	2039				
			Extent : Moderate	, Area Aj	ffected : 20%			
	Location	: Through	out					
Cast in Place Concrete	35%			2035	* *			
Electrical		Current	Donoir	<b>E.</b>	a Donlocomont	м	laintananaa	
Electrical		Current F			e Replacement		aintenance	
System Component	% of		<b>Estimated Cost</b>		<b>Estimated Cost</b>	-	<b>Estimated Cost</b>	Priorit
Туре	Total	(Years)		FY		(Yrs)		
Jnder 600 Volts	1							
Service Equipment								
Fused Disc Sw	100%			2040	* *	5	\$700	
		ervation. E	xtent : Light, Area		: 100%	5	φ,00	
		: Electrica	0	55	<b>*</b>			

Switch Serves Basketball City

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

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

## **MANHATTAN 3/3A GARAGE**

#### Asset # : 2403

Flootrical		Current Repair Future Replacement Maintenance							
Electrical					e Replacement		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts									
Transformers									
Dry Type	100%	·· •		2035	* *	5	\$600		
		ervation, E : Electrica	Extent : Light, Area	Ајјестеа	: 100%				
			i Room And 45 Kilovolt-a	mnoro					
Switchgear / Switchboard	Елриини	2007 . 112.5	Ana 45 Kuovou-a	mpere					
Fused Disc Sw	100%			2040	* *	5	\$700		
Raceway									
Conduit	100%			2040	* *	1			
Panelboards									
Molded Case Bkrs	100%			2038	* *	5	\$4,500		
Wiring	1000/			2040	* *				
Thermoplastic	100%			2040	~ ~	1			
Motor Controllers Locally Mounted	8%			2035	* *	5	\$100		
Locally Mounted	2%	Now	\$3,100	2055	* *	5	\$100		
Locally Woulded			xtent : Moderate, 2		cted : 100%	5			
		: 1st Floor							
			, head Door Operato	or Not W	orking				
Motor Control Center	90%		^	2035	* *	5	\$4,200		
Ground							-		
Grounding Devices									
Generic	100%			LIFE	* *	5	\$2,500		
			xtent : Light, Area	Affected	: 100%				
		: Water M							
ichtin c	Explana	tion : Meter	r Room						
ighting Interior Lighting									
Fluorescent	20%			2035	* *	10	\$31,600		
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%				
	Location	: Through	out						
	Explana	tion : Using	g T-8 Lamps						
Fluorescent	20%			2035	* *	10	\$31,600		
	Other Observation, Extent : Light, Area Affected : 100%								
		: Stairway							
		tion : Comp	oact Fluorescent Lo	-					
HID	30%			2035	* *	10	\$1,700		
			Extent : Moderate, 2	4rea Affe	cted : 100%				
		: Garage	Durante C. 1						
	_	tion : High	Pressure Sodium	0007	-11-				
LED	30%			2035	* *				
Egress Lighting	50%			2030	\$124 100	10	¢20 000		
Emergency, Battery Exit, Service	50% 50%			2030	\$124,100 \$24,800	10 1	\$20,800		
LAR, Service	3070			2030	\$24,000	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.
### **MANHATTAN 3/3A GARAGE**

### Asset # : 2403

Electrical		Current Repair	Futu	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting							
Exterior Lighting	500/		2020	\$247.600	10	\$200	
HID	50% Other Obs	ervation, Extent : Light, Ar	2030 ag Affactad	\$347,600	10	\$300	
		: Outside Perimeter	eu Ajjecieu	. 100/0			
		ion : Operated Via Photoc	2]]				
No Component	50%						
Jarm	2070						
Security System							
No Component	80%						
Generic	20%	Now \$11,100		\$111,400	1	\$11,600	
		ervation, Extent : Moderate					
		: Entrance, Fuel Pump, Al					
	Explanat	ion : Three Of Eight Came	ras Not Wo	rking			
Fire/Smoke Detection	0.00/						
No Component	80%		2020	¢201 200	1.2	¢21 200	
Generic, Analog	20%		2030	\$381,300	1-3	\$21,300	
Mechanical		Current Repair	Futu	e Replacement	Μ	laintenance	
System Component	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре	Total	(Tears)			(115)		
	Total	(icais)			(115)		
leating Energy Source		(1003)			(113)		
eating Energy Source Natural Gas	100%	(1003)	2040	* *	1		
leating Energy Source Natural Gas Conversion Equipment	100%				1		
leating Energy Source Natural Gas	100%		2030	\$162,400		\$34,100	
leating Energy Source Natural Gas Conversion Equipment	100% 40% Other Obso	ervation, Extent : Light, Ar	2030	\$162,400	1	\$34,100	
leating Energy Source Natural Gas Conversion Equipment	100% 40% Other Obso Location	ervation, Extent : Light, Ar : Leased Space	2030	\$162,400	1	\$34,100	
Ieating Energy Source Natural Gas Conversion Equipment Furnace	100% 40% Other Obse Location Explanat	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units	2030 ea Affectea	\$162,400 1 : 90%	1		
Ieating Energy Source Natural Gas Conversion Equipment	100% 40% Other Obso Location Explanat 50%	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800	2030 ea Affectea 0 2030	\$162,400	1	\$34,100	
Ieating Energy Source Natural Gas Conversion Equipment Furnace	100% 40% Other Obso Location Explanat 50% Broken, Ex	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800 tent : Severe, Area Affecte	2030 ea Affectea ) 2030 d : 60%	\$162,400 1 : 90%	1		
leating Energy Source <u>Natural Gas</u> Conversion Equipment Furnace Furnace	100% 40% Other Obso Location Explanat 50% Broken, Ex Location	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800	2030 ea Affectea ) 2030 d : 60%	\$162,400 1 : 90%	1		
Ieating Energy Source <u>Natural Gas</u> Conversion Equipment Furnace Furnace No Component	100% 40% Other Obso Location Explanat 50% Broken, Ex	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800 tent : Severe, Area Affecte	2030 ea Affectea ) 2030 d : 60%	\$162,400 1 : 90%	1		
leating Energy Source <u>Natural Gas</u> Conversion Equipment Furnace Furnace <u>No Component</u> Terminal Devices	100% 40% Other Obso Location Explanati 50% Broken, Ex Location 10%	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800 tent : Severe, Area Affecte	2030 ea Affectea 0 2030 d : 60% 5 Units	\$162,400 1 : 90%	1 1 1	\$38,400	
leating Energy Source Natural Gas Conversion Equipment Furnace Furnace <u>No Component</u> Terminal Devices Air Handler	100% 40% Other Obso Location Explanat 50% Broken, Ex Location 10%	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800 tent : Severe, Area Affecte	2030 ea Affectea ) 2030 d : 60%	\$162,400 2 : 90% \$203,000	1		
Ieating Energy Source Natural Gas Conversion Equipment Furnace Furnace No Component Terminal Devices Air Handler No Component	100% 40% Other Obso Location Explanati 50% Broken, Ex Location 10%	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800 tent : Severe, Area Affecte	2030 ea Affectea 0 2030 d : 60% 5 Units	\$162,400 2 : 90% \$203,000	1 1 1	\$38,400	
Ieating Energy Source Natural Gas Conversion Equipment Furnace Furnace <u>No Component</u> Terminal Devices Air Handler	100% 40% Other Obso Location Explanat 50% Broken, Ex Location 10%	ervation, Extent : Light, Ar : Leased Space ion : 7 Rooftop Units Now \$121,800 tent : Severe, Area Affecte	2030 ea Affectea 0 2030 d : 60% 5 Units	\$162,400 2 : 90% \$203,000	1 1 1	\$38,400	

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.

### **MANHATTAN 3/3A GARAGE**

### Asset # : 2403

Mechanical	Current	Repair	Futur	e Replacement	Μ		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ir Conditioning							
Conversion Equipment Exterior Pkg Unit - Cooling	20% 4+	\$55,800	2025	\$279,200	2	\$1,700	
C	Malfunctioning, Ext Location : Rooftop		a Affected	d : 30%			
Ext Pkg Unit - Heating/Cooling	40%		2035	* *	2	\$4,200	
	Other Observation, Location : Rooftop Explanation : Leas		Affected	: 40%			
Split Unit	20% 4+ Malfunctioning, Ext Location : Roof Ar		2025 a Affected	\$736,000 d : 20%			
Split Unit	5% Other Observation, 2 Location : Leased	Space	2035 Affected	**			
	Explanation : For	Office Space					
Window/Wall Unit	15%		2025	\$53,900	1		
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$224,300	
entilation	10070		LIFE		2	\$224,300	
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$96,100	
Exhaust Fans Roof	100%		2030	\$286,200	2	\$5,300	
lumbing							
H/C Water Piping	1000/		2040	* *	1		
Brass/Copper Water Heater	100%		2040		1		
Gas Fired	60%		2025	\$63,100	2	\$1,500	
Gas Fired	40%		2025	\$42,100	2	\$1,000	
Gubineu	Other Observation,	Extent : Light, Area			-	\$1,000	
	Location : Leased	Space					
	Explanation : Acce	ess From Outside					
Sanitary Piping	1000/						
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						
Generic	Explanation : Acce 60%	ess From Outside	2035	* *	1	\$6,300	
	00%0		2035	·•· *	1	\$0,300	
Fixtures Generic	100%						

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

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

### MANHATTAN 3/3A GARAGE

#### Asset # : 2403

lechanical	Current Repair	Future Rep	lacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
re 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					

^{**} 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 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

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



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

### MANHATTAN 4, 4A, 7 GARAGE

### Asset # : 14765

chitecture		Current	Repair	Futur	uture Replacement Maintenance		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
erior									
Exterior Walls						_			
Metal/Glass Curt Wall	23%			LIFE	* *	5	\$449,400		
Metal Panel	3%		¢ 12, 100	2051	* *	5-10	\$107,500		
Metal Sect. OHD			\$43,400 ent : Moderate, Art enue Door	2044 ea Affecte		5	\$40,700		
Granite Panels	4%			LIFE	* *	5	\$31,300		
Pre-Cast Concrete	64%	4+	\$235,400	LIFE	* *	5	\$1,083,700		
	Locatior Staining/L	e : Front Fo Discoloring	, Extent : Light, Ar						
		e : All Faca	ıdes						
Weathering Steel	1%			LIFE	* *	1			
Windows									
Aluminum	Broken/M	Now issing Elen 1 : 4th Floo	\$24,100 nents, Extent : Seve r Garage	2047 ere, Area	* * Affected : 2%	5	\$5,400		
	Location	: Through	Extent : Moderate, out						
Metal Louvers	10%			2040	* *	10	\$7,500		
Parapets Concrete Masonry Unit	Other Obs	ervation, H	\$11,200 Extent : Moderate, of Southeast Corn		* * ected : 2%	5	\$22,800		
			ing Flashings						
Metal Rail	8%			2044	* *	5-10	\$36,600		
Pre-Cast Concrete	12%			LIFE	* *	5	\$38,200		
Roof						-	, , , , , , , , , , , , , , , , , , ,		
Metal Panel		ervation, H	Extent : Light, Area	2044 Affected	* * l : 100%	10	\$16,300		
		a : Main Ro					GI (		
	-				Atop Emergency V	entilation	n Shajis		
Modified Bitumen	Blisters, E	Now Extent : Mod : Main Ro	\$171,900 derate, Area Affect oof	2036 ed : 10%	тт )				
	Miss/Dam		nings, Extent : Mod	lerate, Ar	rea Affected : 5%				
	Location	etration, E : Section .		Area Affe	ected : 2%				
Plaza Roof: Stone Panel	Other Obs		\$20,800 Extent : Moderate, . r Terrace Roof	2051 Area Affe	* * ected : 2%				
			en Stone Panel						
		Now	\$58,500	2044	* *	1			
Skylight, Plastic	2/0								

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

### MANHATTAN 4, 4A, 7 GARAGE

### Asset # : 14765

Architecture	Current Repa	Current Repair Future Replacement Maintenance								
System Component Type	% of Fail Date Est Total (Years)	imated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit				
xterior										
Soffits	250/			-	¢157 100					
Exposed Struc: Steel	25% 75% 4+	LIFI \$28,900 2051		5	\$157,100					
Metal Panel	Deformed/Dented, Extent Location : Underpass A Other Observation, Exten Location : 56th Street U	: Moderate, Area Afj t 56th Street t : Light, Area Affecto inderpass	fected : 2%	5	\$141,300					
	Explanation : Metal Gra	iting Soffit								
nterior Floors										
Cast in Place Concrete	82% 0-2 Cracking/Crumbling, Exter Location : 2nd Floor Th Ponding, Extent : Severe, Location : 1st Floor Water Penetration, Extent Location : Basement Ro	roughout Area Affected : 10% : : Moderate, Area Aj	Affected : 5%	5	\$1,126,800					
Ceramic Tile	8% 4+ Worn/Eroded, Extent : Lig Location : Public Corrid			5	\$25,100					
Sheet Vinyl/Rubber	5% Now Punct/Tear/Impact Damag Location : 3rd Floor Ofj			5	\$23,600					
Traffic Topping	5% 2-4 Cracking/Crumbling, Exte Location : Internal Ram			5	\$19,600					
Interior Walls										
Cast in Place Concrete	10% Cracking/Crumbling, Exte Location : 1st Floor Gan Water Penetration, Extend Location : Basement Wa	rage Column t : Moderate, Area Aj	Affected : 2%	10	\$163,200					
Ceramic Tile	3%	2040	) **	5	\$19,600					
Concrete Masonry Unit	24% 4+ Cracking/Crumbling, Extended Location : 4th Floor Off	ìce, 3rd Floor Garag	cted : 4% e West Side	5	\$62,700					
	Joint Mortar Miss/Erod, I Location : Garage - All Staining/Discoloring, Ext Location : Throughout	Levels								
Concrete Masonry Unit	50%	LIFI	**	5	\$261,200					
Glass Block	5%	LIFI	**	10	\$13,100					
Glass: Single Pane	3%	LIFI		5	\$29,400					
Metal Coiling Doors	5%	2047	**	5	\$163,200					

*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.* 

### **MANHATTAN 4, 4A, 7 GARAGE**

#### Asset # : 14765

Architecture		Current I	Repair	Futu	re Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Misaligned Location Staining/L	: 2nd Floo d/Bulging, : Locker H Discoloring	\$34,800 nents, Extent : Mod or Gymnasium, And Extent : Light, Area Coom On 3rd Floor Extent : Light, Ara Locker Rooms And	l Locker a Affecte ea Affect	Room d : 2% ed : 10%	5	\$40,300	
Exposed Struc: Steel	85%			LIFE	* *	10	\$1,052,900	
Gypsum Board	2%			LIFE	* *	5-10	\$42,600	
Site Enclosure								
Fence/Gates Chain Link	Broken/M Location Impact Da	: West 551 mage, Exte	\$15,900 eents, Extent : Seve h Street At Salt Sho ent : Severe, Area A h Street At Salt Sho	ed Gate Iffected .				
Free Standing Walls								
Cast in Place Concrete	Location	: Salt Shee	Extent : Light, Area d Free Standing Stee					
Site Pavements	1							
Public Sidewalk								
Cast in Place Concrete	Cracking/ Location Other Obs Location	: 12th Ave ervation, E : West 55t	\$21,500 Extent : Moderate nue At Broom Gar Extent : Moderate, A h Street Pile Is Eroding Side	age 4rea Affe	-			
Pavers/Stone	10%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	Cracking/ Location Other Obs Location	: At Broor ervation, E : At Salt F	\$17,400 Extent : Moderate n Garage Extent : Moderate, A Pile Entrance Pile Eroding Driver	Area Affe	-			
	r		-6	~				

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

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.

### MANHATTAN 4, 4A, 7 GARAGE

### Asset # : 14765

Electrical		Current F	tepair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	* *	5	\$1,800	
			xtent : Light, Area					
	Explana	tion : Multi		4,000 An			nd First Floor Two 2,000 Ampere	
Transformers			*					
Dry Type	100%			2044	* *	5	\$1,500	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Broome	Garage, 2nd, 3rd A	nd 4th F	Floor Mechanical A	Ind Elect	rical Room	
		tion : Seven Of 460 Y/ 2		ere, With	n A High Voltage C	)f 200/23	0 And A Low	
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	2%			2048	* *		-	
Drive								
fround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$12,300	
tand-by Power								
Transfer Switches								
Automatic	100%			2044	* *	1	\$129,100	
lighting								
Interior Lighting								
Fluorescent	30%			2036	* *	10	\$115,500	
	T-8 Lamp	s And Fixtu	res, Extent : Light,	Area Aff	fected : 100%		-	
					ical Closets And Lo	ocker Ro	om	
HID	65%			2036	* *	10	\$8,900	
LED	5%			2030	* *	10	ψ0,200	
Egress Lighting	570			2037				
Egress Eighting Emergency, Battery	50%			2036	* *	10	\$50,700	
Exit, LED	5%			2050	* *	10	φ50,700	
	45%				* *			
Exit, Service	43%			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.

### MANHATTAN 4, 4A, 7 GARAGE

### Asset # : 14765

Electrical		Current Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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 Replaceme	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated ( FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Utility Steam	100%	2051	* *	1		
Conversion Equipment						
Heat Exchanger, Shell &	60%	2040	* *			
Tube						
	Other Observation, Extent : Light, Area Location : Basement Explanation : 2 Units Heat Exchange		am To	Hot Wa	ter Used Bv 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 H	Roof			
Distribution						
Distribution						
Hot Wtr Piping/Pump	50%	2047	* *	4	\$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.

### MANHATTAN 4, 4A, 7 GARAGE

#### Asset # : 14765

Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Terminal Devices							
Air Handler	45%		2036	* *	1	\$116,800	
	Other Observation, I	Extent : Light, Area	Affected	: 20%			
	Location : Roof	Cooling Tominal I	Inita				
	-	Cooling Terminal U		* *	1	¢ 47 400	
Fan Coil Unit/Heat	35% 20% 0-2	\$20,000	2036	* *	1	\$47,400 \$7,700	
Unit Heater - Steam	20% 0-2 Leak Evident, Extent	\$30,000 t · Modarata Araa	2036		4	\$7,700	
	Location : 2 Unit H		ijjecieu .	10/0			
	Other Observation, I		Area Affe	ected · 25%			
	Location : Various		n cu nyje				
		it Heaters Malfunci	tioing Dı	ie To Mechanical/	electrical	Defects.	
Air Conditioning	···					-9	
Energy Source							
Electricity	100%		2047	* *	1		
Conversion Equipment							
Absorption	60%		2040	* *	1	\$272,500	
Chiller/Steam/HW							
	Other Observation, I		Affected	! : 100%			
	Location : Building	· ·		_			
		ve 5 Ton Absorption				Management	
		ning And Air Condi	-	nits Operate Man	ually.		
Split Unit	5%		2036				
No Component Distribution	35%						
CW & CHW Wtr	60%		2051	* *	4	\$18,600	
Pipe/Pump	0070		2031		4	\$18,000	
No Component	40%						
Terminal Devices	4070						
Air Handler/Cool/Ht	20%		2036	* *	1	\$51,900	
	Other Observation, I	Extent : Light. Area		: 100%	1	\$51,900	
	Location : Roof		55				
	Explanation : Roof	top Units Serving 4	th Floor				
Fan Coil - 4 Pipe		top Units Serving 4		* *	1	\$81 300	
Fan Coil - 4 Pipe No Component	60%	ftop Units Serving 4	th Floor 2039	* *	1	\$81,300	
No Component		top Units Serving 4		* *	1	\$81,300	
No Component	60%	top Units Serving 4		* *	1	\$81,300	
No Component Ventilation	60%	top Units Serving 4		**	1	\$81,300	
No Component Ventilation Distribution	60% 20%	ftop Units Serving 4	2039				
No Component Ventilation Distribution Ductwork/Diffusers	60% 20%	ftop Units Serving 4	2039				
No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans	60% 20%	\$44,800	2039 LIFE 2041	* *	2-5	\$370,500	
No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans	60% 20% 100% 30% 0-2 Other Observation, 1	\$44,800	2039 LIFE 2041 Area Affe	* * * * ected : 25%	2-5	\$370,500	
No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans	60%         20%         100%         30%       0-2         Other Observation, I         Location : Southwee         Explanation : Vent	\$44,800 Extent : Moderate, 2 est Building, Buildir ilation System Servi	2039 LIFE 2041 Area Affe ags M4 A ing Buila	* * * * ected : 25% nd M7. lings M7, M4 And A	2-5 2 Southwes	\$370,500 \$3,100	
No Component Ventilation Distribution Ductwork/Diffusers Exhaust Fans	60%         20%         100%         30%       0-2         Other Observation, I         Location : Southwee         Explanation : Vent	\$44,800 Extent : Moderate, 2 est Building, Buildin	2039 LIFE 2041 Area Affe ags M4 A ing Buila	* * * * ected : 25% nd M7. lings M7, M4 And A	2-5 2 Southwes	\$370,500 \$3,100	

#### Plumbing

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

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

### MANHATTAN 4, 4A, 7 GARAGE

Asset # : 14765

Mechanical	Current Repair	Future Repla	cement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)				Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	60%	2051	* *	1		
Galvanized Steel	40%	2044	* *	1		
HW Heat Exchanger		24.200 2051	* *		¢ 41 500	
Steam Fired		334,200 2051		4	\$41,500	
	Not in Service, Extent : Model		•			
	Location : 1 Unit With Leak Other Observation, Extent : L	-	,			
	Location : Basement	igni, Area Ajjeciea : 100%	)			
	Explanation : 2 Units Each	With 600 Gallon Storage 7	Tank			
Sanitary Piping	Explanation : 2 Onlis Each	Will 000 Guilon Storage 1	unn.			
Cast Iron	100% Now \$1,2	228,600 LIFE	* *	1		
Cust non	Blockage /Clogged, Extent : M		20%	-		
	Location : Clogged Floor D			uilding M	14 Due To Lack Of	,
	Drain Line/ Clogged Drain.	0	v	0	0	
	Other Observation, Extent : M	Ioderate, Area Affected : 2	0%			
	Location : Basement					
	Explanation : Oil-water Sep	arator And Sand Filter Re	quire Main	tenance.		
Storm Drain Piping	1000/					
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2025		4		
Submersible	100%	2025		4		
Sewage Ejector(s) Electric	100%	2036	* *	4		
Backflow Preventer	100%	2030		4		
Generic	100%	2036	* *	1	\$25,700	
Fixtures	10070	2030		1	\$25,700	
Generic	100%					
Vertical Transport	10070					
Elevators						
Geared Traction	60%	LIFE	* *			
	Other Observation, Extent : L		ó			
	Location : 3 Units From Bas					
	Explanation : 3 Units					
Hydraulic	40%	LIFE	* *			
	Other Observation, Extent : L		ó			
	Location : Ground To 3rd F					
	Explanation : 2 Units					
ire Suppression	-					
Standpipe						
Generic	100%	2051	* *	1-5	\$211,600	
Sprinkler						
Generic	100%	2051	* *	1-2	\$117,600	

*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.* 

### **MANHATTAN 4, 4A, 7 GARAGE**

Asset # : 14765

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2040	* *	1	\$78,400	
	Other Observation, Extent : Light, Are	a 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	

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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			RMER INCINERATOR)		
Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: MANHAT : DOS0060.0 : 56,830 : 18-Apr-201	00 / 13643	I'H AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1935 / 2007 : SANITATION : NONE : 1064485	
	. 2170			. 1004405	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec			\$5,296,100		\$339,100
Interior Architect	ure		\$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			\$5,296,100		\$339,100
Importance Code			\$1,597,100		\$1,279,900
Importance Code	С		\$399,800		\$63,800
Total			\$7,293,000		\$1,682,900
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture		\$27,500	\$3,900	
Interior Architect	ure	\$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	В	\$63,000	\$35,300	\$2,100	\$3,800

 Importance Code B
 \$63,000
 \$35,300
 \$2,100
 \$3,800

 Importance Code C
 \$29,700
 \$35,300
 \$2,100
 \$3,800

 Total
 \$98,300
 \$69,200
 \$11,600
 \$9,400



*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.* 

### Asset # : 13643

rchitecture		Current R	epair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	=0 (					-	<b>*</b> 1 < 0.00	
Cast Stone/Terra Cotta	Cracking/	Now Crumbling, I : Througho	\$271,700 Extent : Severe, A ut	LIFE rea Affec	* * eted : 25%	5	\$46,800	1
	0	Extent : Mod : Througho	erate, Area Affect ut	ed : 15%	ó			
		tar Miss/Ero : Througho	d, Extent : Severe ut	, Area Aj	ffected : 50%			
Masonry: Brick	Cracking/	Now Crumbling, I : Througho	\$617,600 Extent : Severe, A ut	LIFE rea Affec	* * eted : 15%	5	\$95,900	1
		-	ent : Severe, Area	Affected	: 20%			
		: Corners						
			d, Extent : Moder	ate, Area	a Affected : 50%			
		: Througho	ut Extent : Modera	ta Araa	Affected · 25%			
	-	usonry supi, : Througho		и, лиси 1	njjecieu . 2570			
Masonry: Granite		Now	\$75,700	LIFE	* *	5	\$4,500	
	Joint Mor		d, Extent : Severe		ffected : 50%	C	\$ 1,2 0 0	
Metal Sect. OHD		Now ervation. Ex	\$239,700 tent : Severe, Are	2041 a Affecte	* *	5	\$18,700	
		: Througho						
	Explana	tion : Broker	n/ Missing Elemer	nts				
Windows								
Aluminum	20%			2044	* *	5	\$7,900	
Steel		Now	\$1,753,100	2053	**	5	\$196,500	1
	-	oed Elements : Througho	s, Extent : Severe, ut	Area Afj	tected : 70%			
		/Dented, Ext : Througho	ent : Severe, Arec ut	Affected	l : 70%			
	0		ed, Extent : Sever	e, Area A	Affected : 75%			
	Location	: Througho	ut					

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

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

#### Asset # : 13643

Architecture		Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Parapets								
Cast Stone/Terra Cotta	Cracking/ Location	: Coping	\$54,900 Extent : Severe, A re, Area Affected		* * cted : 25%	5	\$10,400	1
	Location	: Througho	ut					
		ar Miss/Erc : Coping	od, Extent : Severe	e, Area Ą	ffected : 100%			
Masonry: Brick	Cracking/ Location	: Througho				5	\$12,100	1
	Location Vertical C	: Corners	ent : Severe, Area nt : Severe, Area A ut					
Roof								
Built-Up (BUR)	25%			2033	* *	10	\$27,500	
Built-Up (BUR)	Blisters, E	Now xtent : Seven : Througho	\$1,116,100 re, Area Affected ut	2038 : 50%	* *			1
		etration, Ex : Garage A	tent : Severe, Are rea	a Affecte	d : 20%			
		led, Extent . : Througho	: Severe, Area Aff ut	ected : 5	0%			
Skylight, Metal/Glass	Broken/Ma Location Corrosion	: Main Roo	tent : Severe, Are					1

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.

#### Asset # : 13643

Architecture		Current F	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors	100/	Now	\$108.000	LIEE	* *	5	¢07 500	
Cast in Place Concrete			\$198,000 Extent : Moderate	LIFE		5	\$97,500	
	0	: Through		, 111 cu 11	<i>fjeereu</i> : 2570			
		-	Extent : Severe, Ar	ea Affeci	ted : 25%			
	-		out Garage Area	00				
			: Moderate, Area	Affected	: 25%			
	Location	: Through	out					
Ceramic Tile	5%			2031	\$96,100	5	\$4,600	
Steel Plate		Now	\$181,000	LIFE	* *	1		
		-	xtent : Severe, Are	a Affecte	d : 50%			
	Location			166	250/			
	Location	•	nt : Severe, Area A	ijjectea :	23%			
Vinyl Tile	10%	. 514115		2028	\$84,300	3	\$4,600	
Not Accessible	35%			2028	\$64,500	5	\$4,000	
		ervation, E	xtent : Light, Area	Affected	: 0%			
	Location		0 /	55				
	Explanat	tion : Incin	erator Area Inacce	ssible - I	Hazardous Air Qua	ality		
Interior Walls								
Concrete Masonry Unit		Now	\$20,700	LIFE	* *	5	\$3,500	
			nt : Moderate, Are	a Affecte	ed : 10%			
	Location				* *			
Masonry: Brick		Now	\$254,500 Extent : Severe, A	LIFE				
	-	: Through		reu Ajjet	sted . 2576			
		-	nt : Moderate, Are	a Affecte	$d \cdot 10\%$			
		: Multiple						
SGFT/Glazed Masonry		Now	\$72,200	LIFE	* *			
S GI I, GIALLA MADOMI J			ent : Moderate, A		ted : 10%			
	-		stroom Entrance					
Not Accessible	35%							

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

#### Asset # : 13643

Architecture	Current Repa	air	Future	Replacement	Μ	laintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	250/ 21	<b>****</b>		ام ماد		<b>\$7</b> 100	
Exposed Concrete	35% Now Cracking/Crumbling, Ext Location : Garage Area Spalling, Extent : Modera Location : Garage Area Water Penetration, Exten Location : Garage Area	a ate, Area Affect a t : Moderate, A	ed : 20%		5	\$5,100	
Exposed Struc: Steel	20% Now Corrosion/Rusting, Exten Location : Garage Area Staining/Discoloring, Ext Location : Garage Area	t tent : Moderate			ſ		
Plaster	10% Now Cracking/Crumbling, Ext Location : Throughout Water Penetration, Exten Location : Office				5	\$5,800	
Not Accessible	35%						
Site Enclosure							
Fence/Gates							
Chain Link	100%		2038	* *	:		
Free Standing Walls Masonry: Brick	100% 0-2 Loose Units, Extent : Mo Location : Archways At		2038 fected : 2	* *	:		
Site Pavements							
Public Sidewalk Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Ext Location : Perimeter Si Tripping Hazard, Extent Location : Perimeter Si	dewalks Throug : Severe, Area A	zhout Affected :				
Parking/Driveway							
Asphalt Cast in Place Concrete	70% 30% Now Sinking/Subsiding, Exten Location : West 215th S		2031 2033 rea Affect	\$63,800 * * ted : 25%			

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

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.

#### Asset # : 13643

			A3561#.13					
lectrical	_	Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	* *	5	\$1,500	
	Location	n : Boiler Ro						
	Explana	tion : Main S	Service Disconnee	t Switch	Rated At 400 Amp	eres		
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					*** - ***	_	<b>.</b>	
Molded Case Bkrs	95%			2027	\$98,500	5	\$1,400	
Molded Case Bkrs	5%			2050	* *	5	\$100	
Wiring	000/	<b>.</b> .	<b>• 1•</b> 1 • •	0.050	* *			
Braided Cloth	80%		\$47,100	2053		1		
		-	nt : Moderate, Are ut The Building	a Affecte	2a : 100%			
Thermoplastic	15%	~		2028	\$8,800	1		
Thermoplastic	5%			2020	**	1		
Motor Controllers	570			2031		1		
Locally Mounted	100%			2026	\$39,900	5	\$400	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	
ghting								
Interior Lighting								
Fluorescent	30%			2023	\$31,800	10	\$15,600	
				erate, Ar	ea Affected : 100%	ó		
	Location	: Offices Ar	nd 2nd Floor					
Fluorescent	5%	Now	\$5,300	2038	* *			
	Other Obs	ervation, Ex	tent : Severe, Are	a Affecte	ed : 100%			
	Location	a : 2nd Floor						
	Explana	tion : Not Fi	inctional					
Fluorescent	2%			2036	* *	10	\$1,000	
	T-8 Lamps	s And Fixtur	es, Extent : Light,	Area Af	fected : 100%			
	Location	i : New Lock	er Room					
HID	60%			2023	\$73,900	10	\$1,100	
LED	3%			2036	**		÷ ) - •	

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

### Asset # : 13643

lectrical	Current Repair	Future	e Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting						
Egress Lighting	100/	2026	* *	10	¢1 400	
Emergency, Battery	10% Other Observation, Extent : Lig Location : New Locker Room Explanation : Emergency Ligl	Only		10	\$1,400	
Exit, LED	10% Other Observation, Extent : Lig Location : New Locker Room Explanation : Exit Lights	**	**	1		
No Component	80%					
Exterior Lighting HID No Component	30% 70%	2023	\$68,700	10	\$100	
Arresters/Cabling Generic	100% Now \$13 Other Observation, Extent : Mo	0,000 2068 derate, Area Affe	* * cted : 100%	5	\$800	
	Location : Stacks Explanation : Not In Service					
echanical			e Replacement	М	aintenance	
echanical zstem Component Type	Explanation : Not In Service	Future			aintenance Estimated Cost	Priorit
vstem Component Type eating	Explanation : Not In Service Current Repair % of Fail Date Estimate	Future ed Cost Year	e Replacement	Cycle		Priori
zstem Component Type eating Energy Source Fuel Oil No 2	Explanation : Not In Service Current Repair % of Fail Date Estimate	Future ed Cost Year	e Replacement	Cycle		Priori
vstem Component Type eating Energy Source	Explanation : Not In Service Current Repair % of Fail Date Estimate Total (Years)	Euture Ed Cost Year FY 2038 2033	• Replacement Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priori
rstem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	Explanation : Not In Service         Current Repair         % of       Fail Date Estimate         Total       (Years)         100%       100%         Other Observation, Extent : Lig       Location : Boiler Room         Explanation : 1 Unit       Explanation : 1 Unit	Future Ed Cost Year FY 2038 2033 cht, Area Affected	e Replacement Estimated Cost ** : 100%	Cycle (Yrs) 5	Estimated Cost \$17,600	Priori
rstem Component Type eating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler	Explanation : Not In Service         Current Repair         % of       Fail Date Estimate         Total       (Years)         100%       100%         Other Observation, Extent : Lig       Location : Boiler Room         Explanation : 1 Unit       Explanation : 1 Unit	Future Future FY 2038 2033 cht, Area Affected 5,400 2028	• Replacement Estimated Cost **	Cycle (Yrs) 5	Estimated Cost \$17,600	Priori

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

#### Asset # : 13643

Mechanical		Current F	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	20%			2026	\$60,800	1	\$3,700	
Unit Heater - Steam		Now	\$3,000	2023	\$30,500	4	\$800	
	Location		t : Severe, Area Afj or Locker Room		0%			
Unit Heater - Steam	10%			2038	* *	4	\$800	
	Location	: 1st Floor	xtent : Light, Area r Central Garage.	Affected	: 10%			
	Explana	tion : New I	Installation					
No Component	55%							
Air Conditioning								
Energy Source	1000/				ata ata			
Electricity	100%			2036	* *	1		
Conversion Equipment	50/			2026	* *			
Split Unit	5%	4 11 4: T		2036				
			Extent : Light, Area Female Supervisor					
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	50/			2026	* *	2	¢2,000	
Evaporative Condenser	5%			2036		2	\$2,000	
No Component Ventilation	95%							
Exhaust Fans								
Wall Unit	10%			2033	* *	2	\$200	
No Component	90%			2000		2	\$200	
Plumbing	2070							
H/C Water Piping								
Brass/Copper	30%			2038	* *	1		
Galvanized Steel		Now	\$17,500	2026	\$174,500	1		
		Extent : M : Through	oderate, Area Affe out	cted : 20	%			
Water Heater								
Gas Fired	100%			2026	\$34,700	2	\$800	
	Other Obs	ervation, E	xtent : Light, Area	Affected				
	Location	: Boiler Re	oom					
	Explana	tion : 2 Uni	its					
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.

Asset # : 13643

Mechanical	Currer	t Repair Fu	ture Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Years		r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Standpipe Generic	100%	202	8 \$236,800	1-5	\$29,700	

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 - FY 2021** Print Date: 09-Sep-2020

Asset Name Address Borough Program / Asset #	: 640 W. 2 : MANHA	ATTAN BOROUGH REPA 26 ST @12TH AVENUE ATTAN 8.000 / 4517	AIR SHOP Agency's Number Yr Built/Renovated	: S214-232 : 1994 /	
Area Sq Ft	: 205,215		<b>Project</b> Type	: SANITATION	
Date of Survey	: 24-Apr-2	2017	Landmark Status	: NONE	
Areas Surveyed	: Basemen	it, Roof, Floors 1,1m,2,2m,	3		
Block	: 670	Lot : 50	BIN	: 1012267	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$1,964,800		\$605,700
Interior Architect	ture		\$2,774,300		\$1,470,600
Electrical			\$131,800		\$1,275,600
Mechanical			\$75,100		\$322,400
Total			\$4,946,000		\$3,674,200

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.

#### Asset # : 4517

		-		•••					
rchitecture	Current Repair			Futur	Future Replacement Maintenance				
rstem Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior Exterior Walls									
	550/	Marri	¢167.400	LIEE	* *	5	¢92 (00		
Masonry: Brick Cavity		Now	\$167,400	LIFE	a Affected : 10%	5	\$83,600		
	•	: West Stree		raie, Are	a Ajjeciea : 10%				
				ento Ano	a Affected : 15%				
		: West Stree		ule, Arec	a Ajjeciea . 1576				
		. West Stree	i Fucuue	20.40	* *	5.10	¢104.600		
Metal Panel	10%	NT	Ф.C.О. 700	2048	* *	5-10	\$104,600		
Metal Sect. OHD		Now	\$50,700	2033		5	\$23,800		
		-	ent : Moderate, 4 East And West F		cted : 15%				
					-4-1.250/				
	-		ent : Moderate, A oors On East An						
		U							
		: North Fac	ent : Moderate, . ada	area Ajje	eciea : 10%				
			/missing Elemen	ta					
Weath aring Steel	<u> </u>	ion . Droken	missing Elemen	LIFE	* *	1			
Weathering Steel	-	amation Ext	ent : Light, Area			1			
		: Rooftop Ra	0	Ајјестеи	. 100/0				
			nent Actually Str	netural l	Raams				
Window Wall	20%	ion . Compo	neni Actually Sir	2048	* *	5	\$114,100		
Windows	20%			2048		3	\$114,100		
Aluminum	40%	0-2	\$60,900	2036	* *	5	\$3,400		
Alumnum			300,300 Moderate, Arec		1 · 25%	5	\$5,400		
			d Meeting Areas						
Metal Louvers	60%	. 0,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		2031	\$325,200	10	\$63,800		
Parapets	0070			2031	\$525,200	10	\$05,800		
Masonry: Brick Cavity	95%	0-2	\$37,800	LIFE	* *	5	\$15,300		
Masoni y. Brick Cavity			Extent : Moderd		Affected · 20%	5	\$15,500		
	-	: At Control		, 111 cu	1990000 . 2070				
Metal Panel	5%	control	0.000	2048	* *	5	\$3,100		
	370			2040		5	\$5,100		

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

#### Asset # : 4517

Architecture	Current I	Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Built-Up (BUR)	55% Now Drains Inad/Misposn Location : West Sid Expansion Joint Fail Location : Over 2nd Miss/Damaged Flash	e Of Building ure, Extent : Model d Floor Shops	rate, Area	Affected : 15%			
	Location : Roof Ove	er Repair Shop					
	Vegetation Growth, E			cted : 15%			
	Location : Perimete Water Penetration, E Location : Over 2nd	xtent : Moderate, A		eted : 10%			
	Worn/Eroded, Extent Location : Roof Ent	: Moderate, Area	Affected :	75%			
Metal Panel	35% Now Corrosion/Rusting, E Location : Over Pa		2048 a Affected	**			1
	Water Penetration, E Location : Over Pa		a Affected	1 : 30%			
Paver: Asphalt	10% Now Broken Paver Blocks Location : Patio Ar Miss/Damaged Flash Location : Over 2nd Vegetation Growth, I Location : Patio Ar Water Penetration, E	ea ings, Extent : Mod l Floor Repair Sho Extent : Moderate, . ea	erate, Are p Area Affeo	a Affected : 10% cted : 25%			1
	Location : Over 2nd			. 2370			
nterior	Location . Over 2nd	1 1001 Nepuli Silo	P				
Floors		<b>.</b>				<b>.</b>	
Asphalt Poured	20% Now Cracking/Crumbling, Location : Parking Worn/Eroded, Extent Location : Parking	Area On Third Flo : Moderate, Area .	or Affected :		5	\$13,500	
Carpet	10%		2024	\$367,900	3	\$40,500	
Cast in Place Concrete	50% Now Broken/Missing Elem		LIFE erate, Are	* * va Affected : 10%	5	\$295,300	
	Location : At Trenc Cracking/Crumbling, Location : Stock Ro	Extent : Moderate	, Area Afj	fected : 25%	nrons		
		5 in 2nd 1/1022011			-	Ø 7 4 000	
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. Estimates are rounded to the nearest hundred dollars.* 

### Asset # : 4517

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls								
Concrete Masonry Unit	Location Caulking Location	: Various I Deteriorate : Interior I	xtent : Light, Area Locations Through d, Extent : Modera Expansion Joints nt : Light, Area Aj	nout 1st A ate, Area	nd 2nd Floor Gar Affected : 20%	5 ages	\$58,300	
			Locations Through			ages		
Glass: Single Pane	2%			LIFE	* *	5	\$2,900	
Gypsum Board	15%			LIFE	* *	5	\$17,200	
Masonry: Brick	5%			LIFE	* *	5	\$17,200	
Metal Coiling Doors	2%			2050	* *	5	\$19,200	
Wear Connig Doors	Other Obs Location	: 2nd Floo	xtent : Light, Area or Ramp - Recent I ponent Actually Ra	Affected nstallatio	n	5	¢17,200	
Ceilings		· ·	· · ·		*			
AcousTileSusp.Lay-In	-	-	\$46,600 Extent : Moderate out 1st And 3rd Fl	-	-	5	\$27,000	
Exposed Struc: Steel	Corrosion Location Water Per Location Worn/Ero	: Structura etration, E. : Parking ded, Extent	\$2,428,000 xtent : Severe, Are al Beams xtent : Moderate, A Area Over Third F : Severe, Area Aff fing Delaminating	Area Affe Toor, Rep Tected : 20	cted : 40% pair Shops 9%			
te Pavements								
Public Sidewalk								
Cast in Place Concrete	Cracking/		\$12,900 Extent : Moderate & At 11th Avenue A			West Str	reet	
Pavers/Stone	Misaligne	0 0	\$1,400 Extent : Moderate, eet Walkways	2031 Area Aff	\$14,300 fected : 15%			
lectrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Fused Disc Sw	Location	: Electrica				5 ,000 Amp	\$900 peres And 2- 2,500	

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.

#### Asset # : 4517

Electrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
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	
			Extent : Moderate, .					
	Location	i : Boiler R	oom And Mechanic	cal Room				
	Explana	tion : 75 Ki	lovolt-ampere, 30	Kilovolt-	ampere, 480/208/1	20 Volts		
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	* *	5	\$900	
	Other Obs	ervation, E	Extent : Moderate, 2	Area Affe	cted : 100%			
	Location	i : Electrica	ıl Room					
	Explana	tion : 6- Ve	rtical 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 Obs	ervation, E	xtent : Moderate, .	Area Affe	ected : 100%			
	Location	i : Sprinklei	r / Standpipe Room	1				
	Explana	tion : Conn	ected To Main Wa	ter Pipe				
Stand-by Power	· ·			•				
Transfer Switches								
Automatic	100%			2033	* *	1	\$63,100	
Lighting								
Interior Lighting								
Fluorescent	30%			2033	* *	10	\$56,500	
	T-5 Lamp	s And Fixtu	res, Extent : Light,	Area Afj	fected : 100%			
	Location	ı : Repair S	hop					
Fluorescent	40%	-	*	2033	* *	10	\$75,300	
Thorescent			res, Extent : Light,		fected · 100%	10	\$75,500	
	-		out The Building	111 cu 11jj	eeleu . 10070			
		~	oui The Duilding		di di	1.0	<b>**</b> • • • •	
HID	30%			2033	* *	10	\$2,000	
Egress Lighting							<b>A</b> - • • • •	
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

### Asset # : 4517

		ASSet # 14					
Electrical	(	Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm							
Security System							
No Component	70%						
Generic	30%		2028	\$198,900	1	\$23,000	
		vation, Extent : Moderate,	00				
		Hallways, Repair Shop An					
Fire/Smoke Detection	Explanatio	n : CCTV Surveillance Ca	mera Sysi	em			
No Component	70%						
Generic, Digital	30%		2028	\$680,700	1-3	\$39,100	
		vation, Extent : Moderate,			10	<i>QDJJIOO</i>	
	Location :	Hallways					
	Explanatio	n : Strobe Lights, Manual	Pull Stati	ons, Alarm Bells, S	Smoke De	etectors And Horns	
Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance	
System	% of F	ail Date Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priority
Component Type	Total (	(Years)	FY		(Yrs)		
Heating							
Energy Source							
Natural Gas	100%		2038	* *	1		
Conversion Equipment							
Furnace	80%		2033	* *	1	\$81,200	
		vation, Extent : Severe, Ar	ea Affecte	ed : 80%			
	Location :	-					
		n : 14 Rooftop Package U					
Hot Water Boiler	20%		2033	* *	1	\$20,300	
		vation, Extent : Light, Area	a Affected	1:20%			
		Boiler Room					
	Explanatio	n : 2 Units					
Distribution Hot Wtr Piping/Pump	20%		2036	* *	4	\$2,000	
fiot wit i iping/i unip		t, Extent : Moderate, Area		- 3%	4	\$2,000	
		lst Floor Gas Room (Mair	55				
No Component	80%	Υ		,			
Terminal Devices	0070						
Convector/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	1000/		2022	باد بان	•	<b>010</b> (00)	
Ext Pkg Unit -	100%		2033	* *	2	\$12,600	
Heating/Cooling	Other Obser	vation, Extent : Light, Area	a Affected	· 100%			
	Location :		и луестей	. 100/0			
		n : 14 Rooftop Package U	nits - Rofr	igerant 410 A			
	плринино		no noji	-8-1 mm 110 11			

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

Asset # : 4517

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
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 Evid	ent, Extent	: Moderate, Area A	Affected :	10%			
	Location	: Boiler R	oom					
	Not Energ	y Efficient,	Extent : Moderate	, Area Aj	ffected : 60%			
	Location	: Boiler R	oom					
	Other Obs	ervation, E	Extent : Moderate, 2	4rea Affe	ected : 100%			
		: Through						
			System Has No Reti	ırn 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	10070			2000		-	\$12,000	
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%			LIFE	* *			
Seared Haenon		ervation F	Extent : Light, Area		· 100%			
			1, 1m, 2, 2m, 3; 2					
		tion : 3 Un		0	,, _,			
Fire Suppression	Блрини							
Standpipe								
Generic	100%			2048	* *	1-5	\$103,500	
Sprinkler	100/0			2040		1-5	ψ105,500	
Generic	100%			2038	* *	1-2	\$57,500	
	10070			2030		1-2	¢57,500	
Fire Pump Generic	1000/			2037	* *	1	\$38,300	
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.* 

### 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.

#### Asset # : 14999

						_		_	
chitecture		Current	Repair	Futur	e Replacement	N	laintenance		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Exterior Walls									
Metal, Corrugated	55%			2057	* *	1			
Metal Sect. OHD	4%		\$16,400	2044	* *	5	\$7,700		
			Extent : Severe, Are	a Affecte	ed : 10%				
		: Loading							
	_		ling Floor Overhea	d Door I.	s Too Low For Tri	icks			
Metal Coiling Doors	1%	0-2	\$7,500	2036	* *	5	\$1,900		
		-	ients, Extent : Mod	erate, Ar	ea Affected : 100%	6			
			er Lidding Area						
			Extent : Light, Area	Affected	l : 100%				
			er Lidding Area						
	_	tion : Synth	hetic Canvas						
Pre-Cast Concrete	30%	0-2	\$26,100	LIFE	* *	5	\$120,000		
	Other Observation, Extent : Moderate, Area Affected : 2%								
			And West Facades						
	Explana	tion : Base	Perimeter Flashing	g Missing	g And Loose				
Window Wall	10%			2057	* *	5	\$46,100		
			Extent : Light, Area	Affected	l : 100%				
		: Through							
	Explana	tion : Polye	carbonate And Stee	el Compo	nents				
Windows			+ ···			_	** -**		
Aluminum		Now	\$85,400	2053	* *	5	\$9,500		
	Other Observation, Extent : Severe, Area Affected : 10% Location : South Facade In Operations Room								
			-			D :			
N. ( 1.T.		non : wate	r Infiltration Throu	-	ow From Rooj Are				
Metal Louvers	40%			2044	**	10	\$79,500		
Parapets Metal Rail	25%			2048	* *	5 10	\$26 100		
Ivicial Kall		arvation 1	Extent · Light Aug			5-10	\$26,100		
	Other Observation, Extent : Light, Area Affected : 100% Location : South Roof Elevation								
		tion : No A	U C						
No Component	75%	10n . 110 A	ccess.						
Roof	1370								
Metal Panel	100%			2048	* *	10	\$256,900		
		ervation F	Extent : Light, Area		1:100%	10	$\psi 250,700$		
	Location								
		tion : No A	ccess.						
		anding Sea							
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

#### Asset # : 14999

Architecture	Current Re	pair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Floors							
Cast in Place Concrete	50% Now Drains Clogged, Extent Location : Loading Fl Recent Replace Evident Location : Loading An	loor And Lower 1 ; Extent : Light,	Lidding A	lrea	5	\$180,400	
Cast in Place Concrete	37% Paint Peeling, Extent : . Location : Mezzanine Other Observation, Ext Location : Pier Floor,	And Pier Floor ent : Light, Area Mezzanine Leve	Affected	: 100%	5 nd Mecha	\$267,000 nical Spaces	
	Explanation : Epoxy (	Joated	2011	* *		¢12.200	
Ceramic Tile Steel Grating	8% 5%		2044 2057	* *	5 1	\$13,200	
Interior Walls	Other Observation, Ext Location : Lidding Ro Explanation : Metal C	om And Mezzan Catwalk	ine Above	e Lidding Area			
Cast in Place Concrete	10% 4+ Paint Peeling, Extent : Location : Lower Lide		LIFE cted : 1%	* *			
Ceramic Tile	5%		2044	* *	5	\$10,500	
Concrete Masonry Unit	75%		LIFE	* *	5	\$125,700	
	Other Observation, Ext Location : Stairwell A Explanation : Locatio	nd Loading Offi		: 100%			
SGFT/Glazed Masonry	8% Other Observation, Ext Location : Corridors, Explanation : Locatio	Lunchroom And	00	**	10	\$8,400	
Steel Plate	2% 0-2 Other Observation, Ext Location : Loading Fl Explanation : Panels	oor	LIFE Area Affe	* * cted : 10%	5	\$2,500	

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.

Asset # : 14999

Architecture		Current Repair	rent Repair Future Replacement Maintenance						
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
terior									
Ceilings									
Exposed Concrete	20%		LIFE	* *	5-10	\$40,700			
Exposed Struc: Steel	65%		LIFE	* *	10	\$211,400			
		servation, Extent : Light, A 1 : Mezzanine, Loading And		: 100%					
		tion : Corrugated Metal D		ictural Steel					
Gypsum Board	<u>Explana</u> 5%		LIFE	**	5-10	\$28,000			
Metal Panel		Now \$116,00		* *	5	\$20,300			
		ped Elements, Extent : Mod		Affected : 50%	5	\$20,500			
		1 : Throughout		55					
	Corrosion	/Rusting, Extent : Severe, .	Area Affecte	d : 5%					
	Location	ı : Mens Toilet 302 And Lo	ading Level	Office					
	-	Dented, Extent : Moderate	e, Area Affec	cted : 50%					
		1 : Throughout							
		servation, Extent : Severe,	Area Affecte	ed : 100%					
	Location : Throughout Explanation : Panels Are Constantly Removed Due To No Access Panels In Ceilings								
ite Enclosure	Explana	tion : Panels Are Constant	iy Kemovea	Due 10 No Access	s Panels I	in Cettings			
Fence/Gates									
Aluminum Rail	10%		2048	* *	5-10	\$6,000			
	Other Obs	servation, Extent : Light, A	rea Affected	: 100%		-			
		ı : North And East Walkwa	-						
	Explana	tion : Railing At Building I							
Exposed Struc: Steel	78%			* *					
		pair Evident, Extent : Ligh							
		n : Three Driveway Metal I							
		servation, Extent : Severe, . 1 : Driveway	Area Affecte	a : 1%					
		tion : Metal Grille Fence A	Above Concr	ete Railing					
	-	as Caused Three Panels To		ere maning.					
Exposed Struc: Steel	2%	Now \$70	0 LIFE	* *					
•	Other Obs	servation, Extent : Severe,	Area Affecte	ed : 50%					
	Location	<i>i : Entrance Gates To Driv</i>	reway						
	Explana	tion : Entry Swing Gates N	lot Operable	2					
No Component	10%								
		servation, Extent : Light, A		: 0%					
		1 : West And South Building	g Perimeter						
Free Standing Walls	Explana	tion : No Railing							
Cast in Place Concrete	100%		2075	* *					
ite Pavements	10070		2015						
On-Site Walkways									
Cast in Place Concrete	95%		2048	* *					
		servation, Extent : Light, A		: 100%					
		n : Building Perimeter And							
	-	tion : Pier Level At Buildir	-						
Pavers/Stone	5%		2044	* *					

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

#### Asset # : 14999

	Current Repair	Future	Replacement	М	aintenance	
% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Location	servation, Extent : Light, Ar 1 : Driveway From 31st Ave	nue	* * • 100%			
			Replacement	М	aintenance	
% of Total						Priorit
Location	servation, Extent : Light, Ar 1 : Electrical Room			5 200 Ampo	\$600 eres Each.	
100% Other Obs	servation, Extent : Light, Ar	2048 ea Affected .	* *	5	\$400	
Kilovolt- 100% Other Obs Location	-amperes, One 30 Kilovolt-o servation, Extent : Light, Ar a : Electrical Room	2057 2057 ea Affected .	0/208/120 Volts. * * • 100%	5	\$600	
_				1	3.	
70% 30%		2053 2053 2053	* *	5 5	\$1,800 \$900	
100% 2%		2057 2048 2048	**	1	¢2.000	
100%		LIFE	* *	5	\$2,900	
Location	1 : Fire Pump Room			pe.		
	Total100%Other ObsLocationExplana% ofTotal% of100%Other ObsLocationExplana100%Other ObsLocationExplanaKilovolt100%Other ObsLocationExplana100%Other ObsLocationExplana100%Other ObsLocationExplana100%70%30%100%0ther ObsLocation2%98%100%	% of Fail Date Estimated Costors         Total (Years)         100%         Other Observation, Extent : Light, Ar         Location : Driveway From 31st Ave         Explanation : Driveway To Building         % of Fail Date Estimated Cost         Total (Years)         100%         Other Observation, Extent : Light, Ar         Location : Electrical Room         Explanation : Two Main Service Disting         100%         Other Observation, Extent : Light, Ar         Location : Electrical Room         Explanation : Two Main Service Disting         100%         Other Observation, Extent : Light, Ar         Location : Electrical Room         Explanation : Three 75 Kilovolt-am         Kilovolt-amperes, One 30 Kilovolt-am         No0%         Other Observation, Extent : Light, Ar         Location : Electrical Room         Explanation : Six Vertical Sections of         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         100%         00%         100% <t< td=""><td>% of TotalFail Date (Years)Stimated Cost FYYear FY100%2044Other Observation, Extent : Light, Area Affected Location : Driveway From 31st Avenue Explanation : Driveway To BuildingEutree% of % of TotalFail Date Fail Date Estimated Cost TotalFuture Year FY100%2057Other Observation, Extent : Light, Area Affected : Location : Electrical Room Explanation : Two Main Service Disconnect Swith 100%20480ther Observation, Extent : Light, Area Affected : Location : Electrical And HVAC Rooms Explanation : Three 75 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, Four Kilovolt-amperes, Explanation : Six Vertical Sections Of Low Volta 98%100%2057</td></t<> <td>% of Total (Years)Fail Date Estimated Cost FYYear FYEstimated Cost FY100%2044**0ther Observation, Extent : Light, Area Affected : 100% Location : Driveway From 31st Avenue Explanation : Driveway To BuildingFuture Replacement% of Fail Date Estimated Cost Total (Years)Future Replacement% of of Fail Date Explanation : Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 32100%2048**0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical And HVAC Rooms Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.100%2057**0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Six Vertical Sections Of Low Voltage Power Circuit 100%2057100%2057**2062048**70% 20532053**30%2057**2% 98%2048**100%LIFE**100%LIFE**100%LIFE**</td> <td>% of Fail Date Estimated Cost Total       Year Estimated Cost (Years)       Cycle (Yrs)         100%       2044       ***         0ther Observation, Extent : Light, Area Affected : 100% Location : Driveway From 31st Avenue Explanation : Driveway To Building       M         % of Fail Date Estimated Cost Total       Future Replacement       M         % of Fail Date Estimated Cost Total       Year Estimated Cost (Years)       Cycle (Yrs)         100%       2057       **       5         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Ampet Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Ampet Location : Electrical And HVAC Rooms Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One Kilovolt-amperes, One 30 Kilovolt-amperes, Four 45 Kilovolt-amperes, One Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.       5         100%       2057       **       5         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Six Vertical Sections Of Low Voltage Power Circuit Breaked 100%       2057       **       1         70%       2053       **       5         100%       2057       **       1         2%       2048       **       5         100%       2053       **       5</td> <td>% of Fail Date Estimated Cost Total (Years)       Year Estimated Cost FY       Cycle       Estimated Cost (Yrs)         100%       2044       **         00her Observation, Extent : Light, Area Affected : 100% Location : Driveway From 31st Avenue Explanation : Driveway To Building       Maintenance         Year Estimated Cost Total (Years)       Future Replacement FY       Maintenance         100%       2057       **       5       \$600         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.       100%       2048       **       5       \$600         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.       100%       2048       **       5       \$400         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical And HYAC Room Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One 37.5 Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.       \$600         100%       2057       **       5       \$600         00her Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Six Vertical Sections Of Low Voltage Power Circuit Breakers.       \$900         100%       2057       **       1         20%       2048       **</td>	% of TotalFail Date (Years)Stimated Cost FYYear FY100%2044Other Observation, Extent : Light, Area Affected Location : Driveway From 31st Avenue Explanation : Driveway To BuildingEutree% of % of TotalFail Date Fail Date Estimated Cost TotalFuture Year FY100%2057Other Observation, Extent : Light, Area Affected : Location : Electrical Room Explanation : Two Main Service Disconnect Swith 100%20480ther Observation, Extent : Light, Area Affected : Location : Electrical And HVAC Rooms Explanation : Three 75 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, One 30 Kilovolt-amperes, Four Kilovolt-amperes, Four Kilovolt-amperes, Explanation : Six Vertical Sections Of Low Volta 98%100%2057	% of Total (Years)Fail Date Estimated Cost FYYear FYEstimated Cost FY100%2044**0ther Observation, Extent : Light, Area Affected : 100% Location : Driveway From 31st Avenue Explanation : Driveway To BuildingFuture Replacement% of Fail Date Estimated Cost Total (Years)Future Replacement% of of Fail Date Explanation : Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 32100%2048**0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical And HVAC Rooms Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.100%2057**0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Six Vertical Sections Of Low Voltage Power Circuit 100%2057100%2057**2062048**70% 20532053**30%2057**2% 98%2048**100%LIFE**100%LIFE**100%LIFE**	% of Fail Date Estimated Cost Total       Year Estimated Cost (Years)       Cycle (Yrs)         100%       2044       ***         0ther Observation, Extent : Light, Area Affected : 100% Location : Driveway From 31st Avenue Explanation : Driveway To Building       M         % of Fail Date Estimated Cost Total       Future Replacement       M         % of Fail Date Estimated Cost Total       Year Estimated Cost (Years)       Cycle (Yrs)         100%       2057       **       5         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Ampet Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Ampet Location : Electrical And HVAC Rooms Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One Kilovolt-amperes, One 30 Kilovolt-amperes, Four 45 Kilovolt-amperes, One Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.       5         100%       2057       **       5         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Six Vertical Sections Of Low Voltage Power Circuit Breaked 100%       2057       **       1         70%       2053       **       5         100%       2057       **       1         2%       2048       **       5         100%       2053       **       5	% of Fail Date Estimated Cost Total (Years)       Year Estimated Cost FY       Cycle       Estimated Cost (Yrs)         100%       2044       **         00her Observation, Extent : Light, Area Affected : 100% Location : Driveway From 31st Avenue Explanation : Driveway To Building       Maintenance         Year Estimated Cost Total (Years)       Future Replacement FY       Maintenance         100%       2057       **       5       \$600         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.       100%       2048       **       5       \$600         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.       100%       2048       **       5       \$400         0ther Observation, Extent : Light, Area Affected : 100% Location : Electrical And HYAC Room Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One 37.5 Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.       \$600         100%       2057       **       5       \$600         00her Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Six Vertical Sections Of Low Voltage Power Circuit Breakers.       \$900         100%       2057       **       1         20%       2048       **

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

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

#### Asset # : 14999

Electrical	Current Repair	Future Rep	lacement	Μ	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators Diesel	100% Other Observation, Extent : Li Location : Left Side Of The B Explanation : Emergency Ge	luilding		1	\$42,700	
Batteries Lead/Acid	100%	2026	\$1,600	5	\$4,100	
Fuel Storage Main Tank	100% Other Observation, Extent : Li Location : Left Side Of The B Explanation : 1350 Gallons 1	luilding	* *	5	\$3,200	
Lighting	1	1 2				
Interior Lighting HID	60% Other Observation, Extent : Li Location : Garbage Dumping	g Areas	* *	10	\$2,100	
	Explanation : High Intensity 40%	Discharge Lights. 2039	* *			
LED	Other Observation, Extent : Li Location : Offices, Locker Ro Explanation : LED Lights	ght, Area Affected : 100		oms		
Egress Lighting	1 0					
Emergency, Service	50%	2039	* *	1		
Exit, Service	50%	2039	* *	1		
Exterior Lighting LED No Component	30% 70%	2039	* *			
ightning Protection Arresters/Cabling Generic	100%	2066	* *	5	\$3,200	
Alarm	10070	2000		5	\$3,200	
Security System No Component Generic	70% 30% Other Observation, Extent : Li Location : Hallways, Garbag Explanation : CCTV Surveill	e Dumping Areas And I		1	\$12,400	
Fire/Smoke Detection Generic, Analog	100% Other Observation, Extent : Li Location : Throuhgout The B Explanation : Strobe Lights, .	uilding		1-3	\$67,900	

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.

Asset # : 14999

Mechanical	ASSEL # 14999 Current Repair Future Replacement Maintenance							
			-					
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
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 : Lig	ht, Area Affected	: 100%					
	Location : Pier Level Fan Roo	om						
	Explanation : 4 Units In Fan	Room For Staff R	esting Area, 1 Uni	t For Co	ntrol Office			
Radiant Heater	5%	2036	* *	2	\$2,600			
	Other Observation, Extent : Lig	ht, Area Affected	: 100%					
	Location : Loading Floor Mee	chanical Shop						
	Explanation : 6 Electrical Rad	liant Heaters						
Radiant Heater	5%	2036	* *	2	\$2,600			
	Other Observation, Extent : Lig	ht, Area Affected	: 100%					
	Location : Lidding Area							
	Explanation : 6 Gas Fire Unit	S						
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			
e empir emiler	Other Observation, Extent : Lig	ht. Area Affected	: 100%					
	Location : Roof Of The Main	•••						
	Explanation : R-410a Refriger	**						
Exterior Pkg Unit -	5%	2036	* *	2	\$300			
Cooling	570	2050		2	\$500			
coomig	Other Observation, Extent : Lig	ht, Area Affected	: 100%					
	Location : Roof Of The Main Office							
	Explanation : R-410a Refriger	**						
Split Unit	5%	2036	* *					
Spiit Oliit	Other Observation, Extent : Lig		· 100%					
	Location : Roof Of The Main							
	Explanation : 2 Units, R-410a							
No Component	75%	5 . 6						
Terminal Devices	1570							
Air Handler/Cool/Ht	15%	2036	* *	1	\$10,200			
Fan Coil - 2 Pipe	5%	2036	* *	1	\$1,800			
No Component	80%	2050		1	ψ1,000			
	0070							

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

Asset # : 14999

			sel # : 14					
lechanical		Current Repai	r	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estin (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ir Conditioning								
Heat Rejection								
Air Cooled Condenser	20%			2036	* *	2	\$15,400	
Unit								
No Component	80%							
entilation								
Distribution Ductwork Stainless Steel	100%			LIFE	* *			
Exhaust Fans	10070			LIFE				
Interior	100%			2036	* *	2	\$3,400	
		ervation, Extent	• Moderate. A		cted · 100%	2	\$5,400	
		: Throughout						
		-	oo Much Dusi	Fill Out	The Facility Cau	sing Bloc	kage To All The	
					v Reducing The Ef			
umbing								
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%		\$40,300	LIFE	* *	1		
	-	Clogged, Extent						
	Location	: Loading Area	And Lower L	evel Of F	her Area.			
Storm Drain Piping	1000/							
Not Accessible	100%							
Sump Pump(s)	1000/			2026	<b>#2 7</b> 00	4	<b>#2 5</b> 00	
Submersible	100%			2026	\$3,700	4	\$3,500	
Sewage Ejector(s)	1000/			2020	* *	4	¢< <00	
Electric	100%			2039	·r *	4	\$6,600	
Backflow Preventer	100%			2039	* *	1	\$6,800	
Generic Fixtures	100%			2039		1	\$0,800	
Generic	100%							
re Suppression	10070							
Standpipe								
Generic	100%			2057	* *	1-5	\$55,600	
Sprinkler	10070			2001		1.5	455,000	
Generic	100%			2057	* *	1-2	\$30,900	
Fire Pump	10070			2001		1 4	\$30,700	
1 11 V 1 WILLP								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*
#### **DEPARTMENT OF SANITATION - FY 2021** Print Date : 09-Sep-2020

Asset Name Address Borough Program / Asset #	: QUEENS - : 48-01 58 RO : QUEENS : DOS0059.0	DAD	ISTF	RICT 5	GARAGE Agency's Number Yr Built/Renovated	: S211-238 : 1995 /	
Area Sq Ft Date of Survey Areas Surveyed	: 79,000 : 17-May-201 : Roof, Floor	-			Project Type Landmark Status	: SANITATION : NONE	
Block	: 2600 : 2600	Lot	:	1	BIN	: 4307983	
CAPITAL					FY 2022 - 2025		FY 2026 - 2031
Exterior Architec Interior Architect					\$3,572,100 \$737,600		\$132,800 \$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



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

#### Asset # : 4518

rchitecture		Current I	Repair	Futur	re Replacement	Μ	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	200/	Now	\$142.200	LIEE	* *	5	\$10.200	
Concrete Masonry Unit			\$143,200 hents, Extent : Seve	LIFE		5	\$10,200	
		-	ienis, Extent . seve ad And 47th Street	е, лгеи	Affected . 270			
			Extent : Moderate	, Area A	ffected : 15%			
	-	: Through		· .				
	Expansion	Joint Fail	ure, Extent : Mode	rate, Are	a Affected : 25%			
	Location	: Through	out					
Metal Coiling Doors	15%	0-2	\$185,000	2049	* *	5	\$4,800	
2			Extent : Light, Area	Affected	: 70%			
		: All Faca						
			xtent : Moderate, A	rea Affe	cted : 30%			
		: All Faca						
			ent : Moderate, Are	a Affecte	ed : 50%			
		: Through						
Window Wall		Now	\$2,600	2049	**	5	\$1,900	
		с: East Fac	eked, Extent : Mode	rate, Are	ea Affectea : 10%			
Windows	Location	. Eusi Fut	uue					
Aluminum	100%			2045	* *	5	\$3,900	
Parapets	10070			20.0			40,500	
Concrete Masonry Unit	90%	Now	\$435,100	LIFE	* *	5	\$17,700	1
-	Expansion	Joint Fail	ure, Extent : Severe	e, Area A	Iffected : 50%			
		: Through						
			Extent : Severe, Ar	ea Affect	ted : 35%			
		: Through						
			ent : Moderate, Are	a Affecte	ed : 15%			
		: Through		- 1 <i>6</i> C	1.1000/			
		ervation, E : Through	Extent : Severe, Are	а Ајјесте	2a : 100%			
		0	Units Misaligned					
Pre-Cast Concrete	-	Now	\$66,500	LIFE	* *	5	\$10,900	1
Tre-Cast Concrete			od, Extent : Severe		ffected · 50%	5	\$10,900	1
		: Coping		, 11 cu 1	jjeeleu : 5070			
			Extent : Severe, Ar	ea Affect	ted : 30%			
		: Through		55				
		0	ed, Extent : Severe,	Area Afj	fected : 100%			
	-	: Coping		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.

#### Asset # : 4518

Architecture	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•						
Roof							
Built-Up (BUR)	95% Now Ponding, Extent : Mode Location : Throughou Vegetation Growth, Ex Location : Throughou Water Penetration, Ext	it tent : Severe, Area it ent : Moderate, A	a Affecte rea Affe	ed : 25% cted : 20%			
	Location : Bulkheads	, Locker Rooms, S					
Sloped Glazing	5%		LIFE	* *	5	\$132,800	
Soffits	1000/		2020	* *	10	<b>#000</b>	
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, E Location : Throughou Drains Inad/Misposn, I Location : Wash Bay	ıt Extent : Severe, Al	rea Affe	cted : 50%			
	Other Observation, Ext Location : Wash Bay	tent : Severe, Arec	a Affecte	d : 100%			
	Explanation : Cloggi	ng					
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 Elemen Location : Freestand Cracking/Crumbling, E Location : Garage Ga	ing Wall In Wash Extent : Moderate,	Bay Are Area Aj	a ffected : 25%	ll In Was	h Bay Area	
Glass: Single Pane	2%		LIFE	* *	5	\$2,100	
Gypsum Board	5%		LIFE	* *	5	\$4,200	
SGFT/Glazed Masonry	10%		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.* 

#### Asset # : 4518

		ASSet # 14	510				
Architecture	C	urrent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings	150/	151 200	2040	* *	5	¢0 000	
AcousTileSusp.Lay-In	Location : ( Staining/Disc Location : ( Water Penetr	Now \$151,200 ng Elements, Extent : Mod Office Area, Second Floor oloring, Extent : Moderat Office Area Locker Rooms ation, Extent : Severe, Are Locker Rooms, Second Flo	Corridor e, Area A a Affecte	ea Affected : 20% ffected : 25% d : 30%	5	\$8,800	
Exposed Struc: Steel	Location : (	4+ \$435,800 Isting, Extent : Moderate, . Garage ation, Extent : Moderate, .					
	Location : (		пей лује	cieu : 2070			
Gypsum Board	2% 1 Cracking/Cri Location : 1	Now \$2,500 ambling, Extent : Moderate Bulkheads			5	\$2,900	
		ation, Extent : Severe, Are Bulkheads And Locker Roo		d : 20%			
Site Enclosure	Locution . 1	Juinneuus Anu Locker Roc	ms				
Fence/Gates							
Chain Link	100%		2039	* *			
Site Pavements Public Sidewalk	1000/		20.42	* *			
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways Cast in Place Concrete	100%		2034	* *			
Parking/Driveway Asphalt	100% Cracking/Cri Location : T	4+ \$46,100 umbling, Extent : Moderate Fhroughout	2038 e, Area Aj	* * ffected : 10%			
Electrical	6	urrent Repair	Futur	e Replacement	м	aintenance	
System				-			Deriorite
Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment Fused Disc Sw	Location : 1	vation, Extent : Light, Arec Electrical Room			5	\$300	
Switchgear / Switchboard	Explanation	a : Main Service Disconne	et Switch	каtea At 2,000 An	iperes.		
Fused Disc Sw	Location : 1	ration, Extent : Light, Area Electrical Room 1 : Two Vertical Sections	2029 Affected	\$52,200 5 : 100%	5	\$300	

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

Asset # : 4518

Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Raceway							
Conduit	100%		2029	\$10,000	1		
Panelboards	50/		2029	¢1.(00	F	¢100	
Fused Disc Sw Molded Case Bkrs	5% 95%		2028 2028	\$1,600 \$30,300	5 5	\$100 \$2,000	
Wiring	9370		2028	\$30,300	5	\$2,000	
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	
Fround							
Grounding Devices	100%						
Not Accessible	100%						
ighting Interior Lighting							
Fluorescent	40%		2029	\$73,900	10	\$29,000	
		s And Fixtures, Extent : Ligh				<i> </i>	
	Location	: Offices, 2nd Floor					
Fluorescent	40%		2029	\$73,900	10	\$29,000	
	-	s And Fixtures, Extent : Ligh	ht, Area Afj	fected : 100%			
	Location	: Main Garage					
HID	20%		2029	\$137,800	10	\$500	
Egress Lighting	• • • • •		• • • • •	<b>**-</b> • • • •		<b>•</b> • • • • • •	
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%		2027	\$75,000	10	\$100	
Alarm							
Security System							
No Component	70%						
Generic		Now \$76,600		* *	1	\$8,000	
		ervation, Extent : Severe, A	00	ed : 100%			
		: Perimeter Of The Buildin	-	• E			
Fire/Smoke Detection	Explana	tion : CCTV Surveillance Co	umeras No	i r unclional			
Generic, Digital	100%		2029	\$873,500	1-3	\$48,700	
Senerre, Digitai		ervation, Extent : Light, Are			1.5	\$ 10,700	
		: Throughout The Building					
	Explana	tion : Strobe Lights, Manual	l Pull Stati	ons, Alarm Bells, S	Smoke De	etectors And Horns	
Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Estimated Cos	t Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priority

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

#### Asset # : 4518

lechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating								
Energy Source								
Natural Gas	80%			2049	* *	1		
Interruptible Gas/Dual	20%			2049	* *	1		
Fuel								
<b>Conversion Equipment</b>								
Furnace	60%			2037	* *	1	\$23,400	
			Extent : Light, Area	Affected	: 100%			
	Locatior	-						
	Explana	tion : 18 N	ew Gas Fired Unit	5				
Furnace	20%			2034	* *	1	\$7,800	
			Extent : Light, Area	Affected	: 100%			
		: Garage						
	Explana	tion : 12 M	odine Heaters					
Hot Water Boiler	20%			2034	* *	1	\$7,800	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	e : 1st Floo	r Boiler Room					
	Explana	tion : 2 Du	al Fuel Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	20%			2037	* *	4	\$800	
No Component	80%							
Terminal Devices								
Convector/Radiator	10%	0-2	\$2,100	2034	* *	1	\$2,300	
	Damaged,	Extent : M	loderate, Area Affe	cted : 5%	0			
	Location	: Various	Areas					
Unit Heater - Hot Water	10%			2037	* *			
No Component	80%							
ir Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Interior Pkg Unit -	5%			2030	\$147,700	2	\$200	
Cooling								
	R-22 Refr	igerant, Ex	tent : Light, Area A	lffected :	100%			
	Location	e : 1 Unit Ir	n Garage					
Ext Pkg Unit -	5%			2029	\$49,500	2	\$200	
Heating/Cooling								
	R-22 Refr	igerant, Ex	tent : Light, Area A	Iffected :	100%			
		: 1 Unit o						
Ext Pkg Unit -	10%			2037	* *	2	\$500	
Heating/Cooling	1070			2007		-	ψ500	
Heating, Cooling	Other Ohs	ervation. H	Extent : Light, Area	Affected	: 100%			
	Location			35				
		-	its, R-410a Refrige	rant				
No Component	80%		, 1. , 1.04 1.05, 1.80					
No Component	0070							

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.

Asset # : 4518

Mechanical	Current Re	pair	Futur	e Replacement	Μ	Maintenance	
System Component Type	% of Fail Date H Total (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, Ext	ent : Light, Area .	Affected	: 1%			
	Location : Boiler Roo	т					
	Explanation : 1 Aband	doned Unit Rema	ins In Pl	lace.			
Sanitary Piping							
Cast Iron	100% Now	\$11,600	LIFE	* *	1		
	Blockage /Clogged, Ext		a Affecte	ed : 5%			
	Location : Wash Bay	Area					
Storm Drain Piping	1000/			* *			
Cast Iron	100%		LIFE	* *	l		
Backflow Preventer	1000/					<b>#</b> 4 0 0 0	
Generic	100%		2029	\$20,100	1	\$4,800	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$22,100	

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.

\$1,218,300

## 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	: <b>1991</b> /
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	

\$4,783,300

1	o	tal

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



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

#### QUEENS 11 GARAGE

#### Asset # : 4135

rchitecture		Current F	Repair	Futur	e Replacement	Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick Cavity		Now	\$232,800	LIFE	* *	5	\$58,200	
			ents, Extent : Ligh					
			cade Over Garage					
			ent : Moderate, Ar	ea Affec	ted : 2%			
		: South Fa	cade					
Metal Coiling Doors	15%			2043	* *	5	\$35,000	
Pre-Cast Concrete	2%			LIFE	* *	5	\$4,800	
Window Wall		Now	\$19,100	2040	* *	5	\$7,000	
			ent : Moderate, Ar	ea Affec	ted : 15%			
	Location							
			d, Extent : Modera	te, Area	Affected : 10%			
	Location				1 100/			
			xtent : Moderate, A	1rea Affe	ected : 10%			
	Location	: West Fac	caae					
Windows Aluminum	050/			2020	* *	5	¢C 100	
Metal Louvers	95% 5%			2038 2039	* *	5 10	\$6,100 \$2,000	
	370			2039		10	\$2,000	
Parapets Concrete Masonry Unit	50%			LIFE	* *	5	\$5,600	
Coherete Masoliny Onit		/Ruloino	Extent : Moderate,			5	\$5,000	
	Location			111 cu 11jj	<i>cerea</i> : 270			
Masonry: Brick Cavity	48%			LIFE	* *	5	\$4,800	
Pre-Cast Concrete	48%			LIFE	* *	5	\$1,300	
Roof	270			LIFE		5	\$1,500	
Built-Up (BUR)	95%	Now	\$1,729,500	2040	* *			
Dunt-Op (DOR)			Extent : Light, Are		ed · 100%			
	Location							
		-		erate. Ar	ea Affected : 15%			
					nd Lower Garage I	Roof		
			xtent : Moderate, A		-	5		
				00	Exercise Room, In	ntersectio	on Of Garage 2	
	Roof And	Upper Ga	rage					
			: Moderate, Area	Affected	: 50%			
	Location	: Through	out					
Skylight, Plastic	5%	Now	\$123,800	2043	* *	1		1
		-	ents, Extent : Seve	re, Area	Affected : 30%			
	Location	: Roof Ove	er Garage					

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.

Page : 262

## **DEPARTMENT OF SANITATION - 827**

#### QUEENS 11 GARAGE

#### Asset # : 4135

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete		Now	\$216,500 Extent : Moderate	LIFE	**	5	\$213,300	
	0	0	loor And Ramps	, Area Aj	<i>Jeclea</i> . 2576			
			Extent : Moderate	Area A	ffected · 25%			
		ia/Misposn, i : Garage A		, лгеи л	<i>Jjecieu</i> . 2570			
		-	tent : Moderate, 2	Area Affe	ected · 5%			
		i : Basement		ii cu iijje				
	Explana	tion : Groun	d Water					
Ceramic Tile	5%			2033	* *	5	\$7,500	
			Extent : Moderat		Iffected : 10%	5	\$7,500	
		ı : First Floc						
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 Aj	ffected : 5%			
	Location	i : Entry Stat	ir Treads					
Vinyl Tile	2%			2030	\$27,200	3	\$1,100	
-			Extent : Moderate					
	Location	i : Lunch Ro	om, 2nd Floor Lo	unge, An	d 1st Floor Office	Space		
Interior Walls								
Cast in Place Concrete		Now	\$70,900	LIFE	* *			
		•	Extent : Moderate	, Area Aj	ffected : 5%			
		a : Basement		1.00	1 100/			
	-		ent : Moderate, Ar	ea Affect	ted : 10%			
		n : Basement						
Cast in Place Concrete	10%			LIFE	* *	_		
Ceramic Tile	10%		<b>*</b> 10.000	2039	* *	5	\$21,000	
Concrete Masonry Unit		Now	\$19,900 Eutont - Mod	LIFE		5	\$16,800	
			ents, Extent : Mod I Floor Ramp Pila					
					* *	-	¢12 (00	
Gypsum Board	10%			LIFE	* *	5	\$12,600	
Masonry: Brick	5% 40%			LIFE	* *			
SGFT/Glazed Masonry	40%			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.* 

Page : 263

## **DEPARTMENT OF SANITATION - 827**

#### QUEENS 11 GARAGE

#### Asset # : 4135

Architecture		Current R	lepair	Futur	re Replaceme	ent	М	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	Location . Water Pene	sing Elem : Locker R tration, Ex	\$64,800 ents, Extent : Mode ooms, Lunch Room ctent : Moderate, A	, Corria rea Affe	lors ected : 20%		5	\$7,500	
	Location .	Locker R	ooms, Lunch Room	, Exerci	ise Room, 2nd	l Floo	r Lounge		
Exposed Struc: Steel Exposed Struc: Steel	70% 10%	Now	\$67,500	LIFE LIFE		* * * *			
		-	xtent : Moderate, A						
		-	e Room, Boiler Ro			ge Flo	or		
			ctent : Moderate, A 3 Garage Floor, B						
Gypsum Board	10%			LIFE		* *	5	\$18,800	
Site Enclosure									
Fence/Gates	1000/			2040		* *			
Chain Link	100%			2040		* *			
Retaining Walls Cast in Place Concrete	100% Cracking/C	4+ rumbling	\$600 Extent : Moderate,	2050 Area A	ffected · 15%	* *			
	-	-	jacent To Ramp En	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Site Pavements			*						
Public Sidewalk Cast in Place Concrete	100%			2035		* *			
On-Site Walkways Cast in Place Concrete	100% Cracking/C Location .	rumbling,	\$10,800 Extent : Moderate, Area	2035 Area A	ffected : 15%	* *			
Parking/Driveway Asphalt	0	0	\$159,500 Extent : Moderate, out Parking Area	2039 Area A	ffected : 20%	* *			
Cast in Place Concrete	Location .	: Througho xtent : Moo	derate, Area Affect			* *			
Electrical		Current R	lepair	Futur	re Replaceme	ent	М	aintenance	
System Component			Estimated Cost		Estimated (		Cycle	Estimated Cost	Priority

System<br/>Component<br/>Type% of<br/>Fail Date Estimated Cost<br/>(Years)Year<br/>FYStimated Cost<br/>(Yrs)Cycle<br/>Estimated Cost<br/>(Yrs)PriUnder 600 Volts

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

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

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

#### **QUEENS 11 GARAGE**

#### Asset # : 4135

lectrical		Current I	Repair	Futur	re Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		\$2,700	2060	**	5	\$200	
			Extent : Moderate		ffected : 100%			
			al Switch Gear Bas		1 200/			
		servation, E 1 : Electrica	Extent : Light, Area	Ајјестеа	1:30%			
			u Room System Consists Of	Two Ma	in Samica Disconn	act Swite	has Pated At	
			h. The Enclosure Is				nes Ruieu Ai	
Switchgear / Switchboard	,	1						
Fused Disc Sw	100%	2-4	\$78,300	2060	* *	5	\$200	
	Enclosure	Corroded,	Extent : Moderate	, Area Aj	ffected : 100%			
	Location	ı : Switchge	ear Board Electrica	ıl Room .	In Basement			
Raceway								
Conduit	95%			2030	\$15,200	1		
Conduit	5%		\$800	2060	* *	1		
			oderate, Area Affe			~		
Panelboards	Location	i : Garage .	And Electrical Roo	т Basen	ient At Northwall (	sarage		
Fused Disc Sw	5%			2029	\$2,400	5	\$100	
Molded Case Bkrs	10%	2-4	\$4,800	2029	\$2,400 * *	5	\$100	
Wolded Case DRIS			Extent : Moderate		ffected · 100%	5	\$100	
			r Garage, Basemen			oom		
Molded Case Bkrs	85%		0,	2029	\$40,700	5	\$2,200	
Wiring	0070				\$10,700	U U	<i>~_,_</i> ~~	
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	
round								
Grounding Devices					* *	_		
Generic	100%		\$10,200	LIFE		5	\$1,500	
			loderate, Area Affe Iain In Basement	ctea : 10	10%			
and by Darron	Location	i. water M	un in dusement					
and-by Power Transfer Switches								
Manual	100%			2030	\$9,500	5	\$400	
ighting	10070			2030	\$7,500	5	\$ <del>4</del> 00	

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

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

#### **QUEENS 11 GARAGE**

#### Asset # : 4135

Electrical	Current	Repair	Future	e Replacement	Μ	laintenance		
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ghting								
Interior Lighting								
Fluorescent	78%		2030	\$182,800	10	\$71,700		
	Other Observation,	U	Affected	: 100%				
	Location : Through	nout The Building Lighting System Is (	Compose	d Of T & Lamp To	o Firster	uas In Satisfactory		
	Condition.	Lignling System 15 (	composed	i 0j 1-8 Lump Typ	<i>е, г</i> или	es în Sulisfaciory		
Fluorescent	10%		2025	\$23,400	10	\$9,200		
	Other Observation,	Extent : Light, Area	Affected					
	Location : Mechan	nic Shop On 1st Floo	or					
	Explanation : Fixt	ures Are T-5 Lamp	Type And	Are In Satisfactor	y Condit	tion.		
Fluorescent	2%		2025	\$4,700	10	\$1,800		
	Compact Fluorescer		-					
	Location : 1st And	2nd Floor Lobby B	y The Sta	irs				
HID	10%		2025	\$87,400	10	\$300		
Egress Lighting	• • • • •			<b>**</b>	1.0	<b>.</b>		
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	23% 5% Now	\$20,200	2023	\$101,000	10	\$100		
IIID	Other Observation, Extent : Severe, Area Affected : 100%							
		ee Parking Lot Und						
		issing Light Poles A		-				
No Component	70%							
larm								
Security System								
No Component	85%							
Generic	15%		2025	\$48,600	1	\$5,600		
	Other Observation,	-		: 100%				
		In Front Of The Bu V System Appears T	0	Satiafactory Condi	tion Dut	There Was No		
	Information On Its		10 Бе іп 2	saiisjaciory Conai	иоп, Биі	There was no		
Fire/Smoke Detection	ingormation on his	operation.						
Generic, Digital	100% 0-2	\$1,108,300	2040	* *	1-3	\$56,200		
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location : Through	hout The Building						
	Explanation : The	Fire Alarm System	Is Operat	ional; However, It	t Is An O	bsolete System.		
lechanical	Current	Repair	Future	e Replacement	M	laintenance		
vstem		e Estimated Cost		Estimated Cost		Estimated Cost	Priorit	
Component	Total (Years)	L Donnattu COSt	FY	Limateu Cost	(Yrs)	Listinated Cost	1 1 101 10	
Туре	()							
eating								
Energy Source	5%		2040	* *	1			
Electricity Natural Gas				* *	1			
Natural Gas	95%		2050	* *	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.* 

#### **QUEENS 11 GARAGE**

#### Asset # : 4135

Mechanical	Current R	lepair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment		<b>*</b> 10.000		<b>*</b> • • • • • • • •			
Furnace	80% 0-2	\$18,900	2025	\$188,800	1	\$35,700	
	Other Observation, E: Location : Roof	xtent : Moderate, 2	area Affe	ctea : 100%			
	Explanation : 8 Roo	fton Units Are Ou	t Of Servi	ce Frequently And	l Not End	erov Efficient	
Hot Water Boiler	20%		2043	**	1	\$9,900	
Hot water Doner	Other Observation, E:	xtent : Light. Area		: 15%	1	\$7,700	
	Location : Boiler Ro	-	1.5500000				
	Explanation : 1 Gas	Fired Hot Water	Boiler				
Distribution							
Hot Wtr Piping/Pump	20%		2038	* *	4	\$1,500	
No Component	80%						
Terminal Devices	1.50/		••••	<b>*</b> ~~ <b>~</b> ~~		<b># 1</b> 000	
Convector/Radiator	15% Come de d. Extent o M	- 1	2028	\$80,500	1	\$4,900	
	Corroded, Extent : Me Location : Entry	baeraie, Area Ajje	<i>ciea</i> : 10	70			
Fan Coil Unit/Heat	<u>5%</u>		2025	\$75.100	1	\$1,600	
No Component	370 80%		2023	\$75,100	1	\$1,000	
Air Conditioning	8070						
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Ext Pkg Unit -	20% Now	\$12,500	2030	\$251,000	2	\$1,000	
Heating/Cooling							
	Malfunctioning, Exter			d : 20%			
	Location : Rooftop U R-22 Refrigerant, Exte		-	200/			
	Location : 3 Packag			30%			
No Common ant	80%	e omis on the Re	,0)				
No Component Ventilation	8070						
Distribution							
Ductwork/Diffusers	20% 0-2	\$184,700	LIFE	* *	2-5	\$11,200	
	Corroded, Extent : Me			%			
	Location : Various 1	Locations					
	Faulty Air Intake, Ext		ea Affect	ed : 100%			
	Location : At Fresh						
	Needs Cleaning, Exter		a Affecte	d : 100%			
	Location : Through	out					
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$44,700	

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.

#### **QUEENS 11 GARAGE**

#### Asset # : 4135

Mechanical	Current Repair	Future Re	placement	М	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit			
Ventilation									
Exhaust Fans									
Roof	70%	2030	\$116,500	2	\$2,200				
	Other Observation, Extent : Light, Area	Affected : 10	0%						
	Location : Roof								
D C	Explanation : Larger Size Roof Fans	2025	¢ 40,000	2	¢000				
Roof	30% Other Observation Extent : Light Area	2025	\$49,900	2	\$900				
	Other Observation, Extent : Light, Area Location : Roof	Affected : 10	070						
	Explanation : Smaller Size Roof Fans								
lumbing	Explanation : Smaller Size Roby I ans								
H/C Water Piping									
Brass/Copper	100%	2040	* *	1					
Water Heater									
Gas Fired	60%	2029	\$36,700	2	\$900				
	Leak Evident, Extent : Severe, Area Affe	ected : 10%							
	Location : Mechanical Room								
	Malfunctioning, Extent : Moderate, Area	00							
	Location : Boiler Room, 1 Of 2 Defect	ive Hot Water	r Heaters						
Gas Fired	40%	2029	\$24,500	2	\$600				
	Other Observation, Extent : Light, Area	Affected : 10	0%						
	Location : Boiler Room								
	Explanation : 1 New Unit								
Sanitary Piping	1000/ 0.2 014 700	LIDE	ىك بىك	1					
Cast Iron	100% 0-2 \$14,700 LIFE ** 1 Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Water Backs Up Into Basen		: 10%						
Storm Drain Piping	Location : water backs Op Into basen	neni Levei							
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	10070			1					
Submersible	100% 0-2 \$3,400	2025	\$3,400	4	\$2,100				
	Malfunctioning, Extent : Severe, Area A				+_,- • •				
	Location : Duplex With One Pump Missing								
	Other Observation, Extent : Moderate, A	Area Affected	: 100%						
	Location : Mechanical Room								
	Explanation : One Temporary Pump Is	s Being Used							
Fixtures									
Generic	100%								
Generie	Other Observation, Extent : Moderate, A	Area Affected	: 10%						
Generic									
Generic	Location : Various Locations								
ire Suppression Sprinkler	Location : Various 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.

#### QUEENS 11 GARAGE

#### Asset # : 4135

Mechanical	Current Repair	Future Re	placement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fire Suppression							
Chemical System							
Dry	1%	2025	\$300	1-3			
-	Other Observation, Extent : Light, Area	Affected : 10	0%				
	Location : 1st Floor Garage						
Explanation : On Top Of Gas Refill Station							
No Component	99%						

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 Address Borough Program / Asset # Area Sq Ft Date of Survey	: 58-73 53 : QUEEN	5.000 / 2002		nted : 1957 / : SANITATION	
Areas Surveyed Block	: Basemen : 2361	nt, Roof, Floors 1,2,3,4 Lot : 151	BIN	. 4462505	
BIOCK	: 2361	Lot : 151	BIIN	: 4462505	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architec	ture		\$7,349,100		\$317,900
Interior Architect	ure		\$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	А		\$7,845,100		\$359,800
Importance Code			\$4,050,600		\$2,338,900
Importance Code	С		\$965,500		
Total			\$12,861,200		\$2,698,700
EXPENSE		FY 2022	2 FY 2023	FY 2024	FY 2025
Exterior Architec	ture	\$20,600	)		
Interior Architect	ure	\$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	А	\$24,100	\$9,200	\$9,200	\$9,200
Importance Code	В	\$146,100	\$14,600	\$8,700	\$26,500
Importance Code	С	\$13,600	)		
Total		\$183,800	\$23,800	\$17,900	\$35,700



*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.* 

#### Asset # : 2002

Architecture	Current Repair	Future Replacement	N		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	<b>5</b> 0/ <b>3</b> 1		-	<b>. . . . . . . . . .</b>	
Cast in Place Concrete	5% Now \$103,200	LIFE **	5	\$42,900	
	Broken/Missing Elements, Extent : Mo Location : Throughout	aerate, Area Affectea : 20%			
	Cracking/Crumbling, Extent : Light, A	rea Affected · 10%			
	Location : Throughout	rea Hypectea : 1070			
Masonry: Brick	25% Now \$1,380,400	LIFE **	5	\$42,900	1
Wasoniy. Drick	Diagonal Cracks, Extent : Severe, Are		C	¢. <u>_</u> ,,,,,,,,	-
	Location : Bulkheads				
	Joint Mortar Miss/Erod, Extent : Mod	erate, Area Affected : 50%			
	Location : Bulkheads				
	Rusting Masonry Supt, Extent : Moder	ate, Area Affected : 50%			
	Location : Bulkheads				
	Vegetation Growth, Extent : Moderate Location : East Facade	, Area Affected : 40%			
				<b>405 500</b>	
Masonry: Brick	50% Now \$552,200 Joint Mortar Miss/Erod, Extent : Mod	LIFE	5	\$85,700	
	Location : Throughout	eruie, Areu Ajjecieu . 2070			
	Rusting Masonry Supt, Extent : Moder	ate. Area Affected : 25%			
	Location : At Window Lintels And De				
	Spalling, Extent : Moderate, Area Affe	cted : 15%			
	Location : North Facade				
	Vertical Cracks, Extent : Severe, Area				
	Location : Corners Of North Facade				
Masonry: Granite	5% Now \$108,200	LIFE **	5	\$6,400	
	Joint Mortar Miss/Erod, Extent : Light	t, Area Affected : 10%			
	Location : Throughout	2022 **	_	<b>**</b> < 0.00	
Metal Coiling Doors	10% 0-2 \$207,700	2032	5	\$26,800	
	Broken/Missing Elements, Extent : Lig Location : Throughout	ni, Area Ajjeciea . 1076			
Pre-Cast Concrete		LIFE **	5	\$27,000	
FIE-Cast Concrete	5% Now \$60,500 Joint Mortar Miss/Erod, Extent : Mod		5	\$27,900	
	Location : At Window Sills And Linte	••			
	Misaligned/Bulging, Extent : Severe, A				
	Location : South East Windows				
	Other Observation, Extent : Severe, An	rea Affected : 10%			
	Location : South East Corner				
	Explanation : Vegetative Growth				

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

#### Asset # : 2002

chitecture	Current	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Windows							
Metal Louvers	3% 0-2	\$2,300	2030	\$23,100			
	Broken/Missing Elen	-	t, Area A	ffected : 10%			
	Location : Through	out					
Steel	97% Now	\$1,306,900	2052	* *	5	\$146,500	
	Broken/Missing Elen	ients, Extent : Mod	erate, Ar	ea Affected : 25%			
	Location : Through	out					
	Corrosion/Rusting, E	Extent : Moderate, A	Area Affe	cted : 50%			
	Location : Through	out					
	Thermally Inefficient	, Extent : Severe, A	rea Affec	eted : 50%			
	Location : Through	out					
	Caulking Deteriorate	ed, Extent : Modera	te, Area	Affected : 35%			
	Location : Exterior	Window Frames					
Parapets							
Masonry: Brick	50% Now	\$144,300	LIFE	* *	5	\$5,900	1
-	Diagonal Cracks, Ex	tent : Severe, Area	Affected	: 20%			
	Location : Corners						
	Horizontal Cracks, E	Extent : Severe, Area	a Affected	d : 20%			
	Location : Through	out					
	Joint Mortar Miss/Er	rod, Extent : Severe	, Area A <u>j</u>	ffected : 20%			
	Location : Through	out					
	Misaligned/Bulging,	Extent : Severe, Ar	ea Affect	ed : 20%			
	Location : East Fac	cade At Incinerator	And Boi	ler Room			
	Spalling, Extent : Se	vere, Area Affected	: 15%				
	Location : East Fac	cade					
	Other Observation, I	Extent : Severe, Are	a Affecte	d : 40%			
	Location : East Sid	e Parapets					
	Explanation : Netti	ng Installed On Par	rapets				
Masonry: Limestone	7% Now	\$18,300	LIFE	* *	5	\$1,000	
				100 / 1 100/	-	4-,000	
-	Joint Mortar Miss/Ei	rod, Extent : Moder	ate, Area	i Affectea : 10%			
	Joint Mortar Miss/En Location : Coping	rod, Extent : Moder	ate, Area	i Ajjeciea : 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.

#### Asset # : 2002

Architecture	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof	40% Now \$67	18 000 2027	* *			
Built-Up (BUR)	40% NOW 50 Blisters, Extent : Moderate, Ard Location : Throughout Vegetation Growth, Extent : Mo Location : Throughout Water Penetration, Extent : Mo	oderate, Area Affec	cted : 15%			
	Location : Entrance Under C					
	Worn/Eroded, Extent : Modera Location : Throughout		100%			
Single Ply Membrane	30% Repairs in Progress, Extent : L	2035	* *	10	\$35,100	
	Location : Roof Atop Furnace	0 00	: 100%			
	Other Observation, Extent : Mo		ted : 100%			
	Location : Roof Atop Furnace					
	Explanation : Work Almost C		oes Not Appear A	lctive		
Skylight, Metal/Glass	15% Now \$2,77	71,700 2057	**			
	Broken/Missing Elements, Exte Location : Throughout Corrosion/Rusting, Extent : Mo Location : Upper Roof Glazing Broken/Cracked, Exter Location : Upper Roof	oderate, Area Affec	ted : 50%			
Under Construction	15%					
	Other Observation, Extent : Lig Location : Above Boiler Room Explanation : Construction U	n	0%			
nterior	1	· · ·				
Floors						
Cast in Place Concrete	78% Now \$36 Cracking/Crumbling, Extent : S Location : Basement, Garage			5	\$237,300	
Ceramic Tile	5% Now \$2 Cracking/Crumbling, Extent : 1 Location : Throughout	28,800 2036 Moderate, Area Aff	* * Sected : 20%	5	\$3,500	
Terrazzo	2%	LIFE	* *	5	\$2,200	
Vinyl Tile	Cracking/Crumbling, Extent : 1 Location : Offices			3	\$7,800	
	Worn/Eroded, Extent : Modera Location : Offices	te, Area Affected :	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.

#### Asset # : 2002

			A3361 # . Z					
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Interior Walls								
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$214,500 Extent : Light, Art out	LIFE ea Affecte	* * ed : 20%			
Concrete Masonry Unit	Cracking/	Now Crumbling, : Through	\$225,900 Extent : Light, Art out	LIFE ea Affecte	* * ed : 30%	5	\$19,100	
Plaster	Cracking/	Now Crumbling, : Through	\$13,600 Extent : Light, Art out	LIFE ea Affecte	* * ed : 20%	5	\$4,800	
SGFT/Glazed Masonry	Broken/Ma Location Cracking/	: Interior	\$525,100 eents, Extent : Seve Window Sills In Go Extent : Light, Ard out	arage Are	ea			
Ceilings								
AcousTileSusp.Lay-In	Cracking/ Location Staining/ Location Water Pen	: Through Discoloring : Through petration, E	Extent : Moderate	e, Area A Area Affe	ffected : 10% cted : 10%	5	\$10,400	
Exposed Concrete	Cracking/ Location Water Pen	: Boiler R	\$812,100 Extent : Moderate oom and Througho ixtent : Moderate, 2 oom	ut	-	5	\$18,500	
Electrical		Current I	Renair	Futur	e Replacement	М	aintenance	
ystem	0/ 0		-		-			<b>D</b> • •
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Molded Case Bkrs	Location	: Electrica	Extent : Moderate, 1 11 Room - 2nd Floo 3,000 Ampere Mai	r		5	\$2,400	
Transformers			*					
Dry Type	Location	: Electrica			\$16,900 ected : 100% V Primary 208/120	5 Iv Secon	\$300 dary	

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

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

Asset # : 2002

			Asset # : 2	002				
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 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		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
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	
round								
Grounding Devices								
Generic		Now	\$10,200	LIFE	* *	5	\$1,400	
			xtent : Severe, Are	a Affecte	ed : 100%			
		: Water M						
	Explana	tion : Corre	oded					
ighting								
Interior Lighting	2004			0000	ala ala	10		
Fluorescent	30%	4 1 5 4		2032	* *	10	\$25,600	
			res, Extent : Mode Hallway And Lock		a Affected : 100%			
		: Offices, I	Hallway Ana Locka					
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	
lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
bystem	% of		Estimated Cost		Estimated Cost	Cycle	Estimated Cost	Priorit
Component	/0 01		Bounated Cost	1 cai	Lotinated Cost	$\mathcal{O}_{\mathcal{J}}$ ere	Bounnatea cost	

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.

Asset # : 2002

lechanical		Current	Repair	Future	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source Interruptible Gas/Dual Fuel	100%			2037	* *	1		
Conversion Equipment Steam Boiler	Malfunction Location Other Obs Location	: Boiler C ervation, E : Supplies	\$45,100 int : Moderate, Are Controllers, 2nd Flo Extent : Light, Area Both Central Repo its. Boilers Also Su	or Affected uir Shop A	: 100% Ind Police Repair	-	\$62,100	
Steam Boiler	25%	1011 . 2 01	us. Doners Also Su	$\frac{2044}{2044}$	* *	1	\$23,000	
Steam Boner	Other Obs Location	ervation, 1 : 2nd Floc tion : One				1	\$23,000	
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$1,572,400	4	\$6,900	
Terminal Devices Convector/Radiator	On Extend	Now led Life, Ex : Through	\$139,300 ctent : Severe, Area pout	2032 Affected	* * : 100%	1	\$18,900	
Unit Heater - Steam	Unit Inope	Now erable, Extension : Through	\$49,800 ent : Severe, Area 2 cout	2027 Affected :	\$99,600 100%	4	\$2,600	
r Conditioning								
Energy Source	1000/				ale ale			
Electricity	100%			2035	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%			2037	* *	2	\$1,100	
C	Location	: Roof	Extent : Light, Area ly Installed.	Affected	: 20%			
Window/Wall Unit	10%		•	2022	\$19,400	1		
No Component	70%				\$17,100	-		
Terminal Devices								
Fan Coil - 2 Pipe	10%			2027	\$53,000	1	\$3,000	
No Component	90%							
Heat Rejection	10%			2027	\$15,200	2	\$6,500	
Dry Cooler	10/0			2027	φ.r.e,=οο	_		

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.

#### Asset # : 2002

Mechanical		Current Repair F			e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)		lear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
entilation								
Distribution								
Ductwork/Diffusers			. ,	IFE	* *	2-5	\$31,100	
		nning, Extent : Sev : Throughout	ere, Area Ajjeo	ciea :	100%			
No Component	40%	. Inroughour						
Exhaust Fans	40%							
	60%		2	000	¢100.200	2	¢1 700	
Interior				022	\$198,300	2	\$1,700	
Wall Unit	40%		2	022	\$13,200	2	\$1,100	
lumbing								
H/C Water Piping	1000/		2	025	\$407 700	1		
Galvanized Steel	100%		2	025	\$407,700	1		
Water Heater	1000/		2		<b>001 000</b>	4	<b>\$000</b>	
Electric	100%		2	022	\$81,800	4	\$800	
Sanitary Piping	100%		т	IFE	* *	1		
Cast Iron	100%		L	IFE		1		
Storm Drain Piping	100%		т	IFE	* *	1		
Cast Iron	100%		L	IFE		1		
Sump Pump(s)	1000/		2	000	¢2 100	4	¢2 000	
Submersible	100%		2	022	\$3,100	4	\$2,900	
Sewage Ejector(s)	1000/	N	¢17.200 2	057	* *	4	¢000	
Compressed Air	100%		. ,	057		4	\$900	
		ning, Extent : Seve		tea :	100%			
		: Pneumatic Syste			00/			
		vice, Extent : Seven	00	ed : 3	0%			
	Location	: 1 Unit In Ejector	r Room					
Backflow Preventer			-				<b>.</b>	
Generic	100%		2	032	* *	1	\$5,700	
ire Suppression								
Standpipe								
No Component	50%		-					
Generic	50%		2	053	* *	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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>: QUEENS DI</li> <li>: 51-10 ALME</li> <li>: QUEENS</li> <li>: DOS0065.00</li> <li>: 62,100</li> <li>: 09-Mar-2020</li> <li>: Roof, Floors</li> <li>: 15980</li> </ul>	CDA AVI 0 / 14558 )	ENUE	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 2004 / 2010 : SANITATION : NONE : 4616024	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architect				\$529,600		\$295,600
Interior Architect	ure			\$210,600		<b>**</b>
Mechanical Site Pavements				\$46,400		\$37,900
Site Pavements						
Total				\$786,600		\$333,500
Importance Code	А			\$529,600		\$295,600
Importance Code	В			\$166,900		\$37,900
Importance Code	С			\$90,000		
Total				\$786,600		\$333,500
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ture		\$168,900			
Interior Architect	ure		\$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/Escalate	ors		\$3,900	\$3,900	\$3,900	\$3,900
Total			\$366,300	\$18,200	\$28,800	\$33,300
Importance Code	А		\$192,100	\$2,000	\$4,000	\$2,000
Importance Code	В		\$105,700	\$16,200	\$24,800	\$27,000
Importance Code	С		\$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.* 

# **QUEENS DISTRICT 14 GARAGE**

Asset # : 14558

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls						_		
Metal/Glass Curt Wall	10%		** ***	LIFE	* *	5	\$44,900	
Metal Panel		Now	\$9,200	2051	**	5	\$22,500	
		0	ents, Extent : Seve	re, Area	Affected : 5%			
		: Bulkhea		1.00	. 1 100/			
	-		ctent : Moderate, A	rea Affec	cted : 10%			
		: Bulkhead		Affected	. 1000/			
		ervation, E : Bulkhea	Extent : Light, Area	Ajjeciea	: 100%			
				na Susta	144			
	-		inum Panel Claddi		**	-	<b>#20.100</b>	
Metal Sect. OHD	15%	4+	\$30,000	2036		5	\$28,100	
	-	-	Extent : Light, Ard	ea Affect	ea : 20%			
		: Through	oui					
Pre-Cast Concrete	65%		<b>F I</b>	LIFE	* *	5	\$506,300	
	0	0	Extent : Light, Are	ea Affect	ed : 15%			
	Location	: Entry Fa	icade					
Windows	050/			2047	* *	5	¢27.200	
Aluminum Matal Laurana	95% 5%	4+	¢1 200	2047 2040	* *	5	\$37,300	
Metal Louvers	-		\$1,300 Extent : Severe, Are					
			out Exterior	u Ajjecie	<i>a</i> . 100/0			
		-	And Grimey					
Parapets	Блргана	ion : Dusij	Inta Gruney					
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	
			d, Extent : Modera		Affected : 25%	-	<i> </i>	
	-		oping Stone, Throu					
			Extent : Light, Area		: 100%			
		: Main Bu	-	00				
	Explana	tion : Copi	ng Stone					
Pre-Cast Concrete	35%		-	LIFE	* *	5	\$59,400	
		ervation, E	Extent : Light, Area		: 100%	-	··· , ···	
			Face Of Parapet					
	Explana	tion : Prece	ast Concrete Panal	5				
No Component	5%							
1		ervation, E	Extent : Light, Area	Affected	: 0%			
		: Bulkhea	-					
	Explana	tion : No P	aranet					

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

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

### **QUEENS DISTRICT 14 GARAGE**

#### Asset # : 14558

Architecture		Current I	Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	Blisters, E. Location Debris Pre Location Miss/Dam	: Through esent, Exten : All Roof.	ings, Extent : Seve	ı Affected	d : 10%			
Skylight, Plastic	13%	Now	\$140,900	2044	* *	1		
		0	ents, Extent : Seve Locations Through					
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	
			: Light, Area Affec s Throughout	eted : 25	%			
Sheet Vinyl/Rubber	10%			2036	* *	5	\$13,900	
Traffic Topping	60%	Now	\$36,900	2036	* *	5	\$34,800	
	Ponding, I	Extent : Sev	vere, Area Affected	: 5%				
	Location	: Water D	rainage Clogging 1	<i>At North</i>	East Corner Of Go	arage		
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	\$43,700	
Ceramic Tile	10%			2040	* *	5	\$8,700	
Concrete Masonry Unit		4+	\$15,500	LIFE	* *	5	\$5,200	
	-	-	Extent : Moderate					
		0	Room On First And			Corrido	r	
			Moderate, Area Aff					
			s And Scuff Marks nd Scuff Marks In			om On F	First And Second	
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.* 

## **QUEENS DISTRICT 14 GARAGE**

#### Asset # : 14558

Architecture		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Staining/L	: Mens Lo Discoloring,	\$6,000 aents, Extent : Seve cker Room . Extent : Moderato Chroughout			5	\$7,000	
Exposed Concrete	5%			LIFE	* *	5-10	\$5,800	
Exposed Struc: Steel	70% Other Obs Location	: Through	Extent : Light, Area out Span Trusses And	LIFE Affected		10	\$130,000	
Metal Panel	10%	uon . Long	Span Trusses Ana	LIFE	eck * *	5	\$23,200	
Site Enclosure	10/0			LII.L		5	φ23,200	
Fence/Gates								
Chain Link	5%	Now	\$1,700	2051	* *			
Iron Picket	Other Obs Location Explana 95% Broken/M	ervation, E : Rear, Fa tion : Chain Now issing Elem	acing Water Extent : Light, Area acing Water n Link Was A Temp \$25,100 pents, Extent : Seve	porary Fe 2066	ence For Missing 1 * *	ron Pick	et Fence	
	Deterioral Location	ted Finish, : Rear Per	er Facing Water Extent : Moderate, rimeter Fence Beht	ind Salt S	Shed			
		mage, Exte : Facing V	ent : Moderate, Are Vater	ea Affecte	ed : 10%			
Free Standing Walls								
Cast in Place Concrete	Location	ervation, E : Salt Shea tion : Cast		2066 Affected	* * ! : 100%			
Retaining Walls	î							
Cast in Place Concrete	Location	ervation, E : Salt Shea tion : Exter		2066 Affected	* * ! : 100%			
Site Pavements	1	-						
On-Site Walkways								
Cast in Place Concrete	90%			2044	* *			
Cast in Place Concrete	Location	: At Front	Extent : Light, Area Entrance And Wa ved Concrete For A	lkways F	acing Water			

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

## **QUEENS DISTRICT 14 GARAGE**

#### Asset # : 14558

		5561 # 14550				
Architecture	Current Rep	air Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements Parking/Driveway Asphalt	100% 2-4 Cracking/Crumbling, Ext Location : Throughout Sinking/Subsiding, Exten	t : Light, Area Affected				
	Location : Parking Area	a				
Electrical	Current Rep	air Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Jnder 600 Volts Service Equipment Air Circuit Breaker	100% Other Observation, Exter Location : Electrical Ro Explanation : Two Serv	<i>pom</i>		5	\$300	
Transformers	Explanation . 1 wo Serv	ice Disconnect Switche	5 Ruleu Al 2,500 A	mperes z	ina 2,000 Amperes	
Dry Type	50% Other Observation, Exter		* * : 100%	5	\$100	
	Location : Electrical Re Explanation : One 500		30 Kilovolt-amper	es, 480/2	77/208 Volts	
Liquid Filled	50% Other Observation, Exter Location : Outside Explanation : No Availe			5	\$200	
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	100/	2047	* *	5	¢100	
Fused Disc Sw Molded Case Bkrs	10% 90%	2047 2047	* *	5 5	\$100 \$1,500	
Wiring	90%	2047		5	\$1,300	
Motor Controllers	100%	2051	* *	1		
Locally Mounted	10%	2044	* *	5		
Motor Control Center	90%	2044	* *	5	\$1,500	
Ground	2070	2044		5	ψ1,500	
Grounding Devices Generic	100%	LIFE	* *	5	\$1,800	
					- )	
Stand-by Power						
Stand-by Power Transfer Switches						

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.

## **QUEENS DISTRICT 14 GARAGE**

#### Asset # : 14558

		A3561#.14	1000				
Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	35%		2036	* *	10	\$19,900	
		ervation, Extent : Light, Area					
		1 : Hallways, Offices, Locker I	Rooms, T	oilets			
		tion : T-8 Lamps					
Fluorescent	5%		2036	* *	10	\$2,800	
	Other Obs	ervation, Extent : Light, Area	Affected	1:100%			
	Location	ı : Hallways					
	Explana	tion : Compact Fluorescent L	ights				
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 Ser	vice, Extent : Severe, Area Af	fected : 1	00%			
	Location	n : Outside Perimeter					
Fire/Smoke Detection							
Generic, Analog	100%		2036	* *	1-3	\$38,300	
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%		-	
	Location	a : Throughout The Building					
	Explana	tion : Strobe Lights, Manual I	Pull Statio	on, Alarm Bells, Sr	noke Dei	tectors, Horns	
	^						
Mechanical		Current Repair	Futur	e Replacement	Μ	laintenance	
System	% of	Fail Date Estimated Cost	Year	<b>Estimated</b> Cost	Cvcle	<b>Estimated</b> Cost	Priority
Component	Total	(Years)	FY		(Yrs)		
Туре		、 <i>/</i>			```		
Ieating							
Energy Source	1000						
Natural Gas	100%		2051	* *	1		

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

## **QUEENS DISTRICT 14 GARAGE**

#### Asset # : 14558

			A5561#.14						
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	Location	vice, Exten 1 : Waiting servation, E	\$3,300 t : Moderate, Area For Repair Parts, . Extent : Light, Area	Roof		1	\$12,400		
	Explana	tion : 8 Hee	ating And Ventilati	on Units	Covering The Gar	age Area	ı		
Hot Water Boiler	Location	servation, E 1 : Mechant				1	\$6,100		
			its Covering The O		**		<b>#0.100</b>		
Radiant Heater		vice, Exten	\$19,300 t : Moderate, Area Of The Garage Are			2	\$8,100		
Distribution									
Hot Wtr Piping/Pump No Component	20% 80%			2047	* *	4	\$900		
Terminal Devices Fan Coil Unit/Heat No Component	20% 80%			2036	* *	1	\$4,000		
Air Conditioning									
Energy Source Electricity	100%			2047	* *	1			
Conversion Equipment Absorption Chiller/Direct Fire	20%			2036	* *	1	\$13,400		
	Other Ob Location		Extent : Light, Area	Affected	': <i>100%</i>				
	Explana	tion : 9 Un	its, Using Ammonia	a And Wa	ter As A Refrigera	int			
No Component	80%		-						
Distribution CW & CHW Wtr Pipe/Pump	20%			2051	* *	4	\$900		
No Component	80%								
Terminal Devices									
Fan Coil - 4 Pipe	20%			2036	* *	1	\$4,000		
No Component	80%								
Heat Rejection Air Cooled Condenser Unit	20%			2036	* *	2	\$8,700		
No Component	80%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$54,800		
Exhaust Fans Roof	100%			2036	* *	2	\$1,900		
Plumbing									

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.

## **QUEENS DISTRICT 14 GARAGE**

Asset # : 14558

Mechanical	Current Repa	ir Futu	iture Replacement Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated 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 Affecte	ed : 30%				
	Location : 1 Out Of 3 U	nits. Mechanical Room	ı				
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, Exten	t : Light, Area Affectea	l : 100%				
	Location : 1st To 2nd F	loor					
	Explanation : One Unit						
Fire Suppression							
Standpipe							
Generic	100%	2051	* *	1-5	\$31,300		
Sprinkler							
Generic	100%	2051	* *	1-2	\$17,400		

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 **DEPART**

## **DEPARTMENT OF SANITATION - FY 2021**

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>QUEENS</li> <li>153-67 14</li> <li>QUEENS</li> <li>DOS0034</li> <li>55,495</li> <li>22-Feb-20</li> <li>Roof, Floot</li> <li>15001</li> </ul>	6 AVENU) .000 / 2009 )19	E	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1987 / : SANITATION : NONE : 4433112	
	. 15001	Lot	. 15		. ++55112	
CAPITAL				FY 2022 - 2025		FY 2026 - 2031
Exterior Architec				\$1,464,300		
Interior Architect	ure			\$219,600		\$145,200
Electrical				\$212 100		\$523,000 \$780,000
Mechanical				\$312,100		\$789,900
Total				\$1,996,100		\$1,458,200
Importance Code	А			\$1,464,300		\$52,300
Importance Code	В			\$496,400		\$1,405,900
Importance Code	С			\$35,300		
Total				\$1,996,100		\$1,458,200
EXPENSE			FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architec	ture					\$2,600
Interior Architect				\$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	А		\$2,700	\$2,700	\$2,700	\$5,400
Importance Code	В		\$25,200	\$18 300	\$20,100	\$43 300





*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.* 

### **QUEENS EAST 13 GARAGE**

#### Asset # : 2009

rchitecture		Current F	Repair				aintenance		
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls									
Masonry: Brick Cavity	65%			LIFE	* *	5	\$29,600		
Metal Coiling Doors		Now	\$165,500	2043	**	5	\$21,300		
		0	xtent : Severe, Are South Facades	a Affecte	d:20%				
			Extent : Severe, Ar	an Affan	ad . 250/				
			Extent . Severe, Ar South Facades	eu Ajjeci	ea . 2570				
			soun i acaaes	LIPP	* *	5	\$2,000		
Pre-Cast Concrete Window Wall	2% 3%			LIFE 2050	* *	5 5	\$3,000 \$5,100		
Windows	370			2030		5	\$5,100		
Aluminum	95%	Now	\$466,700	2055	* *	5	\$5,200		
7 Hummun			ts, Extent : Severe,		fected : 10%	5	\$5,200		
		ı : First Flo		55					
			xtent : Severe, Are	a Affecte	d : 10%				
	Location	ı : Windows	At Locker Room,	1st Floor	; Lunch Room, Up	per Cafe	teria		
Glass Block	5%			LIFE	* *	5	\$300		
Parapets									
Masonry: Brick Cavity	95%			LIFE	* *	5			
Metal Panel	5%			2050	* *	5			
Roof									
Single Ply Membrane		Now	\$832,200	2040	**				
		-	ings, Extent : Seve		**				
			indows Facing Ga	-					
			xtent : Severe, Are Floor At Junction						
			xtent : Moderate, 2						
		i : Garage I		in cu nyje	cieu : 5070				
		tion : Solar	e e						
Skylight, Plastic	5%			2043	* *	1			
erior	270			2013					
Floors									
Cast in Place Concrete	60%			LIFE	* *	5	\$108,900		
Cast in Place Concrete	20%	Now	\$184,300	LIFE	* *	5	\$36,300		
			Extent : Severe, A	rea Affec	eted : 20%				
		ı : Garage I							
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%								
		ı : Garage I	Floor						
Ceramic Tile	15%			2039	* *	5	\$12,500		
Vinyl Tile	5%			2035	* *	3	\$1,600		
Interior Walls	100/			1.100	* *				
Cast in Place Concrete	10%		<b>** - * *</b>	LIFE	* *	5	¢20.000		
	000/								
Concrete Masonry Unit			\$35,300 xtent : Moderate, A	LIFE		5	\$29,800		

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

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

Page : 287

## **DEPARTMENT OF SANITATION - 827**

## **QUEENS EAST 13 GARAGE**

### Asset # : 2009

Architecture		Current	ASSEL # . Z		o Ronlessment		aintenance	
		Current I	Repair	Futur	e Replacement	W	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings								
AcousTileSusp.Lay-In	20%			2035	* *	5	\$16,600	
Exposed Struc: Steel	80%			LIFE	* *			
ite Enclosure								
Fence/Gates								
Chain Link	100%			2050	* *			
ite Pavements								
Public Sidewalk	1000/			20.42	* *			
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway	1000/			2020	* *			
Asphalt	100%			2039				
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component	% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated Cost</b>	Cycle	<b>Estimated</b> Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2030	\$1,300	5	\$200	
Tubbu Dibe Bw		ervation. F	Extent : Light, Area			5	φ200	
		a : Electrica	-	55				
	Explana	tion : One I	2,000 Ampere Main	ı Discon	nect Switch			
Fused Disc Sw	20%		, 1	2060	* *	5		
			Extent : Light, Area		: 100%	5		
		n : Electrica	-	55				
	Explana	tion : One -	400 Ampere Main	Disconne	ect Switch For Sola	r Panel		
Switchgear / Switchboard	1							
Fused Disc Sw	100%			2030	\$26,100	5	\$200	
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 Obs Location		Extent : Light, Area	Affected	1:100%			
		tion : Six P	hotovoltaic Panel	Inverters	From Direct Curr	ent Volta	ge To Alternating	
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		\$1,200	

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

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

### **QUEENS EAST 13 GARAGE**

#### Asset # : 2009

			109				
lectrical		Current Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	
ghting							
Interior Lighting							
Fluorescent	25%		2030	\$32,400	10	\$12,700	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Offices					
	_	tion : T-8 Lamps					
HID	70%		2030	\$338,900 * *	10	\$1,300	
LED	5%		2040	* *			
Egress Lighting	50/		2020	¢1 000	10	<b>0700</b>	
Emergency, Battery Exit, Service	5% 95%		2030 2030	\$4,000 \$15,200	10	\$700	
,	93%		2030	\$15,200	1		
Exterior Lighting HID	30%		2040	* *	10	\$100	
No Component	30% 70%		2040		10	\$100	
arm	/0/0						
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2030	\$184,100	1-3	\$10,300	
	2070		2000	\$10.,100		\$10,000	
lechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
vstem	% of	Current Repair Fail Date Estimated Cost		e Replacement Estimated Cost		laintenance Estimated Cost	Priori
ystem Component	% of Total						Priori
ystem Component Type		Fail Date Estimated Cost	Year		Cycle		Priori
ystem Component Type eating		Fail Date Estimated Cost	Year		Cycle		Priori
ystem Component Type eating Energy Source		Fail Date Estimated Cost	Year		Cycle (Yrs)		Priori
ystem Component Type eating Energy Source Natural Gas	Total	Fail Date Estimated Cost	Year FY	Estimated Cost	Cycle		Priori
ystem Component Type eating Energy Source	Total	Fail Date Estimated Cost	Year FY 2040	Estimated Cost	Cycle (Yrs)		Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual	Total	Fail Date Estimated Cost	Year FY 2040	Estimated Cost	Cycle (Yrs)		Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel	Total	Fail Date Estimated Cost	Year FY 2040	Estimated Cost	Cycle (Yrs)		Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment	<b>Total</b> 40% 60% 40%	Fail Date Estimated Cost	Year FY 2040 2040 2030	Estimated Cost ** ** \$52,300	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment	<b>Total</b> 40% 60% 40% <i>Other Obs</i>	Fail Date Estimated Cost (Years)	Year FY 2040 2040 2030	Estimated Cost ** ** \$52,300	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment	Total 40% 60% 40% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area	Year FY 2040 2040 2030	Estimated Cost ** ** \$52,300	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment	Total 40% 60% 40% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units	Year FY 2040 2040 2030	Estimated Cost ** ** \$52,300	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace	Total 40% 60% 40% Other Obs Location Explanat 60%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units	Year           FY           2040           2040           2040           2030           Affected           2047	Estimated Cost ** ** \$52,300 : 100%	Cycle (Yrs) 1 1	Estimated Cost \$11,000	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace	Total 40% 60% 0ther Obs Location Explanat 60% Other Obs	Fail Date Estimated Cost (Years)	Year           FY           2040           2040           2040           2030           Affected           2047	Estimated Cost ** ** \$52,300 : 100%	Cycle (Yrs) 1 1	Estimated Cost \$11,000	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace Hot Water Boiler	Total 40% 60% 0ther Obs Location Explanat 60% Other Obs Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units ervation, Extent : Light, Area	Year           FY           2040           2040           2040           2030           Affected           2047	Estimated Cost ** ** \$52,300 : 100%	Cycle (Yrs) 1 1	Estimated Cost \$11,000	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace Hot Water Boiler	Total 40% 60% 0ther Obs Location Explanat 60% Other Obs Location Explanat	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units ervation, Extent : Light, Area : 1st Floor Boiler Room	Year FY 2040 2040 2030 Affected 2047 Affected	Estimated Cost ** ** \$52,300 : 100% **	Cycle (Yrs) 1 1	Estimated Cost \$11,000 \$16,500	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace Hot Water Boiler Distribution Hot Wtr Piping/Pump	Total 40% 60% 40% Other Obs Location Explanat 60% Other Obs Location Explanat	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units ervation, Extent : Light, Area : 1st Floor Boiler Room	Year           FY           2040           2040           2040           2030           Affected           2047	Estimated Cost ** ** \$52,300 : 100%	Cycle (Yrs) 1 1	Estimated Cost \$11,000	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace Hot Water Boiler Distribution Hot Wtr Piping/Pump No Component	Total 40% 60% 0ther Obs Location Explanat 60% Other Obs Location Explanat	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units ervation, Extent : Light, Area : 1st Floor Boiler Room	Year FY 2040 2040 2030 Affected 2047 Affected	Estimated Cost ** ** \$52,300 : 100% **	Cycle (Yrs)	Estimated Cost \$11,000 \$16,500	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace Hot Water Boiler Distribution Hot Wtr Piping/Pump No Component Terminal Devices	Total 40% 60% 40% Other Obs Location Explanat 60% Other Obs Location Explanat	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units ervation, Extent : Light, Area : 1st Floor Boiler Room	Year FY 2040 2040 2030 Affected 2047 Affected 2029	Estimated Cost ** ** : 100% \$52,300 ** : 100% \$51,900	Cycle (Yrs)	Estimated Cost \$11,000 \$16,500 \$1,600	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace Hot Water Boiler Distribution Hot Wtr Piping/Pump No Component Terminal Devices Air Handler	Total 40% 60% 40% Other Obs Location Explanat 60% Other Obs Location Explanat 60% 40%	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units ervation, Extent : Light, Area : 1st Floor Boiler Room	Year FY 2040 2040 2030 <i>Affected</i> 2047 <i>Affected</i> 2029 2025	Estimated Cost ** ** \$52,300 : 100% ** : 100% \$51,900 \$312,100	Cycle (Yrs)	Estimated Cost \$11,000 \$16,500 \$1,600 \$13,700	Priori
ystem Component Type eating Energy Source Natural Gas Interruptible Gas/Dual Fuel Conversion Equipment Furnace Hot Water Boiler Distribution Hot Wtr Piping/Pump No Component Terminal Devices	Total 40% 60% 40% Other Obs Location Explanat 60% Other Obs Location Explanat	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : Throughout Garage tion : 14 Units ervation, Extent : Light, Area : 1st Floor Boiler Room	Year FY 2040 2040 2030 Affected 2047 Affected 2029	Estimated Cost ** ** : 100% \$52,300 ** : 100% \$51,900	Cycle (Yrs) 1 1 1 1 4	Estimated Cost \$11,000 \$16,500 \$1,600	Priori

Air Conditioning

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
#### **QUEENS EAST 13 GARAGE**

Asset # : 2009

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning			•				
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment	• • • • •		• • • • •	ala ala		<b>.</b>	
Reciprocating Compr/Chiller	20%		2040	* *	1	\$5,200	
		place Evident, Extent : Light : 1 Unit, R-410a On Roof	Area Affe	ected : 100%			
Window/Wall Unit	10%		2023	\$11,600	1		
No Component	70%						
Terminal Devices							
Air Handler/Dir	20%		2040	* *	1		
Expansion	000/						
No Component	80%						
Heat Rejection	200/		20.40	* *	2	<i><b><b><i><b></b></i></b></b></i>	
Air Cooled Condenser Unit	20%		2040		2	\$7,700	
No Component	80%						
entilation	0070						
Distribution							
Ductwork/Diffusers	5%	0-2 \$5,100	LIFE	* *	2-5	\$1,500	
		Extent : Moderate, Area Aff		%		÷ )	
	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	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2028	\$33,800	2	\$800	
Sanitary Piping	10001						
Cast Iron	100%		LIFE	* *	1		
		Clogged, Extent : Moderate,					
	Location	: Underground Of The Gard	ige, 1st Fl	oor			
Storm Drain Piping	1000/	0.2 0.200	LIEE	* *	1		
Cast Iron	100%	0-2 \$2,300 Clogged, Extent : Moderate,	LIFE		1		
	Location		лгеи Ајје				
Backflow Preventer	Locuion	. 100					
Generic	100%		2030	\$14,100	1	\$3,400	
Fixtures	10070		2030	ψ17,100	1	ψ3,τ00	
Generic	100%						
ire Suppression	10070						
Standpipe							

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

### **QUEENS EAST 13 GARAGE**

#### Asset # : 2009

Mechanical	Current Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (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			
2	Dry System, Extent : Light, Area Affected : 100%						
	Location : Top Of Fuel Station						
No Component	99%						

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 - FY 2021** Print Date : 09-Sep-2020

Asset Name	: QUEENS E	AST 7 G	AR/	AGE				
Address	: <b>120-01 31</b> A	AVENUE	BT	WN: 30	AVE 31 AVE.			
Borough	: QUEENS				Agency's Number	Agency's Number : N/A		
Program / Asset #	: DOS0022.000 / 139				Yr Built/Renovated	: 1983 / 1986		
Area Sq Ft	: 107,975				<b>Project Type</b>	: SANITATION		
Date of Survey	: 16-Jun-201	6			Landmark Status	: NONE		
Areas Surveyed	: Floors 1							
Block	: 4346	Lot	:	75	BIN	: 4438018		
CAPITAL					FY 2022 - 2025		FY 2026 - 2031	
Exterior Architec	ture				\$1,785,100		\$2,581,500	
Interior Architect	ure				\$862,800		\$528,700	
Electrical					\$466,400		\$240,700	
Mechanical					\$162,900		\$923,400	
Total					\$3,277,300		\$4,274,300	

Total	\$3,277,300	\$4,274,300
Importance Code A Importance Code B	\$1,492,200	\$1,310,200
Importance Code A	\$1,785,100	\$2,964,200
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



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

#### **QUEENS EAST 7 GARAGE**

### Asset # : 139

rchitecture		Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls Concrete Masonry Unit		0-2 tar Miss/Eroa : All Facade		LIFE rate, Arec	* * Affected : 25%	5	\$60,400	
Metal Coiling Doors	Corrosion Location Deformed	: Perimeter	\$630,400 ent : Moderate, A Garage Doors nt : Moderate, A le			5	\$81,300	
Windows Aluminum	o <b>-</b> o (	Now		2052	* *	5		
	Air Infiltra Location Hardware Location Misaligne Location Water Pen	ttion, Extent . : Throughou Missing, Ext : Throughou d/Bulging, Ex : Throughou	ent : Moderate, . t :tent : Moderate, t ent : Moderate, 2	i Affectea Area Affe Area Aff	cted : 40% fected : 100%		\$2,700	
Metal Louvers	5%		•	2030	\$9,100	10	\$1,800	
Parapets	0,10			2000	\$9,100	10	\$1,000	
Concrete Masonry Unit Pre-Cast Concrete	90% 10%			LIFE LIFE	* * * *	5 5	\$17,500 \$10,800	
Roof Modified Bitumen	Blisters, E Location Seams Op Location	: Various Lo en/Split, Exte : Various Lo	\$488,000 rate, Area Affect ocations Through nt : Moderate, A ocations Through ent : Moderate, A	out rea Affec out				
	Location	: At Roof Pe	netrations					
Skylight, Plastic	2%			2032	* *	1		
erior								
Floors Cast in Place Concrete	Cracking/ Location Misaligned Location Worn/Erod	: Garage Ar d/Bulging, Ex : At Entry D	tent : Moderate, oor Aprons Moderate, Area	Area Aff	ected : 20%	5	\$425,000	
Ceramic Tile	5%			2036	* *	5	\$11,400	
Terrazzo	5% Worn/Ero	ded, Extent : : First Floor	Moderate, Area	LIFE	* * • 40%	5	\$8,900	

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.

### **QUEENS EAST 7 GARAGE**

#### Asset # : 139

			ASSEL # . I	39				
Architecture		Current	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
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		Now	\$22,200	LIFE	* *	5	\$18,700	
	-		Extent : Moderate, out First Floor	Area Afj	fected : 40%			
Ceilings								
AcousTileSusp.Lay-In		Now	\$29,600	2032	* *	5	\$17,100	
		0	ents, Extent : Mod		ea Affected : 15%			
			and First Floor Ha	-				
	0	0	Extent : Moderate					
			Ind Telephone Serv					
			xtent : Moderate, A	Area Affe	ected : 10%			
	Location	ı : Offices						
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Exposed Struc: Steel	80%			LIFE	* *			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 5%			
	Locatior	n : Garage	Area					
lectrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,700	5	\$500	
			Extent : Moderate, A	4rea Affe	ected : 100%			
		i : Electrico						
	Explana	tion : One .	2,500 Amperes					
Transformers								
Dry Type	100%			2025	\$16,900	5	\$400	
			Extent : Light, Area	Affected	! : 10%			
		i : Mechani						
	Explana	tion : One	75 Kilovolt-ampere	e, 480/27	7v Primary -208/1.	20v Seco	ndary	
Switchgear / Switchboard	1000/			0007		~	<i><b><i><b><i>t</i></b> <b><i>t</i></b> <b><i>t</i></b> t t t t t t t t t t t t t t t</i> <b><i>t t t t t</i> <b><i>t t t t</i> <b><i>t t t</i> <b><i>t t t</i> <b><i>t t t</i> <b><i>t t t</i> <b><i>t t t</i> <b><i>t t t</i> <b><i>t t</i> <b><i>t t t t</i> <b><i>t t t</i> <b><i>t t t</i> <b><i>t t t t</i> <b><i>t t t</i> <b><i>t t</i> <b><i>t t t</i> <b><i>t t t t t</i> <b><i>t t</i> <b><i>t t t</i> <b><i>t t t t</i> <b><i>t t</i> <b><i>t t t t t</i> </b><i>t</i> <b><i>t t</i> <b><i>t t</i> <b><i>t</i></b> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t t</i></b> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i> </b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t t</i> </b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t</i></b> </b><i>t</i> <b><i>t t</i> t <i>t</i></b> </b><i>t</i> <b><i>t t</i> t <i>t</i> t t <i>t</i></b> </b><i>t</i> <b><i>t</i> t <i>t</i></b> </b><i>t</i> <b></b><i>t</i> <b><i>t</i></b> </b><i>t</i> <b></b><i>t</i> </b><i>t</i> <b></b><i>t</i> <b></b><i>t</i> <b></b><i>t</i> <b></b><i>t</i> <b></b><i>t</i> <b></b><i>t</i> </b></b></b></b></b></b></b></b></b></b></b></b></i>	
Fused Disc Sw	100%			2027	\$78,300	5	\$500	
Raceway	1000				<b>**</b> < ***			
Conduit	100%			2027	\$16,000	1		
Panelboards					<b></b>	_	<b></b>	
Fused Disc Sw	10%			2026	\$4,800	5	\$200	
Molded Case Bkrs	90%			2026	\$43,100	5	\$2,600	
Wiring The survey least	1000/			2027	¢24.000	1		
Thermoplastic	100%			2027	\$34,900	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.* 

#### **QUEENS EAST 7 GARAGE**

Asset # : 139

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							•
Motor Controllers							
Locally Mounted	10%		2025	\$10,000	5	\$100	
Motor Control Center	90%		2025	\$20,600	5	\$2,600	
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,600	
ighting							
Interior Lighting							
Fluorescent	20%		2035	* *	10	\$19,800	
		servation, Extent : Light, Area		! : 100%			
		n : Offices, Hallway And Lock	er Room				
	Explana	tion : T-8 Lamps					
Fluorescent	5%		2032	* *	10	\$5,000	
	T-5 Lamp	s And Fixtures, Extent : Mode	erate, Are	a Affected : 100%			
	Location	i : 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	
larm							
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2027	\$119,400	1-3	\$6,700	
<b>Nechanical</b>		Current Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cost		Estimated Cost	Cuala	Estimated Cost	Priorit
Component	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	FIIII
Туре	Totur	(i cuis)			(115)		
leating							
Energy Source							
Natural Gas	60%		2037	* *	1		
		servation, Extent : Light, Area	a Affected	! : 100%			
		i : Throughout					
	Explana	tion : Serves Gas Fired Unit	Heaters A	Ind Rooftop Units			
Interruptible Gas/Dual Fuel	40%		2053	* *	1		
		servation, Extent : Light, Area 1 : Side Of Building	a Affected	! : 100%			
	Locuitor	i. Side Of Dunung					

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

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

#### **QUEENS EAST 7 GARAGE**

### Asset # : 139

		A5561#.					
Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Ieating							
Conversion Equipment							
Hot Water Boiler	30%		2044	* *	1	\$16,000	
		ervation, Extent : Light, Area	ı Affected	: 100%			
		i : Boiler Room					
	_	tion : 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	100/		2040	* *		¢14.000	
Convector/Radiator	40%		2040	* *	1	\$14,000	
Fan Coil Unit/Heat	30%	. ,	2032		1	\$9,400	
		oning, Extent : Severe, Area A a : Throughout	ijjeciea :	30%			
N							
No Component	30%						
Air Conditioning							
Energy Source Electricity	100%		2043	* *	1		
	10070		2043		1		
Conversion Equipment Ext Pkg Unit -	40%		2027	\$540,700	2	\$2,600	
Heating/Cooling	-070		2027	\$340,700	2	\$2,000	
Houting, Cooning	Other Ob:	ervation, Extent : Severe, Are	ea Affecte	d : 100%			
	Location		55				
	Explana	tion : Harsh Environment Aff	ects Coil	Life.			
		10a Refrigerant.		C C C C C C C C C C C C C C C C C C C			
No Component	60%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$140,500	
Ventilation							
Exhaust Fans							
Under Construction	100%						
Plumbing							
H/C Water Piping	1000/		20.40	* *	1		
Galvanized Steel	100%		2040	··· *	1		
Water Heater Gas Fired	100%		2025	\$65 000	n	\$1,600	
Gas Filed		ervation, Extent : Light, Area		\$65,900 • 100%	2	\$1,000	
		i : Boiler Room	i injecieu	. 100/0			
		tion : 2 Units Share Storage	Fank				
Sanitary Piping	Блрини						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070				*		
Cast Iron	100%	0-2 \$22,500	LIFE	* *	1		
		ent, Extent : Severe, Area Aff		0%	-		
	Location						

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

#### **QUEENS EAST 7 GARAGE**

Asset # : 139

Mechanical		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated 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 Obse	ervation, Exte	nt : Moderate,	Area Affe	ected : 50%			
	Location	: Garage						
	Explanati	ion : 1 Conne	ction Recently	Used For	Fire, Connected H	Hose Ice	Filled	
Sprinkler								
Generic	100%			2047	* *	1-2	\$30,200	
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location	: Boiler Roon	1					
	Explanati	ion : Relief Va	alve Not Worki	ng				

**FY 2026 - 2031** \$131,500 \$75,200

\$868,800

### Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Total

Asset Name Address	-		GARAGE ANN E BTWN : 30 AV		
Borough Program / Asset # Area Sq Ft Date of Survey	: QUEENS : DOS0022 : 100,534	.010 / 1372	5	Agency's Number Yr Built/Renovated Project Type	: N/A : 2005 / : SANITATION
Areas Surveyed Block	: 13-Mar-2 : Roof, Flo : 4346	020	z : 75	Landmark Status BIN	: NONE : 4802407
CAPITAL Exterior Architect Interior Architect				<b>FY 2022 - 2025</b> \$791,500 \$1,871,800	

Electrical Mechanical	\$271,000	\$72,400 \$589,700
Site Pavements	\$130,800	<i>42 07 ), 00</i>
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	

\$3,065,100

Total	\$235,500	\$24,200	\$57,500	\$26,100
Importance Code C	\$64,500			\$1,600
Importance Code B	\$116,800	\$19,200	\$36,700	\$19,500
Importance Code A	\$54,200	\$5,000	\$20,800	\$5,000
Total	\$235,500	\$24,200	\$57,500	\$26,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Enclosure	\$34,500			
Mechanical	\$101,200	\$18,500	\$23,400	\$17,500
Electrical	\$1,500	\$1,700	\$3,000	\$2,100
Interior Architecture	\$60,200		\$11,300	\$2,500
Exterior Architecture	\$34,200		\$15,800	
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

#### Asset # : 13725

Architecture	Current Repair Future Replacement						Μ		
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priority
xterior									
Exterior Walls									
Cast in Place Concrete			\$2,900 : Moderate, Are h Avenue And 12		d : 2%	* *	5	\$12,100	
Masonry: Brick Cavity			\$67,600 : Moderate, Are h Avenue And 12		d : 2%	* *	5	\$84,400	
Metal Panel	Corrosion Location Other Obs Location	: West Facad ervation, Exte : West Facad	ent : Moderate, A	1rea Affe	: 5% cted : 100%	* *	5	\$6,800	
Metal Coiling Doors	Corrosion Location Deteriorat	: Throughout	tent : Moderate,		cted : 20%	* *	5	\$47,100	
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	Location	: All Parapet				* *	5-10	\$20,900	
	-		d Roofing On Br						
Pre-Cast Concrete	-	-	\$17,500 stent : Moderate Parapet Coping			* *	5	\$9,600	
Roof Modified Bitumen	Blisters, E. Location Water Pen	: At Roof Per etration, Exte	\$372,000 ate, Area Affecto netrations nt : Moderate, A netrations Over	lrea Affe	cted : 10%	* *		_	
Paver: Asphalt	5% Broken Pa	-	xtent : Light, Ar	2040	:	* *	10	\$21,200	
Skylight, Metal/Glass		Now roken/Cracked	\$8,900 d, Extent : Mode	2051 trate, Are		* * )%			
	Location	: Over 2nd F	loor Lobbv						

Interior

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

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

#### Asset # : 13725

	aintenance	Ma	eplacement	Future R	epair	Current R		rchitecture
t Priority	Estimated Cost	Cycle (Yrs)	stimated Cost	Year Es FY	Estimated Cost	Fail Date (Years)	% of Total	ystem Component Type
								terior
								Floors
	\$22,600	5	* *	2044			15%	Ceramic Tile
)	\$9,400	5	* *	2041	\$199,300			Traffic Topping
			ected : 80%	re, Area Aff	ents, Extent : Seven	-		
					-	: All Wash		
			60%	a Affected :	xtent : Severe, Are			
						: Wash Bay		
	aminating	oing Dela	l. Finished Topp	te Designed	Drain Is Inadequa		_	
I	\$65,800	5	* *	2041	\$1,394,900	Now		Traffic Topping
					Extent : Light, Are			
				U	locations Through			
				00	Extent : Light, Area			
			Area	out Garage	locations Through	: Various I	Location	
1	\$2,800	3	* *	2036	\$13,700	4+	5%	Vinyl Tile
			: 20%	ea Affected	ent : Moderate, Ar	Evident, Ext	Patching E	
					obby, Corridors	: Office, Lo	Location	
								Interior Walls
1	\$3,200	5	* *	2040			9%	Ceramic Tile
	\$20,300	5	* *	LIFE			71%	Concrete Masonry Unit
1	\$1,100	5	* *	LIFE			2%	Glass: Single Pane
1	\$2,400	5-10	* *	LIFE			4%	Gypsum Board
			fected : 5%	ght, Area Af	image, Extent : Lig	-		
					r	: 2nd Floor	Location	
			* *	LIFE	\$13,400	2-4	9%	Masonry: Brick
				ed : 10%	lerate, Area Affect	Extent : Mod	Spalling, E	
				ng Wall	nd Office Adjoinir	: Garage A	Location	
)	\$8,900	5	* *	2047			5%	Metal Coiling Doors
								Ceilings
1	\$15,000	5	* *	2044	\$52,000	Now	20%	AcousTileSusp.Lay-In
			Affected : 10%	erate, Area	ents, Extent : Mode	issing Eleme	Broken/Mi	
					Room	: Control H	Location	
			ted : 10%	, Area Affec	Extent : Moderate	Discoloring,	Staining/D	
				oom	om And Control R	: Lunch Ro	Location	
)	\$225,700	10	* *	LIFE			75%	Exposed Struc: Steel
	. ,		0%	Affected : 1	tent : Light, Area	etration, Ex	Water Pen	I
			oor	Garage Flo	Penetrations Above	: At Roof P	Location	
)	\$25,900	5-10	* *	LIFE			5%	Gypsum Board
	,- ,- , - , - , - , - , - , - , - ,						0.0	
			* *	2041	\$34,500	Now	100%	
			%					
						: 122nd Str	-	
								Retaining Walls
			* *	2066			100%	
	\$25,900	5-10	** **	LIFE 2041	\$34,500 nt : Severe, Area A	Now mage, Exter	5% 100% Impact Da	Gypsum Board te Enclosure Free Standing Walls Masonry: Brick Retaining Walls Cast in Place Concrete

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.

#### Asset # : 13725

			Asset # : 13	5725				
Architecture		Current	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ite Pavements								
Public Sidewalk	1000/			2014	* *			
Cast in Place Concrete	100%			2044	<b>Υ</b> Υ			
Parking/Driveway Cast in Place Concrete	100%	0-2	\$130,800	2036	* *			
Cast in Flace Concrete	Cracking/ Location Potholes,	Crumbling 1 : 122nd Si Extent : Me	Extent : Moderate treet Entry And Par oderate, Area Affec	e, Area A rking Loi ted : 10%	6			
	Location	n : 122nd S	treet Entry And Par	rking Loi				
Electrical		Current	Repair	Futur	e Replacement	M	laintenance	
System	% of	Fail Date	<b>Estimated</b> Cost	Vear	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priorit
Component Type	Total	(Years)	Listinuted Cost	FY	Listimuteu Cost	(Yrs)	Listimated Cost	THOM
Under 600 Volts								
Service Equipment						_	*	
Fused Disc Sw	100%			2041	* *	5	\$400	
			Extent : Light, Area	Affectea	: 100%			
		ı : Electrice		~ .				
	Explana	tion : Main	Service Disconnec	ct Switch	Rated At 4,000 An	nperes.		
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	\$400	
Raceway								
Conduit	100%			2041	* *	1		
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$200	
Molded Case Bkrs	90%			2039	* *	5	\$2,400	
Wiring						_		
Thermoplastic	100%			2041	* *	1		
Motor Controllers	100/			• • • •		_	<b>* * * *</b>	
Locally Mounted	10%			2036	* *	5	\$100	
Motor Control Center	90%			2036	* *	5	\$2,500	
Bround								
Grounding Devices	1000/			TIPP	باد برای	~	<b>#2</b> 000	
Generic	100%			LIFE	* *	5	\$3,000	
Lighting								
Interior Lighting	1000/			2020	* *			
LED	100%		7 , , <u>7 · 1</u> , A	2039				
			Extent : Light, Area	Ајјестеа	: 100%			
		0	out The Building					
	Explana	tion : LED	Lignis					
Egress Lighting	E00/			2021	\$70 ADD	10	Ø10 100	
Emergency, Battery	50%			2031	\$72,400 * *	10	\$12,100	
Exit, LED	40%			2046		1		
Exit, Service	10%			2031	\$2,900	1		
Exterior Lighting	200/			2020	* *			
LED No Component	30% 70%			2039				
No Component	/0%							

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

#### Asset # : 13725

		F	ASSet # 11	125				
Electrical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System								
No Component	85%							
Generic	15%	Now	\$48,700	2041	* *	1	\$5,100	
	Other Obs	ervation, Ext	tent : Severe, Are	a Affecte	ed : 100%			
		: Outside Pe						
	Explanat	ion : Not Fu	nctional					
Fire/Smoke Detection								
No Component	80%		<b>****</b>	• • • • •			<b>*</b>	
Generic, Analog	20%		\$222,300	2041	* *	1-3	\$11,300	
			tent : Severe, Are	a Affecte	ed : 100%			
		: Offices, Lo	arm System Is No	at Fausati	ou al			
	Expianai	ion : Fire Ai	arm system is No	DI FUNCII	onai			
lechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
bystem	% of	Fail Date I	Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priori
Component	Total	(Years)		FY		(Yrs)		
Туре								
eating								
Energy Source	100%			2051	* *	1		
Natural Gas	100%			2031		1		
Conversion Equipment Furnace	40%	0-2	\$9,500	2031	\$94,700	1	\$17,900	
Fullace			g, Extent : Model		. ,	1	\$17,900	
			Unit Temperatur					
		-	ent : Light, Area		-			
	Location		em : Eigni, in eu	njjeereu	. 10070			
		-	Fired Rooftop U	nits				
Furnace	40%	0-2	\$9,500	2031	\$94,700	1	\$17,900	
Furnace						1	\$17,900	
	Malfunctioning, Extent : Moderate, Area Affected : 40% Location : Defective Unit Temperature Controls							
		-	ent : Light, Area					
			arage Ceiling Ar					
		ion : 67 Gas		1				
Hot Water Boiler	20%			2036	* *	1	\$9,900	
Hot water Donei		ervation Ext	ent : Light, Area		· 100%	1	\$7,700	
		: Boiler Roc	-	1.5500000	. 100/0			
			rs Serve Office A	rea				
Distribution			JJ					
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 Ser	vice, Extent :	Moderate, Area	Affected	: 20%			
	Location	: Various Lo	ocations					
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.

#### Asset # : 13725

		A5561#.1.	5120				
Mechanical	Current Repair Future Replacement Maintenance						
System Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Туре							
ir Conditioning							
Energy Source	100/		2017	ىكە يىك	1		
Electricity	10%		2047	* *	1		
Natural Gas	10%		2051	* *	1		
No Component	80%						
Conversion Equipment			• • • • •	ماد ماد		<b>* 1 C * 0 0</b>	
Absorption	15%		2039	* *	1	\$16,300	
Chiller/Direct Fire			1.00	1000/			
		ervation, Extent : Light, Area	i Affectea	: 100%			
	Location	e e e e e e e e e e e e e e e e e e e	0 717				
	-	tion : 8 Chiller Units, Using I					
Split Unit	5%		2036	* *			
No Component	80%						
Distribution							
CW & CHW Wtr	20%		2051	* *	4	\$1,500	
Pipe/Pump							
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	20%		2039	* *	2	\$14,000	
Unit	000/						
No Component	80%						
entilation							
Distribution	1000/		LIPP	ىكە بىكە	2.5	<b>#00.000</b>	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$88,800	
Exhaust Fans	1000/	0. <b>0</b>	2026	ala ala	•	<b>#2 5</b> 00	
Roof	100%	0-2 \$8,300	2036	* *	2	\$2,500	
	•	oning, Extent : Moderate, Are	ea Affecte	d : 10%			
	Location	: Throughout					
lumbing							
H/C Water Piping	1000/		0051	ماد ماد			
Brass/Copper	100%		2051	* *	1		
Water Heater	1000/	0. <b>0</b>	0001	<b>AC1 300</b>	2	<b>#1 200</b>	
Gas Fired	100%	0-2 \$3,100	2026	\$61,300	2	\$1,200	
		vice, Extent : Moderate, Area	i Affected	: 30%			
		: Boiler Room	1.00	1000/			
		ervation, Extent : Light, Area	a Affectea	: 100%			
		: Boiler Room					
	Explana	tion : Two 500 Gallon Units					
Sanitary Piping							
Cast Iron	10%	0-2 \$22,100	LIFE	* *	1		
	-	Clogged, Extent : Moderate,		ected : 20%			
		: Garage Floor And Oil Sep					
Cast Iron	90%		LIFE	* *	1		

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

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

Asset # : 13725

Mechanical	Current Repair	Future Repla	cement	М			
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	nted 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, Mezzan	ine, 2nd Floor					
	Explanation : 1 Unit						
Fire Suppression							
Standpipe							
Generic	100%	2051	* *	1-5	\$50,700		
Sprinkler							
Generic	100%	2051	* *	1-2	\$28,200		

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.

#### 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

#### Total

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



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

#### QUEENS EAST 8/10/12 GARAGE

#### Asset # : 4189

chitecture	Current Repair Future Replacement						Maintenance		
stem Component Type			stimated Cost		Estimated Cost		Estimated Cost	Priorit	
erior									
Exterior Walls	500/	Marri	¢472.500	LIEE	* *	5	\$72.200		
Masonry: Brick	Location . Joint Morta	Crumbling, E: : Corners ar Miss/Erod		-	ffected : 10%	5	\$73,300		
	Rusting Ma	: Throughou sonry Supt, 1 : At Door Of	Extent : Modera	te, Area A	Affected : 20%				
Metal Coiling Doors		sing Elemen	\$373,200 ts, Extent : Mod South Facades	2034 erate, Ar	* * ea Affected : 25%	5	\$96,300		
	Location . Unit Inoper	: North And	ent : Moderate, A South Facades : Moderate, Are t	00					
Metal Coiling Doors	8%			2049	* *	5	\$36,700		
Windows Aluminum		0-2 c Not Funct, : Throughou	\$17,100 Extent : Moderc t	2045 te, Area	* * Affected : 50%	5	\$400		
Steel	Air Infiltrat	Now tion, Extent : : West And E	\$811,300 Moderate, Area East Facades	2054 Affected	* *	5	\$90,900		
	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								
	-	oken/Cracke : West And E		rate, Are	ea Affected : 50%				
Roof									
Modified Bitumen	100%			2037	* *	10	\$275,900		

*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.* 

#### QUEENS EAST 8/10/12 GARAGE

#### Asset # : 4189

Architecture		Current Rep	bair	Futur	e Replacement	Μ		
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Cast in Place Concrete	Cracking/C Location Punct/Tear	: Throughout /Impact Dam	age, Extent : M		* * cted : 30% Area Affected : 15	5	\$297,800	
	Uneven Sur	: Throughout face, Extent : Garage 12	: Moderate, Are	ea Affecte	ed : 20%			
Vinyl Tile	Broken/Mis Location	: Throughout			* * ea Affected : 10%	3	\$5,700	
	Location Worn/Erod	: Personnel A	Aoderate, Area					
Interior Walls								
Ceramic Tile	Cracking/C	-	\$1,600 ctent : Moderate Showers Throu	-	* * ffected : 5%	5	\$1,400	
Concrete Masonry Unit	Cracking/C Location Other Obse Location	: Interior Fac ervation, Exte	ent : Severe, Are ce Of Exterior V	Valls At E va Affecte	East West Facades ed : 25%	5	\$29,700	
Gypsum Board	Cracking/C	-	\$2,000 stent : Moderate sker Rooms, 2nd	-	•	5	\$5,400	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings AcousTileSusp.Lay-In	Cracking/C Location	: Offices	\$5,200 ctent : Moderate			5	\$6,100	
	Location	: Offices ed, Extent : N	nt : Moderate, . Moderate, Area					
Exposed Struc: Steel		4+ Rusting, Exte : Garages	\$524,700 nt : Moderate, .	LIFE 4rea Affe	* * cted : 5%			
Exposed Struc: Steel	13%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	\$3,800	

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.

#### QUEENS EAST 8/10/12 GARAGE

#### Asset # : 4189

· · · · · · · · · · · · · · · · · · ·		A5501 # . 4					
Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements							
Public Sidewalk							
Cast in Place Concrete	100%	+ - )	2042	**			
	-	Crumbling, Extent : Moderat : Southeast Corner	e, Area Aj	ffected : 5%			
		: southeast Corner bsiding, Extent : Moderate, 1	Area Affa	atad · 5%			
	-	: Southeast Corner	Area Ajjeo	steu . 570			
Parking/Driveway	Locuiton	. sourieusi Corner					
Asphalt	100%	Now \$414,300	2032	* *			
		Crumbling, Extent : Moderat		ffected : 25%			
		: Throughout		~			
	Ponding, E	xtent : Moderate, Area Affe	cted : 10%	6			
	Location	: Throughout					
	-	bsiding, Extent : Moderate, 1	Area Affeo	cted : 10%			
	Location	: Throughout					
lootriool			<b>F</b>	- Doulocomout	M		
lectrical		Current Repair		e Replacement		aintenance	
ystem Component		Fail Date Estimated Cost		Estimated Cost	-	<b>Estimated</b> Cost	Priori
Туре	Total	(Years)	FY		(Yrs)		
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2029	\$2,700	5	\$500	
		ervation, Extent : Light, Area		: 100%			
		: Electrical Room/ Garage		200 /			
Servital and / Servital has and	Explanat	ion : Main Service Switch Ro	ated At 1,.	200 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%		2029	\$78,300	5	\$500	
Raceway	10070		2029	\$78,500	5	\$300	
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	500/		2027	¢ 40,000	-	ф 400	
Locally Mounted	50%		2027	\$49,900	5	\$400 \$1,400	
Motor Control Center	50%		2027	\$11,500	5	\$1,400	
round Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,500	
ighting	10070				5	ψ1,500	

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.

#### QUEENS EAST 8/10/12 GARAGE

#### Asset # : 4189

lectrical		Current Repair	Futur	Future Replacement Maintenance			
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ghting							
Interior Lighting							
Fluorescent	25%		2024	\$61,400	10	\$24,100	
	Other Obs	ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: Boiler Room And Offices					
	Explanat	ion : T-8 Lamps					
LED	75%		2039	* *			
Egress Lighting							
Emergency, Battery	50%		2024	\$75,600	10	\$12,700	
Exit, Service	10%		2034	**	1	<i>Q</i> 1 <b>_</b> ,, 00	
Exit, Service	40%		2039	* *	1		
Exterior Lighting	4070		2037		1		
HID	100%		2024	\$423,400	10	\$300	
hib	10070		2024	\$425,400	10	\$300	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
vstem	% of	Fail Date Estimated Cost		Estimated Cost	Cyclo	Estimated Cost	Priorit
Component Type	Total	(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	111011
eating							
Energy Source	000/		••••	* *			
Natural Gas	80%		2039		1		
Interruptible Gas/Dual	20%		2039	* *	1		
Fuel							
Conversion Equipment							
Furnace		Now \$4,900	2034	* *	1	\$18,700	
	•	ning, Extent : Severe, Area A		30%			
		: Ignition, Various Areas In	-				
	Other Obs	ervation, Extent : Light, Area	ı Affectea	! : 40%			
	Location	: Throughout Garage					
		: Throughout Garage ion : 26 Units					
Furnace	Explanat	ion : 26 Units	2029	\$98,900	1	\$18,700	
Furnace	Explanat 40%	<i>ion : 26 Units</i> Now \$4,900		\$98,900	1	\$18,700	
Furnace	Explanat 40% Malfunctio	ion : 26 Units Now \$4,900 ning, Extent : Severe, Area A	Iffected :		1	\$18,700	
Furnace	Explanat 40% Malfunction Location	ion : 26 Units Now \$4,900 ning, Extent : Severe, Area A : Ignition, Various Areas In	lffected : Garage	30%	1	\$18,700	
Furnace	Explanat 40% Malfunction Location Other Obs	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area	lffected : Garage	30%	1	\$18,700	
Furnace	Explanat 40% Malfunctio Location Other Obs Location	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area : Throughout Garage	lffected : Garage	30%	1	\$18,700	
	Explanat 40% Malfunctio Location Other Obs Location Explanat	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area	lffected : Garage 1 Affectea	30% ! : 40%			
Furnace Hot Water Boiler	Explanat 40% Malfunction Location Other Obs Location Explanat 20%	ion : 26 Units Now \$4,900 ning, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area : Throughout Garage ion : 26 Units	lffected : Garage 1 Affectea 2046	30% !: 40% **	1	\$18,700	
	Explanat 40% Malfunction Location Other Obs Location Explanat 20% Other Obs	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area : Throughout Garage ion : 26 Units ervation, Extent : Light, Area	lffected : Garage 1 Affectea 2046	30% !: 40% **			
	Explanat 40% Malfunction Location Other Obs Location Explanat 20% Other Obs Location	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area : Throughout Garage ion : 26 Units ervation, Extent : Light, Area : 2 Boiler Rooms	lffected : Garage 1 Affectea 2046	30% !: 40% **			
Hot Water Boiler	Explanat 40% Malfunction Location Other Obs Location Explanat 20% Other Obs Location	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area : Throughout Garage ion : 26 Units ervation, Extent : Light, Area	lffected : Garage 1 Affectea 2046	30% !: 40% **			
Hot Water Boiler	Explanat 40% Malfunction Location Other Obs Location 20% Other Obs Location Explanat	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area : Throughout Garage ion : 26 Units ervation, Extent : Light, Area : 2 Boiler Rooms	(ffected : Garage 1 Affectea 2046 1 Affectea	30% 1 : 40% * * 1 : 20%	1	\$10,400	
Hot Water Boiler	Explanat 40% Malfunction Location Other Obs Location Explanat 20% Other Obs Location	ion : 26 Units Now \$4,900 ming, Extent : Severe, Area A : Ignition, Various Areas In ervation, Extent : Light, Area : Throughout Garage ion : 26 Units ervation, Extent : Light, Area : 2 Boiler Rooms	lffected : Garage 1 Affectea 2046	30% !: 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.

#### QUEENS EAST 8/10/12 GARAGE

#### Asset # : 4189

Mechanical	Current	Repair	Future Replacement			Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Terminal Devices								
Air Handler	10% 0-2 Abandoned in Place Location : 2nd Flo		2039 rea Affect	* * ted : 10%	1	\$5,800		
Convector/Radiator No Component	10% 80%		2027	\$56,200	1	\$3,400		
Air Conditioning								
Energy Source Electricity	100%		2037	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	5%		2034	* *	2	\$300		
	Other Observation, Location : Roof	Extent : Light, Area	Affected	: 5%				
	÷	nit Using Refrigeran	t 410a					
Window/Wall Unit	<u>15% 0-2</u>	\$32,800	2029	\$32,800	1			
window/ wan Onit	Other Observation, Location : 2nd Flo	Extent : Light, Area			I			
	Explanation : Three	ee Abandoned Interr	nal Packa	ige Units				
No Component	80%							
Ventilation								
Distribution Ductwork/Diffusers	20% 4+ Insul. Deteriorating Location : Throug	hout			2-5	\$11,700		
	Other Observation, Location : All Roc	ms						
		isters And Diffusers	Need Cle	eaning				
No Component	80%							
Exhaust Fans Roof	100%		2029	\$174,300	2	\$3,200		
Plumbing								
H/C Water Piping	1000/		2020	¢792 700	1			
Brass/Copper Water Heater	100%		2029	\$782,700	1			
Oil Fired	100%		2027	\$87,200	1	\$3,100		
Sanitary Piping				÷ • , <b>, =</b> • 0	-	+2,200		
Cast Iron	100% Now Blockage /Clogged, Location : Chroni	\$76,800 Extent : Severe, Are c Sewage Cloggs At			1			
Storm Drain Piping Cast Iron	100% Now Blockage /Clogged, Location : Outside		LIFE ea Affecte	* * ed : 20%	1			
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.

### QUEENS EAST 8/10/12 GARAGE

Asset # : 4189

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es FY	stimated 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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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.

### DEPARTMENT OF SANITATION - 827 QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

#### Asset # : 14757

rchitecture		Current	Repair	Futu	re Replacement	Μ	aintenance	
vstem Component Type	% of Total		Estimated Co	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	200/	N	¢244.50		* *	5	\$10,000	
Masonry: Brick	Broken/M	Now issing Elen : Through			rea Affected : 5%	5	\$19,000	
		-	rod, Extent : Sev	ere Area A	ffected · 15%			
		a : All Faca		<i>ci c, 11 cu 1</i>	<i>jjeeleu</i> : 1970			
	Spalling, 1	Extent : Sei	vere, Area Affect	ed : 20%				
		: All Faca						
Masonry: Fieldstone	10%			LIFE	* *	5	\$3,600	
,	Recent Re	pair Evide	nt, Extent : Ligh	t, Area Affe	cted : 100%			
	Location	a : Field Ste	one Joints					
Masonry: Limestone	10%	Now	\$153,50	) LIFE	* *	5	\$1,800	1
			, Extent : Severe					
	Location : Throughout All Decorative Banding, Sills And Lintels							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		: Through						
			vere, Area Affect					
		-		-	, Sills And Lintels			
	-	-	, Extent : Severe	**	cted : 15% g, Sills And Lintels			
Windows	Locuiton	. Infough	oui nii Decorui	ve bunuing	, Suis And Linicis			
Aluminum	100%	Now	\$140,80	2056	* *	5	\$1,400	
1 11411114111			ients, Extent : Se		Affected : 10%	0	\$1,100	
		a : North F						
	Ctrwt/Bali	nc Not Fun	ct, Extent : Seve	re, Area Af	fected : 75%			
	Location	: Through	out					
	Glazing B	roken/Crac	cked, Extent : Se	vere, Area A	Affected : 5%			
		a : North F						
			Extent : Moderc	te, Area Af	fected : 20%			
	Location : 3rd Floor Windows							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout Explanation : Protective Metal Grilles							
Devenata	Explana	tion : Prote	ective Metal Gri	lles				
Parapets Masonry: Brick	00/2	Now	\$90	) LIFE	* *	5		
Mason y. Drick			\$900 Extent : Severe, A			5		
	Water Per							
Metal Panel			or In Attic Wall			5		

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

### DEPARTMENT OF SANITATION - 827 QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Architecture	Current Repair	Future Replacement	Future Replacement Maintenance						
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority				
xterior									
Roof									
Metal Panel	93%	2044 **	10	\$34,900					
Modified Bitumen	7% Now \$20,80								
	Alligatoring, Extent : Severe, Area A Location : Roof Membrane	ffected : 100%							
	Broken/Missing Elements, Extent : S	evere, Area Affected : 5%							
	Location : Hole In Roof At Metal R								
	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%								
	Worn/Eroded, Extent : Severe, Area . Location : Roof Membrane	Affected : 100%							
Soffits									
Wood	100% Now \$29,90		5	\$1,300					
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : East Facade								
	Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
	Location : East Facade								
nterior									
Floors	50/ NI \$70	) <b>)</b> )))) **	5	¢200					
Ceramic Tile	5% Now \$70		5	\$300					
	Uneven Substrate, Extent : Severe, Area Affected : 5% Location : Mens Bathroom On First Floor								
T7' 1 (T)'1			2	¢4.600					
Vinyl Tile	95% Now \$22,50 Busham (Missing Elements Extent - S		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, Ar	ea Affected : 40%							
	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.

Page : 314

### **DEPARTMENT OF SANITATION - 827**

#### **QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**

#### Asset # : 14757

Architecture	Cı	Current Repair Future Replacement Maintenance				laintenance			
System Component Type		il Date Estin (ears)	nated Cost	Year FY	Estimated Cos	st Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	7% N		\$15,600	LIFE	*	*			
	Cracking/Cru	-	it : Severe, A	rea Affec	cted : 20%				
	Location : B		1.00	1.50 (					
	Spalling, Exte		rea Affected	: 15%					
	Location : B								
Ceramic Tile	5% N		\$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,			Affected	: 25%				
		hroughout Ba	ithrooms						
Concrete Masonry Unit	3%			LIFE	*	5	\$400		
Gypsum Board	55% N		\$8,000	LIFE	*	* 5	\$5,400		
	Paint Peeling, Extent : Moderate, Area Affected : 15%								
	Location : T	0							
	Water Penetra			a Affecte	d : 25%				
	Location : A	t Window Op	enings						
Plaster	30% N		\$42,300	LIFE	*	* 5	\$1,500		
	Cracking/Crui	mbling, Exten	nt : Severe, A	rea Affec	cted : 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 Observe				ed : 20%				
		hird Floor Sta		00					
	Explanation	: Water Stree	aming In Thr	ough Wa	ll When Any Ra	in Falls			

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

### **DEPARTMENT OF SANITATION - 827 QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**

#### Asset # : 14757

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	700/	N.T.	<b>\$22</b> (00)	2026	<u>ب</u> د بد	-	<b><i><b>Ф</b></i> ( 0 )</b>	
AcousTileSusp.Lay-In	Misaligned Location Recent Ins Location Staining/D Location Water Pen	: Through tallation, E : Training Discoloring, : Through etration, E	\$23,600 Extent : Severe, Ar out All Floors Extent : Light, Area Room On Second Extent : Severe, A out All Floors xtent : Severe, Are	Affectea Floor rea Affec a Affecte	! : 10% cted : 15%	5	\$4,600	
	Location	: Rusted G	Frids In Bathrooms					
Plaster	Cracking/ Location Spalling, H Location Other Obs Location	: Attic Sta Extent : Sev : Attic Sta ervation, E : Attic Sta	\$16,400 Extent : Severe, A ir And Basement vere, Area Affected ir And Basement fxtent : Severe, Are ir And Basement sed Structure	: 20%		5	\$2,400	
Site Enclosure	1	1						
Fence/Gates Chain Link	100%			2051	* *			
Retaining Walls Cast in Place Concrete	100%			2051	* *			
Site Pavements Public Sidewalk Cast in Place Concrete	Cracking/	-	\$1,200 Extent : Severe, A Post And Perimeter					
On-Site Walkways	Docunon	. In Sign I	ost ind i crineter	111 1 0110				
Asphalt	Cracking/ Location Misaligned Location Ponding, I	: Through 1/Bulging, : Through Extent : Sev	Extent : Moderate,	Area Afj				
Parking/Driveway								
Asphalt	Cracking/ Location Misaligned Location Ponding, I Location	: Through d/Bulging, : Through Extent : Sev : Through	Extent : Severe, Ar out vere, Area Affected	ea Affect				

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

Page : 316

# **DEPARTMENT OF SANITATION - 827**

### **QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**

Asset # : 14757

Electrical	C	ASSEL # . 14 urrent Repair		e Replacement	М	aintenance	
System Component Type	% of Fa	il Date Estimated Cost Zears)		Estimated Cost		Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2031	\$2,700	5		
		ation, Extent : Light, Area	Affected	! : 100%			
		lectrical Room Basement					
	Explanation	: One 200 Ampere Main I	Disconne	ect 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	
	-	nd Fixtures, Extent : Ligh	t, Area A	ffected : 100%			
	Location : T	hroughout 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	C	urrent Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of Fa	il Date Estimated Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priority
Component Type	Total (Y	(ears)	FY		(Yrs)		
Heating							
Energy Source	1000/		2041	* *	5	¢2 700	
Fuel Oil No 2	100%		2041	·· *	5	\$2,700	
Conversion Equipment	1000/		2049	* *	1	¢1 200	
Hot Water Boiler	100%	The Friday It 1 4	2048		1	\$4,300	
		ation, Extent : Light, Area	Affected	: 100%			
		asement Boiler Room					
	Explanation	: I Unit					

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

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

#### **QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE**

#### Asset # : 14757

Mechanical		Current Repair	Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Distribution							
Hot Wtr Piping/Pump	100%		2030	\$13,600	4	\$400	
		ervation, Extent : Moderate, .	Area Affe	ected : 10%			
		: 3rd Floor					
	Explanat	tion : Not Enough Heat In 3rd	l Floor				
Terminal Devices							
Convector/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	1000/		20.41	* *	1		
Brass/Copper	100%		2041	* *	1		
Water Heater	1000/		2020	<b>#7.0</b> 00	1	<b>\$2</b> 00	
Oil Fired	100%		2030	\$7,200	1	\$300	
Sanitary Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	4. 4.	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	4. 4.	1		
Sump Pump(s)	1000/		2026	¢1.200	4	¢200	
Non-Submersible	100%		2026	\$1,300	4	\$300	
Backflow Preventer	1000/		2021	¢2 200	1	¢500	
Generic	100%		2031	\$2,200	1	\$500	
Fixtures	100%						
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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	-	7		: N/A : 1930 / : SANITATION : NONE : 4544391	
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect	ure		\$214,500		
Interior Architectu			\$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	В		\$145,200		\$164,300
Importance Code	С		\$35,600		\$150,600
Total			\$395,300		\$315,000
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ure	\$3,400	\$8,800		
Interior Architectu	ire	\$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	В	\$18,500	\$36,500	\$200	\$800
Importance Code	С	\$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.* 

#### Asset # : 14863

Architecture	Current Repair			Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$6,200	
Masonry: Brick	72%	0-2	\$47,700	LIFE	* *	5	\$29,600	
			od, Extent : Moder		a Affected : 20%			
			Locations - All Fac		/			
			derate, Area Affec nd West Facades	tea : 15%	0			
		: North Ar	ia west racades				<b>**</b>	
Masonry: Fieldstone	12%			LIFE	* *	5	\$3,700	
Metal Sect. OHD	8%	<b>N</b> .T	<b>*2 1</b> 00	2041	* *	5	\$10,300	
Slate Panels	3%		\$3,400	LIFE		5	\$900	
	Location	0	Extent : Moderate ve Banding And W	^b	ills			
Stucco Cement	2%		_	2033	* *	5	\$2,100	
			xtent : Light, Area	Affected	: 100%			
			Bell Tower					
	Explanat	ion : Comp	ponent Actually Ta	r And As	phalt Shingle			
Windows	500 (			0000	* *	-	<b>#2</b> 100	
Aluminum	50%	<b>-</b>		2036		5	\$2,400	
			xtent : Light, Area	Affected	: 100%			
		: Windows		_				
	-	ion : Proie	ctive Metal Grilles		* *	5	¢2 400	
Aluminum	50%			2036		5	\$2,400	
Parapets Masonry: Brick	10%			LIFE	* *	5		
Masonry: Fieldstone	5%			LIFE	* *	5		
No Component	85%			LIIL		5		
Roof	0370							
Clay Tile	88%	Now	\$166,800	2038	* *			
			ents, Extent : Mod		ea Affected : 20%			
		: Roof Thr			55			
		-	ss, Extent : Severe	, Area Aj	fected : 25%			
		: All Faca			, ,			
Metal Panel	12%			2033	* *	10	\$7,800	
		etration. E	xtent : Moderate, A		cted : 10%	10	\$7,000	
			al Bell Tower	55				
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
			Locations On Rooj					
	Explanat	ion : Comp	oonent Appears To	Be Patch	hed Area In Clay R	loof		
terior 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/Erod	led, Extent	: Moderate, Area	Affected	: 50%			
	Location	: 1st And 2	2nd Floor Corrido	rs And M	echanical Areas			

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

#### Asset # : 14863

Architecture	Current Repair Future Replacement					Μ		
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Interior								
Interior Walls								
Fiberglass Panel	5%			LIFE	* *			
Gypsum Board	Broken/Mis	0	\$3,800 eents, Extent : Mod r Corridor	LIFE erate, Ar	* * ea Affected : 15%	5	\$5,100	
Masonry: Brick	Diagonal ( Location Horizontal	: At Embe Cracks, E	\$35,600 tent : Moderate, At dded Steel Support xtent : Moderate, A dded Steel Support	's Area Affe				
		. 111 Emoc	aaca Sieer Sapport		* *	-	¢7.100	
Metal Coiling Doors	5%	N	<b>A7 2 0 0</b>	2036	* *	5	\$7,100	
Plaster	Loose/Dela Location Water Pene	: Attic Raj etration, E	\$7,300 e, Extent : Moderat fters And Dormers xtent : Moderate, A fters And Dormers		Affected : 15%	5	\$2,600	
Ceilings								
AcousTileSusp.Lay-In	15%			2033	* *	5	\$3,400	
Exposed Struc: Steel	20%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$2,800	
Masonry:Vault Struct	Water Pene		\$17,700 xtent : Moderate, 2 or Break Room	LIFE Area Affe	* * ccted : 5%			
Plaster	15%			LIFE	* *	5	\$2,100	
Site Enclosure								
Fence/Gates								
Chain Link	Location Impact Dat	Rusting, E : Perimete nage, Exte	\$19,000 Extent : Moderate, A er Fence ent : Moderate, Are ad Western Perime	ea Affecte				
Free Standing Walls								
Cast in Place Concrete	-	einforceme	\$100 ent, Extent : Moder nd Western Perime					
Site Pavements On-Site Walkways Cast in Place Concrete	100%			2033	* *			
Parking/Driveway Asphalt	85% Cracking/C	0	\$30,100 Extent : Moderate Locations Through	2031 e, Area Ą	\$150,600 ffected : 20%			
Cast in Place Concrete	15%		-	2033	* *			
	10,0			-555				

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

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

#### Asset # : 14863

% of	Current F	Repair	Futur	e Replacement	Μ	aintenance	
% of							
Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
					_	<b>.</b>	
					5	\$100	
			Area Affe	ected : 100%			
			o Patina	Canacity			
Елріаниі	10 <i>n</i> . 1101 A		e Kuing	Cupucity			
100%			2028	\$104 300	5	\$400	
10070			2020	\$101,500	5	¢100	
100%			2028	\$29,700	1		
				. ,			
5%			2036	* *	5		
70%			2027	\$22,300	5	\$300	
25%			2036	* *	5	\$100	
					1		
	-		a Affecte	ed : 100%			
20%			2038	* *	1		
					10	\$9,700	
-			erate, Ar	ea Affected : 100%	Ó		
25%			2028	\$22,900	10	\$3,500	
-		t Light, Extent : Mo	oderate, 1	Area Affected : 100	0%		
Location	: Attic						
5%			2023		10		
					10	\$1,800	
50%			2028	\$2,700	1		
200/			2020	¢12 200	10		
			2028	\$12,200	10		
80%							
	Current F	Repair	Futur	e Replacement	М	aintenance	
% of	Fail Date	<b>Estimated</b> Cost	Year	<b>Estimated</b> Cost	Cycle	<b>Estimated</b> Cost	Priori
Total	(Years)		FY		(Yrs)		
100%			2038	* *	5	\$4,700	
	Location Explanat 100% 100% 5% 70% 25% 80% Insulation Location 20% 70% T-12 Lamp Location 25% Compact F Location 5% 50% 50% 50% 50%	Other Observation, Electrical Explanation : Not A     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%	Other Observation, Extent : Moderate, A     Location : Electrical Room     Explanation : Not Available Nameplat     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     100%     10%     10% <td>Other Observation, Extent : Moderate, Area Affe Location : Electrical Room Explanation : Not Available Nameplate Rating100%2028100%2028100%2028100%20285%20367%202725%203670%2023T-12 Lamps And Fixtures, Extent : Moderate, Area Location : Throughout The Building25%2028Compact Fluorescent Light, Extent : Moderate, Area Location : Attic5%202350%202350%202820%202820%202820%202820%202820%202820%202820%202820%202850%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%</td> <td>Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : Not Available Nameplate Rating Capacity100%2028\$104,300100%2028\$29,7005%2036***70%2027\$22,30025%2036***80%0-2\$39,9002053Location : Throughout The Building2028\$42,00020%2038***70%2023\$64,200T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building2028\$22,90025%2028\$22,900Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Attic2028\$22,90050%2028\$22,90020%2028\$10,90050%2028\$10,90050%2028\$12,20080%2028\$12,200% of Fail Date Estimated Cost TotalYearEstimated Cost FY</td> <td>Other Observation, Extent : Moderate, Area Affected : 100%     Location : Not Available Nameplate Rating Capacity     100%   2028   \$104,300   5     100%   2028   \$29,700   1     5%   2036   **   5     70%   2027   \$22,300   5     25%   2036   **   5     80%   0-2   \$39,900   2053   **   1     Insulation Aged, Extent : Moderate, Area Affected : 100%   Location : Throughout The Building   1     20%   2038   **   1     70%   2023   \$64,200   10     T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%   10     Location : Throughout The Building   10     25%   2028   \$22,900   10     Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%   10     Location : Attic   5%   2023   10     50%   2028   \$10,900   10     50%   2028   \$12,200   10     50%   2028   \$12,200   10     80%   1</td> <td>Other Observation, Extent : Moderate, Area Affected : 100%       Location : Electrical Room       Explanation : Not Available Nameplate Rating Capacity       100%     2028     \$104,300     5     \$400       100%     2028     \$29,700     1       5%     2036     **     5       70%     2027     \$22,300     5     \$300       25%     2036     **     5     \$100       80%     0-2     \$39,900     2053     **     1       Insulation Aged, Extent : Moderate, Area Affected : 100%     Location : Throughout The Building     20%     2038     **     1       70%     2023     \$64,200     10     \$9,700       T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%     Location : Throughout The Building     25%     2028     \$22,900     10     \$3,500       Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%     Location : Attic     5%     2023     10       50%     2028     \$10,900     10     \$1,800       50%     2028     \$10,900&lt;</td>	Other Observation, Extent : Moderate, Area Affe Location : Electrical Room Explanation : Not Available Nameplate Rating100%2028100%2028100%2028100%20285%20367%202725%203670%2023T-12 Lamps And Fixtures, Extent : Moderate, Area Location : Throughout The Building25%2028Compact Fluorescent Light, Extent : Moderate, Area Location : Attic5%202350%202350%202820%202820%202820%202820%202820%202820%202820%202820%202850%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%202820%	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room Explanation : Not Available Nameplate Rating Capacity100%2028\$104,300100%2028\$29,7005%2036***70%2027\$22,30025%2036***80%0-2\$39,9002053Location : Throughout The Building2028\$42,00020%2038***70%2023\$64,200T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building2028\$22,90025%2028\$22,900Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Attic2028\$22,90050%2028\$22,90020%2028\$10,90050%2028\$10,90050%2028\$12,20080%2028\$12,200% of Fail Date Estimated Cost TotalYearEstimated Cost FY	Other Observation, Extent : Moderate, Area Affected : 100%     Location : Not Available Nameplate Rating Capacity     100%   2028   \$104,300   5     100%   2028   \$29,700   1     5%   2036   **   5     70%   2027   \$22,300   5     25%   2036   **   5     80%   0-2   \$39,900   2053   **   1     Insulation Aged, Extent : Moderate, Area Affected : 100%   Location : Throughout The Building   1     20%   2038   **   1     70%   2023   \$64,200   10     T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%   10     Location : Throughout The Building   10     25%   2028   \$22,900   10     Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%   10     Location : Attic   5%   2023   10     50%   2028   \$10,900   10     50%   2028   \$12,200   10     50%   2028   \$12,200   10     80%   1	Other Observation, Extent : Moderate, Area Affected : 100%       Location : Electrical Room       Explanation : Not Available Nameplate Rating Capacity       100%     2028     \$104,300     5     \$400       100%     2028     \$29,700     1       5%     2036     **     5       70%     2027     \$22,300     5     \$300       25%     2036     **     5     \$100       80%     0-2     \$39,900     2053     **     1       Insulation Aged, Extent : Moderate, Area Affected : 100%     Location : Throughout The Building     20%     2038     **     1       70%     2023     \$64,200     10     \$9,700       T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%     Location : Throughout The Building     25%     2028     \$22,900     10     \$3,500       Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%     Location : Attic     5%     2023     10       50%     2028     \$10,900     10     \$1,800       50%     2028     \$10,900<

*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.* 

#### Asset # : 14863

Mechanical	Current Repair			Futur	e Replacement	Μ	laintenance	
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		Now	\$5,800	2041	* *	1	\$6,700	
			: Severe, Area Affe	cted : 3%	6			
	Location	: Bottom (	Of The Unit					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: 1st Floo	r Boiler Room					
	Explana	tion : 1 Un	it With Built In Coi	l				
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$500	2036	* *	4	\$700	
	Leak Evid	ent, Extent	: Moderate, Area A	Affected :	2%			
	Location	: Valve, B	oiler Room					
Terminal Devices								
Convector/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%				* - )		•	
1		ervation, E	Extent : Light, Area	Affected	: 0%			
	Location		0					
	Explana	tion : Coil	Built In Boiler					
Sanitary Piping	1							
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
11) utuutte		ervation. F	Extent : Light, Area		: 100%			
		: 1st - 2na	-	,,,				
		tion : 1 Un						
	Lapiana							

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

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

#### **DEPARTMENT OF SANITATION - FY 2021** Print Date : 09-Sep-2020

Asset Name	: QUEENS NORTH BORO REPAIR SI	łOP	
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



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

### DEPARTMENT OF SANITATION - 827 QUEENS NORTH BORO REPAIR SHOP

Asset # : 4430

Architecture	Current Repair Future Replacement					Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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		
		etration, Extent : Moderate, 2 : Rear Of Building 1st Floor	00					
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	* *				
	Location	ervation, Extent : Light, Area : Main Roof Parking Area tion : Top Deck Parking Surfa						
Metal Panel	5%		2043	* *	10	\$11,100		
Modified Bitumen	25%	0-2 \$131,600	2035	* *				
		xtent : Moderate, Area Affect : Throughout	ed : 15%					
	Location	Id/Misposn, Extent : Moderate : Area Above 2nd Floor Offic Extent : Severe, Area Affected	ces	Iffected : 25%				
	0	: Various Areas - Roof Impro		tched				
	Reflective	Surface, Extent : Light, Area : Throughout						

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.
### Asset # : 4430

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors								
Carpet	15%			2029	\$551,800	3	\$60,700	
Cast in Place Concrete	55%			LIFE	* *	5	\$324,800	
Cast in Place Concrete		Now	\$89,900	LIFE	* *	5	\$59,100	
			Extent : Severe, A					
		-	Dock Near Tire Sh	-				
			xtent : Severe, Are					
		-	to 1st Floor Mecha					
			: Severe, Area Aff		5%			
	Location	: Loading	Dock Near Tire Sh	юр				
Ceramic Tile	2%	4+	\$5,600	2039	* *	5	\$2,700	
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Basemer	t Shower Area					
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	
	Broken/M	issing Elen	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Section A	At Tire Shop Entra	nce				
	Punct/Tea	r/Impact D	amage, Extent : Se	vere, Are	ea Affected : 50%			
	Location	: Section 4	At Tire Shop Entra	nce				
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	
	Broken/M	issing Elen	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Through	out					
	Staining/L	Discoloring	Extent : Moderate	e, Area A	ffected : 5%			
	Location	: Through	out					
Exposed Concrete	10%			LIFE	* *	5	\$4,200	
Exposed Struc: Steel	60%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$16,900	
ite Pavements							*	
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$30,700	2043	* *			
			Extent : Moderate	e, Area A	ffected : 10%			
	Location	: 52nd Av	enue					

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

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

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

#### Asset # : 4430

Electrical		Current	Repair	Futur	e Replacement	М	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment Fused Disc Sw	Location	: Electrico				5	\$800	
<b>T</b>	Explana	tion : Two	Main Service Disco	onnect Sw	vitches Rated At 2,	000 Amp	eres Each.	
Transformers Dry Type	Location	: Electrico	Extent : Light, Area ul Room 30 Kilovolt-amper			5	\$700	
Switchgear / Switchboard Fused Disc Sw	100% Other Obs Location	ervation, E : Electrice	Extent : Light, Area	2040	* *	5	\$800	
Raceway	1							
Conduit	100%			2040	* *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%			2038 2038	* *	5 5	\$400 \$4,500	
Wiring	,,,,			2000		U	\$ 1,2 0 0	
Thermoplastic	100%			2040	* *	1		
Motor Controllers Locally Mounted Motor Control Center Variable Frequency Drive	5% 90% 5%			2035 2035 2047	* * * * * *	5 5	\$100 \$4,600	
Bround								
Grounding Devices Generic	100%			LIFE	* *	5	\$2,800	
ighting Interior Lighting Fluorescent			eres, Extent : Light, And Locker Rooms	2030 Area Aff	\$219,300 Sected : 100%	10	\$69,400	
HID	60%			2030	\$121,200	10	\$3,700	
Egress Lighting Emergency, Battery Exit, Service	50% 50%			2030 2030	\$136,300 \$11,200	10 1	\$22,800	
Exterior Lighting HID No Component	30% 70%			2030	\$228,900	10	\$200	

Alarm

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

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

### Asset # : 4430

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Security System No Component Generic	Location	: Hallway	Extent : Light, Area s And Outside Peri V Surveillance Can	meter	\$122,300 : 100%	1	\$14,100	
Fire/Smoke Detection Under Construction	100%							
lechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating Energy Source Natural Gas	100%			2040	* *	1		
Conversion Equipment Furnace	Location	: Through				1	\$79,500	
Furnace	5% Unit Inope	0-2 erable, Exte	v Rooftop Package \$22,300 ent : Moderate, Are rtains, Truck Entra	2040 a Affecte	* *	1	4,200	
Hot Water Boiler	Location		Extent : Light, Area at Boiler Room it	2035 Affected	* *	1	\$9,400	
Distribution Hot Wtr Piping/Pump No Component	10% 90%			2038	* *	4	\$1,400	
Terminal Devices Convector/Radiator	Location	Extent : M : Office Ai	\$30,400 Ioderate, Area Affe rea Extent : Moderate			1	\$2,800	
Fan Coil Unit/Heat No Component	Location 5% 90%	: Office Ai	rea	2025	\$141,700	1	\$3,100	
ir Conditioning Energy Source Electricity	100%			2038	* *	1		

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

### Asset # : 4430

			A3501 # . 4	100				
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	30% R-134a Re	frigerant	Extent : Light, Area	2035 Affected	* *	1	\$26,300	
		: 2 Units (	-	a nyjeetet	. 100/0			
Ext Pkg Unit - Heating/Cooling	20%			2035	* *	2	\$2,300	
	Location	: Roof	Extent : Light, Area					
		tion : 3 Net	w Rooftop Package	Units. R	-410a			
No Component Distribution	50%							
CW & CHW Wtr Pipe/Pump	30%			2040	* *	4	\$2,800	
No Component	70%							
Terminal Devices Air Handler/Cool/Ht No Component	30% 70%			2030	\$318,400	1	\$35,100	
Heat Rejection	7070							
Air Cooled Condenser Unit	30%			2038	* *	2	\$39,500	
No Component	70%							
Ventilation								
Distribution Ductwork/Diffusers	Location Malfunctio Location Needs Cle	Extent : M : Cellar L oning, Exte : Building aning, Exte	\$34,900 Ioderate, Area Affe evel nt : Moderate, Are Management Syste ent : Moderate, Are Locations On 1st A	a Affected em, Throi va Affecte	d : 10% ughout d : 25%	2-5	\$105,500	
Exhaust Fans								
Interior			\$10,100 t : Severe, Area Afj r Repair Shop	2030 fected : 2	\$505,000 0%	2	\$3,500	
Roof	25%			2030	\$78,600	2	\$1,500	
lumbing								
H/C Water Piping	000/			2040	* *	1		
Brass/Copper Galvanized Steel	80% 20%			2040 2035	* *	1 1		
Water Heater	2070			2033		1		
Gas Fired	100%			2028	\$115,400	2	\$2,800	

*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.* 

### Asset # : 4430

Mechanical	Current Repair	Future Repla	acement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	20% 0-2	\$5,500 LIFE	* *	1		
	Blockage /Clogged, Extent : 1					
	Location : Water Backs Up	In Basement Near Boiler I	Room.			
Cast Iron	80%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : M	oderate, Area Affected : 2	0%			
	Location : The Shower Bod	ies In Bathrooms				
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : 1	ight, Area Affected : 100%	ó			
	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 DEPARTN

**DEPARTMENT OF SANITATION - FY 2021** 

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	<ul> <li>: QUEENS WE</li> <li>: 34-28 21ST ST</li> <li>: QUEENS</li> <li>: DOS0048.000</li> <li>: 36,900</li> <li>: 20-Jun-2018</li> <li>: Roof, Floors T</li> <li>: 523</li> </ul>	) / 4188	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1931 / 1982 : SANITATION : NONE : 4005787	
OADITAL					
CAPITAL			FY 2022 - 2025		FY 2026 - 2031
Exterior Architect			\$1,949,600		\$59,900
Interior Architectu Electrical	ire		\$2,291,800		\$165,200
Mechanical			\$44,600 \$273,200		\$339,300
Site Enclosure			\$197,300		\$559,500
Site Pavements			\$197,300 \$287,800		
Total			\$5,044,300		\$564,400
Importance Code	A		\$1,949,600		\$59,900
Importance Code			\$2,151,600		\$504,600
Importance Code	С		\$943,100		
Total			\$5,044,300		\$564,400
EXPENSE		FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architect	ure	\$27,200			
Interior Architect	ıre	\$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	В	\$91,400	\$2,500	\$34,800	\$3,400
Importance Code	С	\$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.

### QUEENS WEST 1 GARAGE / QW1

### Asset # : 4188

Architecture	Curre	nt Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	5% Now	\$144,200	LIFE	* *	5	\$12,000	1
Cast in Place Concrete		\$144,200 lements, Extent : Seve			5	\$12,000	1
	Location : Build		<i>ne, 111eu</i>	<i>Injecteu</i> : 2570			
		Extent : Severe, Area	Affected	: 15%			
	Location : Throi		55				
		Severe, Area Affected	: 50%				
	Location : Build	ing Base					
	Worn/Eroded, Ext	ent : Moderate, Area	Affected	: 50%			
	Location : Build	ing Base					
Masonry: Brick	72% Now	\$666,500	LIFE	* *	5	\$34,500	1
	-	Extent : Severe, Area	Affected	: 50%			
	Location : All F						
		ng, Extent : Severe, Ai		ted : 50%			
		Facade, West Facade		<b>2 - 0</b> /			
	<i>Vertical Cracks, E</i> <i>Location : All F</i>	Extent : Severe, Area A	Affected :	25%			
				* *		<u></u>	
Masonry: Limestone	3% Now	. ,	LIFE		5	\$1,100	1
	Location : Wind	lements, Extent : Seve ow Sills	ere, Area	Affected : 25%			
		/Erod, Extent : Sever	o Aroa A	ffected · 100%			
	Location : Wind		<i>c, 11 cu 1</i>	<i>Jecica</i> . 10070			
Wood Overhead Doors	20% Now		2049	* *	5	\$23,900	
wood Overhead Doors		lements, Extent : Seve		Affected : 30%	5	\$25,700	
	Location : East		-,	55			
	Deteriorated Fini	sh, Extent : Severe, Ai	rea Affeci	ted : 50%			
	Location : Throi	ıghout					
	-	tent : Severe, Area Afj	fected : 5	0%			
	Location : East						
	-	Extent : Severe, Area	Affected :	20%			
	Location : Throi	ıghout					

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

# QUEENS WEST 1 GARAGE / QW1

### Asset # : 4188

chitecture	Current Repair	Current Repair Future Replacement			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
erior					
Windows					
Steel	100% Now \$534,300 Air Infiltration, Extent : Severe, Area Af Location : North Facade Corrosion/Rusting, Extent : Severe, Area Location : North Facade	a Affected : 100%	5	\$59,900	1
	Deteriorated Finish, Extent : Severe, Ar Location : North Facade	ea Affected : 100%			
	Glazing Broken/Cracked, Extent : Sever Location : Throughout				
	Thermally Inefficient, Extent : Severe, A	rea Affected : 100%			
	Location : Throughout Other Observation, Extent : Moderate, A	Area Affacted · 20%			
	Location : Throughout Explanation : Over The Years A Numb		Removed	l And Openings	
Parapets	Blocked Up				
Masonry: Brick	25% Now \$75,100 Cracking/Crumbling, Extent : Moderate Location : North And South Facades Joint Mortar Miss/Erod, Extent : Moder Location : North And South Facades		5	\$4,100	
Masonry: Limestone	5% Now \$27,200	LIFE **	5	\$1,000	
	Joint Mortar Miss/Erod, Extent : Moder Location : Coping Worn/Eroded, Extent : Moderate, Area Location : Coping				
No Component	70%				
Roof					
Metal, Corrugated	100% Now \$38,300 Deformed/Dented, Extent : Severe, Area Location : Gutters At West Facade Gut/DS Non Func/Miss, Extent : Severe, Location : Throughout Not Insulated, Extent : Severe, Area Affe	Area Affected : 100%	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.

### QUEENS WEST 1 GARAGE / QW1

### Asset # : 4188

Maintenance	
Cycle Estimated Cos (Yrs)	t Priorit
5 ¢1(5.00)	
5 \$165,200	1
5 \$1,300	)
5 \$6,500	)
3 \$1,600	)
5 \$2,200	)
ocations Throughout	
ocatic	ons 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.

# QUEENS WEST 1 GARAGE / QW1

Asset # : 4188

Architecture	Current Repair	Future Replaceme	nt N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	Cost Cycle (Yrs)	Estimated Cost	Priority
nterior					
Ceilings					
AcousTileSusp.Lay-In	5%	2034	** 5	\$4,300	
Exposed Struc: Steel	90% 4+ \$878,		* *		
	Corrosion/Rusting, Extent : Mode Location : Garage Area	rate, Area Affectea : 25%			
Metal Panel	5% 0-2 \$77,		** 5	\$5,400	
	Bent/Warped Elements, Extent : M	Ioderate, Area Affected : 25%	6		
	Location : Locker Room	4 466 4 1 2007			
	Deformed/Dented, Extent : Light, Location : Locker Room	Area Affected : 20%			
Site Enclosure	Location : Locker Room				
Site Enclosure Fence/Gates					
Chain Link	5%	2039	* *		
Iron Picket	95% Now \$32,		* *		
	Corrosion/Rusting, Extent : Sever				
	Location : 35th Ave				
Free Standing Walls					
Cast in Place Concrete	50% Now \$3,	300 2064	* *		
	Cracking/Crumbling, Extent : Sev	ere, Area Affected : 20%			
	Location : 35th Ave	• • • • • •	di di		
Masonry: Brick	50% Now \$197,		* *		
	Broken/Missing Elements, Extent Location : 35th Ave	: Severe, Area Affectea : 80%	0		
	Cracking/Crumbling, Extent : Sev	para Arag Affacted · 80%			
	Location : 35th Ave	ere, Areu Ajjecieu . 0070			
Retaining Walls					
Cast in Place Concrete	50% Now \$	900 2079	* *		
	Cracking/Crumbling, Extent : Sev	ere, Area Affected : 80%			
	Location : 35th Avenue				
Masonry: Brick	50% Now \$13,	200 2059	* *		
-	Broken/Missing Elements, Extent	: Severe, Area Affected : 10%	6		
	Location : 35th Ave				
	Cracking/Crumbling, Extent : Sev	ere, Area Affected : 20%			
	Location : 35th Ave				
	Loose Units, Extent : Severe, Area	a Affected : 15%			
	Location : 35th Ave				
	Other Observation, Extent : Light	, Area Affected : 100%			
	Location : 35th Ave				
	Explanation : Wall Of Iron Pick	et Fence And Coping Stone H	ailing		
Site Pavements Public Sidewalk					
Cast in Place Concrete	100%	2042	* *		
	10070	2072			

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

### QUEENS WEST 1 GARAGE / QW1

### Asset # : 4188

Architecture	Current Repair	Future Replacement	Mainte	nance
ystem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Esti (Yrs)	mated Cost Priorit
te Pavements				
Parking/Driveway				
Cast in Place Concrete	100% Now \$287,800			
	Cracking/Crumbling, Extent : Severe	e, Area Affected : 20%		
	Location : Rear Parking Area			
	Misaligned/Bulging, Extent : Severe,	Area Affected : 10%		
	Location : Rear Parking Area			
Electrical	Current Repair	Future Replacement	Mainte	nance
System	% of Fail Date Estimated Co	st Year Estimated Cost	Cycle Esti	mated Cost Priorit
Component Type	Total (Years)	FY	(Yrs)	
nder 600 Volts				
Service Equipment	1000/	<b>2020</b> 01 (00	~	<b>#2</b> 00
Fused Disc Sw		2029 \$1,600	5	\$200
	Other Observation, Extent : Light, An	rea Affected : 100%		
	Location : Electrical Room	G		
~	Explanation : Main Service Discon	nect Switches Rated At 600 A	mperes And 40	J Amperes.
Switchgear / Switchboard	1000/		-	<b>**</b>
Fused Disc Sw	100%	2029 \$26,100	5	\$200
	Other Observation, Extent : Light, An	rea Affected : 100%		
	Location : Electrical Room			
	Explanation : Two Vertical Section	S		
Raceway	000/	<b>2</b> .222		
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
round				
Grounding Devices				
Not Accessible	100%			
ighting				
Interior Lighting				
Interior Lighting Fluorescent	20%	2029 \$17,300	10	\$6,800
5 5	20% T-8 Lamps And Fixtures, Extent : Lig		10	\$6,800
5 5		ght, Area Affected : 100%	10	\$6,800

*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.* 

# DEPARTMENT OF SANITATION - 827 QUEENS WEST 1 GARAGE / QW1

#### Asset # : 4188

		-	Asset # : 4	188				
lectrical		Current Re	pair	Futur	e Replacement	Maintenance		
ystem Component Type	% of Total	Fail Date E (Years)	estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
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%							
achenical				Factors				
echanical		Current Re			e Replacement		aintenance	
/stem Component Type	% of Total	Fail Date E (Years)	estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating								
Energy Source								
Interruptible Gas/Dual	100%			2039	* *	1		
Fuel	10070			2037		1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$18,200	
			ent : Light, Area		: 100%	-	+	
		n : First Floor	-	55				
	Explana	tion : 2 Dual	Fuel Hot Water	Boilers				
Distribution	· · · · · ·							
Hot Wtr Piping/Pump	100%	0-2	\$2,900	2037	* *	4	\$1,800	
1 8 1			lerate, Area Affe		%		• )	
		ı : Boiler Roo						
	Leak Evid	lent, Extent : I	Moderate, Area	Affected :	2%			
	Location	n : Expansion	Tank, Boiler Ro	om				
Terminal Devices								
Air Handler	40%			2024	\$207,500	1	\$9,100	
Convector/Radiator	10%			2027	\$19,800	1	\$1,200	
Unit Heater - Hot Water	5%	0-2	\$6,900	2039	* *		-	
			ent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Main Gara	ge					
	Explana	tion : Obsolet	e Units, Beyond	Useful L	ife Cycle Rating			
Unit Heater - Hot Water	10%			2029	\$13,800			
Unit Heater - Hot Water				2037	**			
r Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		

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

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

### QUEENS WEST 1 GARAGE / QW1

### Asset # : 4188

Mechanical	Current Repair				e Replacement	Μ	aintenance	
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	Location	vice, Exten 1 : 1 Unit, C						
	-	igerant, Exi 1 : 2 Unit, C	tent : Light, Area A Office Area	jjectea :	100%			
Window/Wall Unit No Component	10% 80%		<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	2024	\$7,700	1		
Terminal Devices Fan Coil - 2 Pipe No Component	10% 90%			2029	\$14,000	1	\$1,200	
Heat Rejection Air Cooled Condenser Unit	10%			2029	\$1,500	2	\$2,600	
No Component Ventilation	90%							
Distribution								
Ductwork/Diffusers No Component	40% 60%			LIFE	* *	2-5	\$8,200	
Exhaust Fans Interior			\$65,600 tent : Moderate, A trage Area	2039 rea Affec	* * sted : 100%	2	\$500	
Wall Unit	50% Malfunctio	0-2	\$1,300 nt : Moderate, Are	2024 a Affecte	\$6,600 d : 50%	2	\$500	
Plumbing								
H/C Water Piping Brass/Copper Galvanized Steel	75% 25%			2029 2027	\$206,300 \$40,500	1 1		
Water Heater Gas Fired	100%			2027	\$22,500	2	\$500	
Sanitary Piping Cast Iron	-	/Clogged, E	\$27,000 Extent : Moderate, 1 wage Floor And O		* * ected : 10% ear West Central Re	1 oll-un De	nar	
Fixtures Generic	100% Obsolete I		ctent : Moderate, A			л <i>-ир D</i> (		
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.

#### **DEPARTMENT OF SANITATION - FY 2021** Print Date : 09-Sep-2020

Asset Name Address Borough Program / Asset #	: QUEENS V : 58-02 48 ST : QUEENS : DOS0059.0	FREET		ARAGE Agency's Number Yr Built/Renovated	: N/A : 1999 /	
Area Sq Ft Date of Survey Areas Surveyed Block	: 37,000 : 17-May-20 : Roof, Floor : 2600	18	: 1	Project Type Landmark Status BIN	: 19997 : SANITATION : NONE : 4307983	
CAPITAL Exterior Architect Interior Architectu Electrical				<b>FY 2022 - 2025</b> \$1,660,600 \$163,100 \$35,900		<b>FY 2026 - 2031</b> \$91,900 \$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

		\$=,=00,100		<i>\$672,100</i>
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



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

### Asset # : 13422

Architecture	Current Repair Future Replacement					М		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Concrete Masonry Unit		Now Communities of	\$42,600 Eutout - Madauate	LIFE	**	5	\$3,000	
	-	: Through	Extent : Moderate	e, Area A	ffected : 15%			
		-	: Moderate, Area	Affected	· 10%			
		: Through						
		-	ure, Extent : Mode	rate, Are	a Affected : 25%			
	Location	: East Fac	ade, Throughout					
	Misalignee	d/Bulging,	Extent : Moderate,	Area Af	fected : 10%			
	Location	: East Fac	cade					
Metal Coiling Doors	35%	0-2	\$171,400	2049	* *	5	\$4,400	
		0	xtent : Moderate, 2	4rea Affe	ected : 50%			
			nd South Facades					
	-		ctent : Moderate, A	rea Affe	cted : 40%			
			nd South Facades					
			Extent : Moderate,	Area Af	fected : 50%			
			nd South Facades	• • • • •				
Window Wall		Now	\$1,000	2049	**	5	\$800	
	-	: East Fac	ked, Extent : Mode cade	erale, Are	ea Affectea : 5%			
Windows								
Aluminum	97%			2045	* *	5	\$1,600	
Metal Louvers	3%			2038	* *	10	\$300	
Parapets								
Concrete Masonry Unit		Now	\$232,000	LIFE	* *	5	\$9,400	1
		nce, Extent : Through	: Moderate, Area . out	Affected	: 15%			
	Expansion	Joint Fail	ure, Extent : Sever	e, Area A	Iffected : 50%			
	Location	: Through	out					
			Extent : Severe, Ar	ea Affect	ted : 25%			
		: Through						
			ent : Moderate, Are	a Affecte	ed : 15%			
		: Corners						
Pre-Cast Concrete		Now	\$35,500	LIFE	**	5	\$5,800	1
			od, Extent : Severe	e, Area A	ffected : 50%			
		: Copings	Extent . Sauce 4-	a Affa-	tad . 250/			
			Extent : Severe, Ar out Copings	eu Affeci	eu : 2570			
		-	ed, Extent : Severe,	Area Afi	fected · 100%			
	0	: Copings		11 cu 11jj	celui . 100/0			

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

### Asset # : 13422

Architecture	Current Repair Futu				e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Roof	1000/	Now	¢1 170 100	2020	* *			
Built-Up (BUR)	Miss/Dam Location Ponding, 1 Location Vegetation Location	: Around 1 Extent : Mo : Through Growth, E : At Perim	Extent : Moderate,	ted : 10% Area Affe	ea Affected : 20% 6 ected : 25%			
					Floor, Lunch Room	, Garage	2	
Soffits								
Alum/Vinyl Siding	100%			2039	* *	10		
terior Floors								
Cast in Place Concrete	Cracking/ Location	: Garage	\$93,300 Extent : Moderate , Extent : Moderate	-	-	5	\$91,900	
		: 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	000/				ala ala	-	¢1.5.500	
Concrete Masonry Unit	80%	NT	¢11.500	LIFE	* *	5	\$15,500	
Concrete Masonry Unit	Vertical C		\$11,500 nt : Moderate, Are 4t West Side	LIFE a Affecte		5	\$1,900	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	Location Staining/D Location Water Pen	: Locker R Discoloring, : Locker R etration, E.	\$69,800 ents, Extent : Mod coms Extent : Moderate coms, Second Flo xtent : Moderate, 2 coms, Second Flo	e, Area A or Area Affe	ffected : 25% cted : 25%	5	\$4,000	
Exposed Struc: Steel Gypsum Board	Cracking/0 Location Water Pen	: Bulkhead	xtent : Severe, Are			5	\$1,300	

Site Enclosure

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

### Asset # : 13422

			Asset # : 13	422				
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates	1000/		<b>*•</b> • • • •	• • • • •	de ale			
Chain Link	Location Corrosion/	ssing Elem : Through	xtent : Severe, Are					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways Cast in Place Concrete	100%			2034	* *			
Parking/Driveway	10070			2034				
Asphalt	90%	Now	\$376,800	2044	* *			
rispitate			Extent : Severe, A		ted : 80%			
		: Parking						
		0	vere, Area Affected	: 30%				
		: Parking	•••					
Cast in Place Concrete	10%	0		2034	* *			
Electrical		Current I		Futur	e Replacement	M	aintenance	
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	Location	: Electrica	xtent : Light, Area Il Room Service Disconnec			5 aperes.	\$200	
Switchgear / Switchboard						•		
Fused Disc Sw	100%			2029	\$26,100	5	\$200	
	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Electrica	ıl Room					
	Explanati	on : Two	Vertical Sections					
Raceway								
Conduit	100%			2029	\$4,000	1		
Panelboards	1000/			2028	¢16.000	5	¢1.000	
Molded Case Bkrs	100%			2028	\$16,000	5	\$1,000	
Wiring Thermoplastic	100%			2020	¢0 700	1		
	100%0			2029	\$8,700	1		
1								
Motor Controllers	500/			2027	\$15 100	5	\$100	
Motor Controllers Locally Mounted	50%			2027	\$15,400 \$3,500	5	\$100 \$500	
Motor Controllers Locally Mounted Motor Control Center	50% 50%			2027 2027	\$15,400 \$3,500	5 5	\$100 \$500	
Motor Controllers Locally Mounted Motor Control Center Ground					-			
Motor Controllers Locally Mounted					-			

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.

### Asset # : 13422

lectrical	Current Re	pair Fu	ture Repla	cement	М	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost Yes	ar Estima Z	ated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	50%	203	4	* *	10	\$17,000	
	T-5 Lamps And Fixtures	s, Extent : Light, Area	Affected :	100%			
	Location : Garage						
Fluorescent	40%	203	4	* *	10	\$13,600	
	T-8 Lamps And Fixtures	s, Extent : Light, Area	Affected :	100%			
	Location : Offices, 2nd	d Floor					
HID	10%	203	4	* *	10	\$100	
Egress Lighting							
Emergency, Battery	30%	203	4	* *	10	\$2,700	
Exit, Service	70%	203	4	* *	1		
Exterior Lighting							
HID	30%	202	9	\$44,800	10		
No Component	70%						
larm							
Security System							
No Component	70%						
Generic	30% Now	\$35,900 203	9	* *	1	\$3,700	
	Other Observation, Exte	ent : Severe, Area Affe	cted : 100	%			
	Location : Perimeter (	Of The Building					
	Explanation : CCTV S	Surveillance Cameras	Not Functi	onal			
Fire/Smoke Detection							
Generic, Digital	100%	202	9 9	5409,100	1-3	\$22,800	
	Other Observation, Exte	ent : Light, Area Affec	ted : 100%				
	Location : Throughou	t The Building					
	Explanation : Strobe 1	Lights, Manual Pull St	ations, Ala	rm Bells, S	Smoke De	etectors And Horns	
lechanical							

Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Dat Total (Years)	e 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							

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

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

### Asset # : 13422

Mechanical	Current Repair				e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment								
Furnace	50%			2037	* *	1	\$9,200	
	Other Obs Location		Extent : Light, Area	Affected	: 100%			
	Explanat	ion : 9 Net	w Gas Fired Heatir	ng And V	entilating Units			
Furnace	15%			2034	* *	1	\$2,700	
	Location	: Ceiling	Extent : Light, Area Of Garage dine Units	Affected	: 100%			
Furnace	15%			2037	* *	1	\$2,700	
i unacc	Other Obs Location	: 2nd Floo	Extent : Light, Area or Mechanical Roo w Installed Units.	Affected	: 100%	1	\$2,700	
Hot Water Boiler	20%			2034	* *	1	\$3,700	
Hot water Doner	Other Obs Location		Extent : Light, Area r Boiler Room its		: 100%	1	\$5,700	
Distribution	Елрійниі	101 . 2 01	115					
Hot Wtr Piping/Pump	2%	0-2	\$100	2037	* *	4		
not wa riping rump	Leak Evide	ent, Extent	: Moderate, Area A ing Pump In Boiler	Affected :	100%	т		
Hot Wtr Piping/Pump	18%		0 1	2037	* *	4	\$300	
No Component	80%			2037		4	\$500	
Terminal Devices	8070							
Convector/Radiator	15%			2034	* *	1	\$1,800	
Unit Heater - Hot Water				2034		1	\$1,800	
				2029	\$6,900			
No Component	80%							
Air Conditioning Energy Source								
Electricity	100%			2045	* *	1		
	10070			2045		1		
Conversion Equipment Ext Pkg Unit -	10%			2029	\$46,300	2	\$200	
Heating/Cooling	1070			2029	\$40,500	2	\$200	
ricating/Cooling	R-22 Refrig Location	-	tent : Light, Area A	ffected :	100%			
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	

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.

Asset # : 13422

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
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, E	Extent : Severe, Are	a Affecte	ed : 5%			
	Location	: Wash Ba	y 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 Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Fuel Sta	tions					
	Explana	tion : 2 Sets	5					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 - FY 2021** Print Date : 09-Sep-2020

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



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

### SANITATION HDQR. ANNEX

#### Asset # : 4187

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls					* *	_		
Masonry: Brick		Now	\$369,600	LIFE		5	\$57,400	
		ar Miss/Er : Bulkhea	od, Extent : Moder ds	ale, Arei	a Affectea : 50%			
			derate, Area Affect	ed · 20%	6			
		: West Fa		041.207	•			
			: Moderate, Area	Affected	: 20%			
	Location	: Bulkhea	ds					
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		Now	\$137,700	2055	* *	5	\$7,800	
		ssing Elem South Fa	ents, Extent : Mod acade	erate, Ar	ea Affected : 20%			
	Corrosion	/Rusting, E	xtent : Moderate, A	lrea Affe	ected : 25%			
		: South Fa						
			Extent : Moderate,	Area Af	fected : 50%			
		: South Fo						
	-	Inefficient : South Fa	, Extent : Moderate acade	e, Area A	ffected : 100%			
Parapets								
Masonry: Brick		Now	\$29,100	LIFE	* *	5	\$2,400	
			od, Extent : Moder		a Affected : 25%			
			icade, West Facade		/			
			derate, Area Affect cade, South Facade		0			
Maganmy Dui-1-					* *	5	¢2 100	
Masonry: Brick		Now Crumbling	\$13,000 Extent : Moderate	LIFE		5	\$2,100	
	-	: Various		, 11 cu A	Jeerea . 1570			
			Extent : Light, Area	Affected	! : 100%			
		: Interior	-	55				
	Explana	tion : Ceme	ent Stucco On Brick	t				
Masonry: Limestone	5%			LIFE	* *	5	\$300	
Metal Panel	5%			2040	* *	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,700	

*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.* 

### SANITATION HDQR. ANNEX

#### Asset # : 4187

Architecture	C	urrent Repa	ir	Futur	e Replacement	M	aintenance	
System Component Type		ail Date Est Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•							
Roof								
Built-Up (BUR)	98% 1		\$108,500	2030	\$361,600			
			lerate, Area A	ffected : .	20%			
		Stair Bulkhea	e e		<i>cc</i> 1 <b>5</b> 00 <i>(</i>			
		-	ent : Moderate	e, Area A	ffected : 50%			
	Location : 1	^c	ut i Madauata	1400 16	Factod . 200/			
	Location : 1		nt : Moderate,	Area Ajj	leciea : 80%			
		-	nt : Moderate,	Area Aff	Pected · 20%			
		Stair Bulkhea		211 eu 21jj	ecieu : 2070			
			-	erate. Ar	ea Affected : 75%	ó		
	•	Main And Bu		,	55			
			t : Moderate, .	Area Affe	ected : 5%			
	Location : 1	Various Loca	tions On Main	Roof				
Skylight, Metal/Glass	2%			2040	* *	10	\$1,700	
nterior								
Floors								
Carpet	25%			2026	\$362,600		\$39,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$11,600	
Ceramic Tile	5%			2039 LIFE	* *	5	\$5,300 \$4,200	
Terrazzo Vinyl Tile	5% 5% 1	Now	\$48,300	2040	* *	5	\$4,200 \$2,000	
v myr i ne			s48,500 ent : Moderate			3	\$2,000	
	Location : 1			, 11 cu 1 <u>1</u>	<i>Jeelea</i> : 2070			
			oderate, Area .	Affected :	50%			
	Location : I			55				
Vinyl Tile	55%			2035	* *	3	\$22,000	
		ce Evident, E	xtent : Light,		ected : 30%	U	<i> </i>	
	Location : 1	Various Floo	rs					
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%	NT	¢10 400	LIFE	* *		<b>\$2.200</b>	
Plaster	5% I Cracking/Cri		\$12,400 ent : Moderate	LIFE		5	\$2,200	
		Roof Stair An		, лгеи Ај	<i>jecieu</i> . 2070			
		-	Moderate, Ar	ea Affect	ed · 15%			
				ca injeci				
	Location : 1	Koof Stair						

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

### SANITATION HDQR. ANNEX

#### Asset # : 4187

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Ceilings	2.50/	<b>A</b> .		0005	ata ata	-	<b>***</b> *	
AcousTileConcealSpLn	Cracking/ Location Patching L Location Staining/L	Crumbling, 1 : Througho Evident, Exi 1 : Througho Discoloring,	\$96,500 Extent : Moderate out Various Floors tent : Moderate, An out Various Floors Extent : Moderate out Various Floors	rea Affec e, Area A	ted : 25%	5	\$23,300	
AcousTileSusp.Lay-In	45%			2047	* *	5	\$47,900	
· · · · · · · · · · · · · · · · · · ·	Recent Re	place Evide : Various I	ent, Extent : Light, Floors		ected : 50%	C	<i>Q</i>	
Exposed Concrete	5%			LIFE	* *	5	\$800	
Gypsum Board	8%			LIFE	* *	5	\$10,600	
Plaster	7%			LIFE	* *	5	\$4,700	
ite Pavements Public Sidewalk Cast in Place Concrete	100%			2043	* *			
	10070			2015				
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
nder 600 Volts Service Equipment Fused Disc Sw	Location	: Electrica				5	\$300	
Service Equipment Fused Disc Sw	Other Obs Location	: Electrica		Affected	: 100%	5	\$300	
Service Equipment Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana	: Electrica	l Room	Affected Rated At	2,500 Amperes	_		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	Other Obs Location	: Electrica	l Room	Affected	: 100%	5	\$300 \$300	
Service Equipment Fused Disc Sw Switchgear / Switchboard	Other Obs Location Explana 100%	: Electrica	l Room	Affected Rated At 2030	2: 100% 2,500 Amperes \$182,600	_		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	Other Obs Locatior Explana	: Electrica	l Room	Affected Rated At	2,500 Amperes	5		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	Other Obs Location Explana 100%	: Electrica	l Room	Affected Rated At 2030 2030	2: 100% 2,500 Amperes \$182,600 \$110,400	5		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit	Other Obs Location Explana 100%	: Electrica	l Room	Affected Rated At 2030 2030	2: 100% 2,500 Amperes \$182,600 \$110,400	5		
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards	Other Obs Location Explana 100% 90% 10%	: Electrica	l Room	Affected Rated At 2030 2030 2050	2: 100% 2,500 Amperes \$182,600 \$110,400 **	5 1 1	\$300	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 90% 10% 5% 35% 50%	: Electrica	l Room	Affected Rated At 2030 2030 2050 2029 2038 2029	2: 100% 2,500 Amperes \$182,600 \$110,400 ** \$6,400 ** \$63,800	5 1 1 5	\$300 \$100 \$600 \$900	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Other Obs Location Explana 100% 90% 10% 5% 35%	: Electrica	l Room	Affected Rated At 2030 2030 2050 2029 2038	2: 100% 2,500 Amperes \$182,600 \$110,400 ** \$6,400 **	5 1 1 5 5	\$300 \$100 \$600	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 90% 10% 5% 35% 50% 10%	e : Electrica tion : One E	l Room Electrical Service I \$32,900	Affected Rated At 2030 2030 2050 2029 2038 2029 2046 2055	2: 100% 2,500 Amperes \$182,600 \$110,400 ** \$63,400 ** \$63,800 **	5 1 1 5 5 5 5	\$300 \$100 \$600 \$900	
Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs	Other Obs Location Explana 100% 90% 10% 5% 35% 50% 10% 20% Insulation	e : Electrica tion : One E 2-4 Aged, Exte	l Room Electrical Service I \$32,900 nt : Moderate, Are	Affected Rated At 2030 2030 2050 2029 2038 2029 2046 2055	2: 100% 2,500 Amperes \$182,600 \$110,400 ** \$63,400 ** \$63,800 **	5 1 1 5 5 5 5 5	\$300 \$100 \$600 \$900	
Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Molded Case Bkrs Wiring	Other Obs Location Explana 100% 90% 10% 5% 35% 50% 10% 20% Insulation	2-4 Aged, Exte	l Room Electrical Service I \$32,900 nt : Moderate, Are	Affected Rated At 2030 2030 2050 2029 2038 2029 2046 2055	2: 100% 2,500 Amperes \$182,600 \$110,400 ** \$63,400 ** \$63,800 **	5 1 1 5 5 5 5 5	\$300 \$100 \$600 \$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.* 

# SANITATION HDQR. ANNEX

Asset # : 4187

Electrical		Current F	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 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	* *			
		ioning, Ext 1 : Mechani	ent : Moderate, Ar cal Rooms	ea Affect	ed : 50%			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
			Extent : Moderate, .	Area Affe	ected : 100%			
		n : Basemen	-					
ighting	Explana	tion : Wate	r Main					
Lighting Interior Lighting								
Fluorescent	40%			2035	* *	10	\$24,600	
Thorescent			Extent : Light, Area		: 100%	10	φ24,000	
			out The Building	55				
		tion : T-8 L	-					
Fluorescent	10%		X	2035	* *	10	\$6,100	
Thusteseent			Extent : Light, Area		: 100%	10	\$0,100	
		a : Through	-					
	Explana	tion : T-8 L	amps					
LED	50%			2038	* *			
			Extent : Light, Area		1:80%			
	Location	n : Floors 4	, 5, 6, And 7					
	Recent Re	pair Evider	nt, Extent : Light, A	lrea Affe	cted : 20%			
	Location	n : Corridor	s 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	700/							
No Component	70%			2025	* *	1	Φ <b>7</b> 500	
Generic	30%			2035	~ ~	1	\$7,500	
Fire/Smoke Detection	80%							
No Component		Now	\$3,000	2035	* *	12	\$7,500	
Generic, Analog			\$3,000 Extent : Light, Area			1-3	\$7,500	
	( ) nor i m							
		i : Main Pa	-	Ајјестеи	. 10070			

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

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

### SANITATION HDQR. ANNEX

### Asset # : 4187

	Location	Fail Date Estimated Cost (Years) ervation, Extent : Light, Area : 2nd Floor ion : Steam To Hot Water	<b>FY</b> 2040 2033	Estimated Cost * * * *	Cycle (Yrs)	Estimated Cost	Priorit
eating Energy Source <u>Utility Steam</u> Conversion Equipment Heat Exchanger, Shell & Tube <i>O</i> Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	50% Other Obs Location Explanat 50%	: 2nd Floor	2033 Affected	* *	1		
Energy Source Utility Steam Conversion Equipment Heat Exchanger, Shell & Tube O Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	50% Other Obs Location Explanat 50%	: 2nd Floor	2033 Affected	* *	1		
Utility Steam Conversion Equipment Heat Exchanger, Shell & Tube O Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	50% Other Obs Location Explanat 50%	: 2nd Floor	2033 Affected	* *	1		
Conversion Equipment Heat Exchanger, Shell & Tube O Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	50% Other Obs Location Explanat 50%	: 2nd Floor	2033 Affected				
Heat Exchanger, Shell & Tube O Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Other Obs Location Explanat 50%	: 2nd Floor	Affected				
O Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Location Explanat 50%	: 2nd Floor		: 50%			
Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Location Explanat 50%	: 2nd Floor					
Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	50%	ion : Steam To Hot Water	2033				
Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	50%		2033				
Valve/LP Steam Distribution Hot Wtr Piping/Pump				* *	5	\$2,000	
Distribution Hot Wtr Piping/Pump	50%		2000		0	\$2,000	
Hot Wtr Piping/Pump	50%						
1 0 1			2038	* *	4	\$2,500	
		Now \$7,400	2040	* *	-	+_,- • •	
		Extent : Severe, Area Affecte					
		: Basement					
Terminal Devices							
Convector/Radiator	40%		2035	* *	1	\$8,700	
No Component	60%					+ - )	
ir 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	
0	Other Obs	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Mechanical Rooms, Each	Floor				
	Explanat	ion : 12 Indoor Units, Air Co	oled Con	denser Through Lo	ouvers R.	-22 Is Used	
entilation	<u> </u>			<u> </u>			
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$11,200	
No Component	70%						
Exhaust Fans							
Roof	20%		2025	\$22,200	2	\$400	
0	Other Obs	ervation, Extent : Light, Area	Affected	: 10%			
	Location	: Roof					
	Explanat	ion : 1 Unit Is Operational.	0 Units A	1bandoned In Plac	е		
No Component	80%						
umbing							
H/C Water Piping							
Brass/Copper	10%	Now \$2,500	2040	* *	1		
	eak Evide	ent, Extent : Severe, Area Aff	ected : 5%	6			
	Location	: Basement Booster Pump					
Galvanized Steel	90%		2035	* *	1		

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

### SANITATION HDQR. ANNEX

#### Asset # : 4187

Mechanical	Current Repair	Future Re	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
Steam Fired		\$106,700 2060	* *	4	\$6,600	
	Corroded, Extent : Modera	te, 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 : 10	00%			
	Location : Two Units From	m Basement To 12th Floo	r, Two Units I	From 1st	To 12th Floor	
	Explanation : 4 Units					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$35,000	
Sprinkler						
No Component	90%					
Generic	10%	2040	* *	1-2	\$1,900	
	Other Observation, Extent :		00%			
	Location : Basement And	11th Floor Trial Room				
	Explanation : Only In Are	eas Notes				

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

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

#### Page : 352

### Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: SPRING ST SALT E	NCLOSURE		
Address	: 553 CANAL STREE	Т		
Borough	: MANHATTAN		Agency's Number	: N/A
Program / Asset #	: DOS0073.000 / 14837	7	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.

# DEPARTMENT OF SANITATION - 827 SPRING ST SALT ENCLOSURE

Asset # : 14837

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	0.50/			TIPE	* *	-	¢ = 7 . 0.00	
Cast in Place Concrete	95%			LIFE	* *	5	\$57,000	
Metal Rail	5%			2045	* *	5-10	\$5,200	
Roof	95%			2036	* *	10	¢21 200	
Single Ply Membrane		amation F	ctent : Light, Area			10	\$21,300	
		: Throughc		Ајјестеи	. 10070			
		-	ete Walking Pave	rs				
Skylight, Plastic	<u>5%</u>		ere maning i aver	2045	* *	1		
nterior	570			2045		1		
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$24,800	
Interior Walls	10070			LIIL		5	¢2 1,000	
Cast in Place Concrete	85%			LIFE	* *			
Steel Plate	15%			LIFE	* *	5	\$400	
Ceilings								
Fiber Board	100%			2036	* *			
lite Enclosure								
Fence/Gates								
Iron Picket	100%			2072	* *			
			ctent : Light, Area		: 100%			
			d South Entrance					
	Explanat	ion : Comp	onent Actually Ste	el Plate				
Free Standing Walls	1000/							
Cast in Place Concrete	100%			2072	* *			
Site Pavements								
Public Sidewalk	000/	0.2	¢4 100	2045	* *			
Cast in Place Concrete		0-2	\$4,100 Extent : Light, Ard	2045				
	Location	: South Sid	-	ей Ајјеси	eu . 1070			
Pavers/Stone		Now	\$2,400	2041	* *			
					ea Affected : 15%			
	Location	: Shatterea	Glass Pavers At I	Base Of I	Walls			
Parking/Driveway								
Cast in Place Concrete	100%			2041	* *			
				_				
Electrical		Current R	epair	Futur	e Replacement	Μ	aintenance	

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

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.

# SPRING ST SALT ENCLOSURE

Asset # : 14837

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cos FY	t Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2054 * *	* 5	
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location : Outside	~		
-	Explanation : Main Service Discon	nect Switch Rated At 200 Am	iperes	
Raceway	1000/	2054 * *	k 4	
Conduit	100%	2054 * *	* 1	
Panelboards	1000/	2050 * *	* 5 #200	
Molded Case Bkrs	100%	2050 * *	* 5 \$200	
Wiring	1000/	2054 * *	<b>b</b> 1	
Thermoplastic	100%	2054 **	* 1	
Motor Controllers	1000/	2045 * *	* =	
Locally Mounted	100%	2045 * *	* 5 \$100	
Stand-by Power				
Transfer Switches	1000/	2054 * *	* 5	
Manual	100%	2054 * *	* 5	
Lighting				
Interior Lighting Fluorescent	100%	2036 * *	* 10 \$6,900	
ruorescent	T-5 Lamps And Fixtures, Extent : Lig		10 \$0,900	
	Location : Throughout The Building			
Exterior Lighting	Location : The oughout The Datating	•		
Fluorescent	40%	2036 * *	* 10 \$300	
Thorescent	T-12 Lamps And Fixtures, Extent : Li		10 \$500	
	Location : Outside	<i>Sni</i> , <i>in ea hyjeelea</i> . 10070		
HID	60%	2036 * *	* 10	
	0076	2030	10	
Mechanical	Current Repair	Future Replacement	Maintenance	
System		-		<b>D</b> • •
Component	% of Fail Date Estimated Cos	t Year Estimated Cost FY		Priority
Туре	Total (Years)	ГХ	(Yrs)	
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. Estimates are rounded to the nearest hundred dollars.

Print Date : 09-Sep-2020

# **DEPARTMENT OF SANITATION - FY 2021**

Asset Name	: STATEN ISLAND 2 GARAGE/BORO	OFFC
Address	: 2500 RICHMOND AVENUE @ RICHM	IOND 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
	, ,	<i>\$\$,200,000</i>
Importance Code A	\$1,482,800	\$236,300
Importance Code A Importance Code B		
1	\$1,482,800	\$236,300

\$212,600	\$55,200	\$18,000	\$12,400
\$41,800			
\$75,800	\$48,100	\$14,700	\$9,100
\$95,000	\$7,100	\$3,300	\$3,300
\$212,600	\$55,200	\$18,000	\$12,400
\$3,900	\$3,900	\$3,900	\$3,900
\$5,700			
\$70,400	\$33,500	\$12,200	\$5,400
\$1,300	\$3,500	\$1,800	\$1,800
\$39,300	\$10,500		\$1,300
\$92,100	\$3,700		
FY 2022	FY 2023	FY 2024	FY 2025
	\$92,100 \$39,300 \$1,300 \$70,400 \$5,700 \$3,900 <b>\$212,600</b> \$95,000 \$75,800 \$41,800	\$92,100       \$3,700         \$39,300       \$10,500         \$1,300       \$3,500         \$70,400       \$33,500         \$5,700       \$3,900         \$3,900       \$3,900         \$212,600       \$55,200         \$95,000       \$7,100         \$75,800       \$48,100         \$41,800       \$41,800	\$92,100       \$3,700         \$39,300       \$10,500         \$1,300       \$3,500       \$1,800         \$70,400       \$33,500       \$12,200         \$5,700       \$3,900       \$3,900         \$3,900       \$3,900       \$3,900         \$212,600       \$55,200       \$18,000         \$95,000       \$7,100       \$3,300         \$75,800       \$48,100       \$14,700



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

### Asset # : 2005

	opan	i utur	e Replacement	W	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
	<b>*275 7</b> 00	LIFE	ىكە بىكە	-	<b>#03</b> 000	
				5	\$93,800	
		area Affe	ctea : 50%			
		into And	Dustad Dalianing	Anglas		
			÷	-	¢11.000	
				5	\$11,000	
-		Ајјестеа	: 10%			
		2022	* *	-	<b>#22</b> 000	
				3	\$23,800	
•						
-	ieni : Moderale, A	irea Ajjeo	ciea : 15%			
-	nt · Moderate Are	a Affacta	$d \cdot 25\%$			
•		u Mjecie	u . 2570			
	ays Intoughout	2049	* *	5	\$7.200	
	t Extent · Light			5	\$7,300	
•	-	Areu Ajje	cieu . 10070			
Location : Thiougho						
100% 0-2	\$704 800	2053	* *	5	\$7 900	
			00%	5	\$7,500	
•						
-		Area Affe	cted : 80%			
Explanation : Vertic	al Pivot Type Win	dows Ha	ve Deformed And	Have Tor	rn Weather Seals	
10% Now	\$900	LIFE	* *	5	\$700	
		ate, Area	Affected : 20%			
	-	ate, Area	Affected : 50%			
Location : Various L	ocations					
90% Now	\$27,600	LIFE	* *	5	\$5,600	
00			25%			
	-					
		Area Aff	ected : 10%			
	-	1 200				
Spalling. Extent : Mod	erate. Area Affeci	ed : 20%	•			
	% of TotalFail Date (Years)80%0-2Other Observation, Ex Location : All Facad Explanation : Deteri5%0-2Corrosion/Rusting, Ex Location : Wash Bay13%NowAir Infiltration, Extent Location : All DoorsCorrosion/Rusting, Ex Location : All DoorsCorrosion/Rusting, Ex Location : All BaysUnit Inoperable, Extent Location : Various B2%Recent Replace Evider 	Total (Years)         80% 0-2 \$375,700         Other Observation, Extent : Moderate, A         Location : All Facades         Explanation : Deteriorated Control Jo         5% 0-2 \$2,300         Corrosion/Rusting, Extent : Light, Area         Location : Wash Bay         13% Now \$277,200         Air Infiltration, Extent : Severe, Area Af         Location : All Doors - Rapid Rollups H         Corrosion/Rusting, Extent : Moderate, Area         Location : All Bays         Unit Inoperable, Extent : Moderate, Area         Location : Various Bays Throughout         2%         Recent Replace Evident, Extent : Light, Accation : Throughout         100% 0-2 \$704,800         Air Infiltration, Extent : Severe, Area Af         Location : Throughout         0ther Observation, Extent : Severe, Area Af         Location : Throughout         0ther Observation, Extent : Moderate, Area         Location : Throughout         Sympodul         10% Now \$900         Joint Mortar Miss/Erod, Extent : Moderate         Location : Various Locations         Miss/Damaged Copings, Extent : Moder         Location : Various Locations         90% Now \$27,600         Efflorescence, Extent : Moderate, Area	% of Fail Date Estimated Cost Total (Years)       Year FY         80% 0-2       \$375,700 LIFE         Other Observation, Extent : Moderate, Area Affected Location : All Facades       Explanation : Deteriorated Control Joints And 5% 0-2         Support Rusting, Extent : Light, Area Affected Location : Wash Bay       13% Now         13% Now       \$277,200 2033         Air Infiltration, Extent : Severe, Area Affected : I Location : All Doors - Rapid Rollups Requested Corrosion/Rusting, Extent : Moderate, Area Affecte Location : All Bays         Unit Inoperable, Extent : Moderate, Area Affecte Location : Various Bays Throughout         2%       2048         Recent Replace Evident, Extent : Light, Area Affected : I Location : Throughout         100% 0-2       \$704,800 2053         Air Infiltration, Extent : Severe, Area Affected : I Location : Throughout         2%       2048         Recent Replace Evident, Extent : Light, Area Affected : I Location : Throughout         100% 0-2       \$704,800 2053         Air Infiltration, Extent : Severe, Area Affected : I Location : Throughout         10% Now       \$900 LIFE         Joint Mortar Miss/Erod, Extent : Moderate, Area Location : Various Locations         Miss/Damaged Copings, Extent : Moderate, Area Location : Various Locations         90% Now       \$27,600 LIFE         Efflorescence, Extent : Moderate, Area Affected : Location : Various Locations	% of Fail Date Estimated Cost Total (Years)Year Estimated Cost FY80% 0-2\$375,700LIFE***Other Observation, Extent : Moderate, Area Affected : 50% Location : All FacadesExplanation : Deteriorated Control Joints And Rusted Relieving A \$2,3002038**Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Wash Bay2033**13% Now\$277,2002033**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 Bays2048**Unit Inoperable, Extent : Moderate, Area Affected : 25% Location : Various Bays Throughout2048**2%2048**Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout2053**100%0-2\$704,8002053**Air Infiltration, Extent : Severe, Area Affected : 100% Location : Throughout2048**100%0-2\$704,8002053**Air Infiltration, Extent : Severe, Area Affected : 100% Location : Throughout****10%Now\$900LIFE**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Various Locations****Miss/Damaged Copings, Extent : Moderate, Area Affected : 50% Location : Various Locations****90%Now\$27,600LIFE**#\$760LIFE**** <tr <tr="">###</tr>	% of TotalFail Date (Years)Year FYEstimated Cost FYCycle (Yrs)80%0-2\$375,700LIFE**5Other Observation, Extent : Moderate, Area Affected : 50% Location : All FacadesExplanation : Deteriorated Control Joints And Rusted Relieving Angles5%0-2\$2,3002038**5Corrosion/Rusting, Extent : Light, Area Affected : 10% 	% of Fail Date Estimated Cost TotalYear (Years)Estimated Cost (Yrs)Cycle (Yrs)Estimated Cost (Yrs)80%0-2\$375,700LIFE**5\$93,800Other Observation, Extent : Moderate, Area Affected : 50% Location : All FacadesExplanation : Deteriorated Control Joints And Rusted Relieving Angles\$\$11,000Corrosion/Rusting, Extent : Light, Area Affected : 10% Location : Wash Bay13%0-2\$\$2,3002038**\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$\$

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

### Asset # : 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	
xterior									
Roof Built-Up (BUR)	Alligatorin Location Water Pen Location Worn/Eroo	: Above 2nd etration, Ex : 2nd Floor ded, Extent :	\$22,100 Moderate, Area A I Floor Programi tent : Moderate, A Mezzanine, Stor Moderate, Area I Floor Programi	ned Area Area Affe age And I Affected	cted : 20% Male Locker Room : 20%	ł			
Built-Up (BUR)	77%			2033	* *	10	\$73,500		
Skylight, Plastic		0-2 etration, Ex : At Curbin	\$9,400 tent : Moderate, 2 g	2041 Area Affe	* * ccted : 10%	1			
Sloped Glazing	Broken/Mi	-	\$29,800 nts, Extent : Moa chanics Area	LIFE lerate, Ar	* * rea Affected : 5%	5	\$63,700		
iterior									
Floors Cast in Place Concrete	Cracking/	Now Crumbling, I : Throughout	\$38,900 Extent : Light, Ar ut	LIFE ea Affect	* * ed : 10%	5	\$153,500		
Ceramic Tile	Joint Mort	Now tar Miss/Ero : Within Lo	\$3,100 d, Extent : Model cker Rooms	2031 rate, Area	\$62,200 a Affected : 20%	5	\$1,500		
Ceramic Tile		place Eviden : Showers	nt, Extent : Light,	2041 Area Aff	* * Pected : 100%	5	\$2,000		
Quarry Tile		ded, Extent : : Througho	Light, Area Affe ut 1st Floor	2033 cted : 359	**	5	\$21,000		
Terrazzo	1%			LIFE	* *	5	\$800		
Vinyl Tile	Punct/Teat Location Worn/Erod	: Throughor ded, Extent :	\$91,000 mage, Extent : M ut Corridors Moderate, Area ut Corridors		* * Area Affected : 50 : 50%	3	\$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.

#### Asset # : 2005

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile		4+ ar Miss/Er : Locker F	\$4,800 od, Extent : Moder Rooms	2031 ate, Area	\$96,000 a Affected : 15%	5	\$1,600	
Ceramic Tile		olace Evide : Shower 2	ent, Extent : Light, 4reas	2041 Area Aff	* * Tected : 100%	5	\$800	
Concrete Masonry Unit	Location Vertical Ci	: Through acks, Exte	\$31,400 Extent : Light, Ard out Garage Area ent : Moderate, Are nt Cracks - Variou.	a Affecte	ed : 15%	5	\$10,600	
Gypsum Board	10%			LIFE	* *	5	\$2,400	
SGFT/Glazed Masonry	15%			LIFE	* *			
AcousTileSusp.Lay-In	Broken/Mi Location Water Pen	: Mens Lo etration, E	\$86,600 hents, Extent : Mod cker Room Throug Extent : Moderate, A cker Room Throug	hout 1rea Affe		5	\$5,000	
Exposed Struc: Steel	85%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$6,300	
Site Enclosure Free Standing Walls Cast in Place Concrete	Location Impact Dat	: At Salt S	ent : Moderate, Are					
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2041	* *			
On-Site Walkways Cast in Place Concrete	100%			2041	* *			
Parking/Driveway Asphalt	Location	bsiding, E: : Through	\$461,200 xtent : Moderate, A out Wrap Around I tent : Severe, Area	Driveway	,			
			ate Covers In Park					

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

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.

#### Asset # : 2005

Electrical			15551 # . Z		o Poplacement		laintenance	
		Current Rep			e Replacement			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	* *	5	\$300	
		servation, Exten		4rea Affe	cted : 100%			
		n : Electrical R						
	Explana	tion : 2- Main	Service Discon	nect Swit	ches Rated At 2,00	0 Amper	es Each	
Switchgear / Switchboard						_	****	
Fused Disc Sw	100%			2038	* *	5	\$300	
		servation, Exter		Area Affe	cted : 100%			
		n : Electrical R						
D	Explana	tion : 4- Vertic	al Sections					
Raceway Conduit	100%			2038	* *	1		
Panelboards	10070			2038		1		
Fused Disc Sw	10%			2036	* *	5	\$200	
Molded Case Bkrs	90%			2030	* *	5	\$1,800	
Wiring	<i>9</i> 070			2030		5	\$1,000	
Thermoplastic	100%			2038	* *	1		
Motor Controllers	10070			2050		1		
Locally Mounted	10%			2033	* *	5	\$100	
Motor Control Center	90%			2033	* *	5	\$1,800	
Bround	2070			2000		5	\$1,000	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
lighting								
Interior Lighting								
Fluorescent	60%			2036	* *	10	\$36,800	
	-	s And Fixtures,	Extent : Light,	Area Aff	fected : 100%			
	Location	1 : Garage						
Fluorescent	40%	I		2036	* *	10	\$24,600	
		s And Fixtures,	0	Area Aff	fected : 100%			
	Location	n : Offices, Loc	ker Rooms					
Egress Lighting								
Emergency, Battery	50%			2028	\$48,200	10	\$8,100	
Exit, Service	50%	1		2028	\$11,900	1		
Exterior Lighting								
HID	20%			2023	\$60,200	10		
No Component	80%	1						
Alarm								
Security System	000/							
No Component	80%		<b>040 200</b>	2020	ىلە بىلە	1	<b><i><b><i><b></b></i></b> <b></b> <b></b> </i> <b> <i></i> <b> <i></i> <b> <i></i> <b> </b> </b></b></b></b>	
Generic		Now	\$48,200	2038	* *	1	\$5,000	
		servation, Exte 1 : Outside	u : severe, Are	a Affecte	a : 100%			
			umpaillance C	anac M-	+ Eurotional			
	Explana	tion : CCTV Sı	irveillance Can	ieras Noi	runctional			

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

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

### Asset # : 2005

lectrical	Current Repair			Futur	e Replacement	Maintenance			
/stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
arm Fire/Smoke Detection No Component Generic, Digital	Location :	Hallways	tent : Moderate, 2 Lights, Manual F		\$247,700 ected : 100% ons, Alarm Bells A	1-3 nd Smoke	\$13,800 e Detectors		
echanical		Current R	epair	Futur	e Replacement	М	aintenance		
zstem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ating				-					
Energy Source Natural Gas	100%			2038	* *	1			
Conversion Equipment Furnace	40% Other Obset Location :		tent : Light, Area	2033 Affected	* * ! : 40%	1	\$13,200		
		-	dine Heaters						
Furnace	Location : Other Obse Location :	ce, Extent 1 Out Of 7 rvation, Ex Roof	\$1,600 : Moderate, Area 7 Units, Roof tent : Light, Area îtop Package Unit	Affected		1	\$14,900		
Hot Water Boiler	Location : Obsolete Eq Location : Other Obse Location :	Boiler Ro Juipment, E Boiler Ro rvation, Ex	Extent : Severe, Ai om tent : Light, Area Boiler Room	ea Affec		1	\$3,000		
Distribution									
Hot Wtr Piping/Pump		0-2 Extent : Mo Througho	\$1,000 derate, Area Affe ut Garage	2027 cted : 10	\$10,400 %	4	\$300		
No Component	90%								
Terminal Devices Convector/Radiator No Component	10% 90%			2033	* *	1	\$2,200		
r Conditioning	2070								
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.
## DEPARTMENT OF SANITATION - 827 STATEN ISLAND 2 GARAGE/BORO OFFC

#### Asset # : 2005

Mechanical System Component Type Air Conditioning	% of Total	Current Fail Date	•	Futur	e Replacement	W	aintenance	
Component Type		Fail Date	Estimated Cost					
ir Conditioning		(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
An Conditioning								
Conversion Equipment Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,400	2028	\$167,700	2	\$700	
8		vice, Exten : #4 Unit (	t : Severe, Area Af On Roof	fected : 1	0%			
	Location	: Roof	xtent : Moderate, .	Area Affe	ected : 20%			
Window/Wall Unit	5%	tion : 4 Uni	us. K-22	2022	\$7,000	1		
No Component	5% 75%			2023	\$7,000	1		
/entilation	1370							
Distribution								
Ductwork/Diffusers	Damaged,		\$123,400 evere, Area Affecte ea And Garage No		* *	2-5	\$37,300	
Exhaust Fans								
Roof	Not in Ser		\$111,200 t : Severe, Area Af	2038 fected : 1	* *	2	\$1,600	
1.	Location	: KOOJ						
Plumbing H/C Water Piping								
Brass/Copper	40%			2038	* *	1		
Galvanized Steel	40% 60%			2038	\$176,300	1		
Water Heater	0070			_0_0	\$170,200	-		
Gas Fired	100%			2026	\$40,800	2	\$1,000	
Sanitary Piping					· · · ·			
Cast Iron	Blockage	00	\$24,500 Extent : Moderate, r Wash Area	LIFE Area Affe	* * ected : 10%	1		
	Damaged,	Extent : Se	evere, Area Affecte rator Piping.	d : 5%				
Storm Drain Piping						_		
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	Not in Ser	Now vice, Exten : Pump Ro	\$2,200 t : Severe, Area Af pom	2023 fected : 5	\$21,500	4	\$3,000	
Fixtures		*						
Generic	100%							
ire Suppression Sprinkler								
Generic	100%			2028	\$655,700	1-2	\$18,800	
Chemical System							,	
Dry	Location		Extent : Light, Area ations, Garage	2022 Affected	\$27,900 ! : 100%	1-3	\$3,900	

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.

## DEPARTMENT OF SANITATION - 827 STATEN ISLAND 2 GARAGE/BORO OFFC Asset # : 2005

Print Date : 09-Sep	DEPARTMENT OF SANI	TATION - FY 2021
Asset Name	: STATEN ISLAND 3 GARAGE BOROU	JGH REPAIR SHOP
Address	: 1000 WEST SERVICE ROAD @MULD	OON 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

Total	\$203,700	\$8,400	\$40.200	\$15,800
Importance Code C	\$19,200			
Importance Code B	\$153,200	\$4,800	\$36,600	\$12,100
Importance Code A	\$31,300	\$3,700	\$3,700	\$3,700
Total	\$203,700	\$8,400	\$40,200	\$15,800
Mechanical	\$104,000	\$8,200	\$23,600	\$8,200
Electrical	\$41,100	\$200	\$16,600	\$5,500
Interior Architecture	\$48,000			\$2,100
Exterior Architecture	\$10,600			
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



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

#### Asset # : 130

rchitecture	Current R	epair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Concrete Masonry Unit	75% Now Broken/Missing Elema Location : Northwes Cracking/Crumbling, Location : North Fa Joint Mortar Miss/Erc	t Corner Extent : Moderate cade od, Extent : Moder	, Area Aj	fected : 15%	5	\$60,600	
	Location : North Fa						
Metal Coiling Doors	25% 0-2 Corrosion/Rusting, Ex Location : North Fa Deformed/Dented, Ex. Location : North Fa	cade, South Facad tent : Moderate, A	le		5	\$50,500	
Windows							
Aluminum	97% Now Broken/Missing Eleme Location : Througho		2042 erate, Ar	* * ea Affected : 40%	5	\$8,400	
Metal Louvers	3% Now Broken/Missing Eleme Location : Throughd		2035 erate, Ar	* * ea Affected : 40%			
Parapets							
Concrete Masonry Unit	95% Now Cracking/Crumbling, Location : Througho	-	LIFE ea Affecte	* * ed : 10%	5	\$7,400	
Metal Panel	5% 0-2 Corrosion/Rusting, Ex Location : Througho		2036 Area Affe	* * cted : 30%	5	\$700	
Roof							
Built-Up (BUR)	97% Now Blisters, Extent : Mod Location : Througho Miss/Damaged Flashi Location : Througho Water Penetration, Ex Location : Locker Re	ut ngs, Extent : Mod ut ttent : Moderate, 2	erate, Ar Area Affe				
Skylight, Plastic	3% Now Miss/Damaged Flashi Location : Over Gar Water Penetration, Ex Location : Garage A	age Area tent : Moderate, 2			1		

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.

#### Asset # : 130

Architecture	Current Repair	Future Replacement	Ма	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior					
Floors Cast in Place Concrete	80% 0-2 \$196,400 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE ** e, Area Affected : 25%	5	\$193,400	
Ceramic Tile	5%         0-2         \$22,900           Cracking/Crumbling, Extent : Light, An Location : Throughout         Frankling	2035 ** rea Affected : 10%	5	\$2,800	
Vinyl Tile	15%       0-2       \$150,500         Broken/Missing Elements, Extent : Moderate, Extent : Moderate, Extent : Moderate, Area       Worn/Eroded, Extent : Moderate, Area         Location : First And Second Floor Control       First And Second Floor Control	orridors Affected : 25%	3	\$6,200	
Interior Walls					
Ceramic Tile	5% 0-2 \$13,200 Cracking/Crumbling, Extent : Moderat Location : Throughout	2035 ** e, Area Affected : 20%	5	\$1,100	
Concrete Masonry Unit	85%         0-2         \$181,100           Cracking/Crumbling, Extent : Light, An         Location : Throughout	LIFE ** rea Affected : 20%	5	\$15,300	
Gypsum Board	10%0-2\$6,000Cracking/Crumbling, Extent : Light, AnLocation : Throughout	LIFE ** rea Affected : 20%	5	\$2,700	
Ceilings					
AcousTileSusp.Lay-In	10% Now \$95,500 Staining/Discoloring, Extent : Moderat Location : First Floor Corridor And a Water Penetration, Extent : Light, Area Location : Locker Rooms Worn/Eroded, Extent : Light, Area Affe Location : First Floor Corridor And a	Second Floor 1 Affected : 5% ected : 50%	5	\$5,500	
Exposed Struc: Steel	85% Corrosion/Rusting, Extent : Light, Area Location : Throughout	LIFE ** Affected : 10%			
Gypsum Board	5% 0-2 \$6,000 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 20%	5	\$6,900	
	ç				

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

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.

#### Asset # : 130

Electrical		Current Repa	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	_		2026	\$5,200	5	\$400	
			nt : Moderate, 4	Area Affe	ected : 100%			
		: Electrical Re						
<u>~</u>	Explanati	ion : 1,600 Am	peres					
Switchgear / Switchboard	1000/			2026	<b>#53.3</b> 00	-	¢ 400	
Fused Disc Sw	100%			2026	\$52,200	5	\$400	
Raceway	1000/			2026	¢22.500	1		
Conduit	100%			2026	\$33,500	1		
Panelboards	100/			2025	¢4.100	-	¢200	
Fused Disc Sw	10%			2025	\$4,100	5	\$200	
Molded Case Bkrs	90%			2025	\$37,000	5	\$2,000	
Wiring	1000/			2026	<b>#30</b> (00	1		
Thermoplastic	100%			2026	\$29,600	1		
Motor Controllers	1.00/			2024	¢1.500	5	¢100	
Locally Mounted Motor Control Center	10% 90%			2024 2024	\$1,500	5	\$100	
	90%			2024	\$13,800	5	\$2,000	
Ground								
Grounding Devices Not Accessible	100%							
	10070							
ighting Interior Lighting								
Fluorescent	65%			2022	\$139,100	10	\$44,000	
Tuoreseem		ervation Exter	nt : Light, Area			10	<b>\$</b> <del>1</del> <b>1</b> ,000	
		: Throughout	-					
		ion : T-12 And	-					
HID	35%		····· <i>r</i> ~	2022	\$27,600	10	\$800	
Egress Lighting	5570			2022	\$27,000	10	4000	
Emergency, Battery	40%			2022	\$42,500	10	\$7,100	
Exit, Service	60%			2022	\$5,300	1	ψ/,100	
Exterior Lighting	0070				\$2,200	1		
HID	100%			2022	\$332,100	10	\$300	
Alarm	10070				<i><i><i>vvvvvvvvvvvvv</i></i></i>	10	4200	
Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%	0-2	\$45,500	2036	* *	1-3	\$2,300	
, 0			evere, Area Afj		00%	-		
		: Throughout	00					

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

Asset # : 130

			Asset # : 1	30				
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
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	75%			2046	* *	1		
Fuel								
Conversion Equipment Furnace	15%			2026	\$26,100	1	\$5,500	
Furnace		ervation 1	Extent : Light, Area			1	\$5,500	
		: Garage	2 <i>лісні - Ligni, 11</i> си	IJJecieu	. 1570			
		-	s Fire Modine Hea	ters				
Furnace		Now	\$17,400	2036	* *	1	\$3,300	
			Extent : Severe, Ai		ted : 10%	-	40,000	
			p Unit, Roof	00				
Hot Water Boiler	75%			2039	* *	1	\$27,400	
	Other Obs	ervation, l	Extent : Light, Area	Affected	: 75%			
	Location	: Boiler R	loom					
	Explanat	tion : 2 Du	al Fuel Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	75%			2034	* *	4	\$4,100	
No Component	25%							
Terminal Devices	150/			2026	¢155 000	1	¢< 000	
Air Handler Convector/Radiator	15% 10%			2026 2024	\$155,800 \$39,500	1	\$6,900 \$2,400	
Unit Heater - Steam	50%			2024	\$132,000	1 4	\$5,100	
No Component	25%			2020	\$152,000	-	\$5,100	
Air Conditioning	2070							
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Reciprocating	15%			2022	\$94,000	1	\$5,100	
Compr/Chiller					<b>*</b> ~~ <b>-</b> ~~		<b>*-</b> • •	
Exterior Pkg Unit - Cooling	15%			2026	\$89,700	2	\$700	
-	-	-	tent : Light, Area A	ffected :	15%			
	Location	v						
Exterior Pkg Unit - Cooling	10%	0-2	\$59,800	2036	* *	2	\$400	
	Abandoned Location		Extent : Severe, An	rea Affec	ted : 10%			
		-	: Severe, Area Affe	ected : 59	%			
			eaking To Locker R					
Split Unit	10%			2026	\$157,600			
No Component	50%			2020	<i><i><i></i></i></i>			
Distribution	2070							
CW & CHW Wtr	15%			2026	\$6,800	4	\$800	
Pipe/Pump					-			
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.

#### Asset # : 130

			A3361 # . I	00				
Mechanical		Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Fan Coil - 4 Pipe	Leak Evid	Now ent, Extent : 1 : Office Area	\$6,500 Severe, Area Affe a	2026 ected : 10	\$129,700 %	1	\$3,200	
No Component	85%							
Heat Rejection Air Cooled Condenser Unit No Component	25% 75%			2022	\$18,600	2	\$12,900	
Ventilation	7570							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200	
Exhaust Fans Roof			\$6,100 Moderate, Area	2026 Affected	\$122,600 : 10%	2	\$1,800	
Plumbing	2000000	. 1100j						
H/C Water Piping Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger Steam Fired	100%			2036	* *	4	\$7,300	
Sanitary Piping Cast Iron		Now Extent : Sever	\$27,000 re, Area Affected	LIFE : 10%	* *	1		
	Location	: It Needs To	o Be Confirmed -	North S	ide 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	1000/			2026	* *	1.5	¢27.200	
Generic Sprinkler Generic	<u>100%</u> 100%			2036 2036	* *	1-5 1-2	\$37,200 \$20,700	
-							. = . ,	

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.

Print Date : 09-Sep-2020

## 20 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: STATEN ISLAND TRANSFER STATION								
Address	: WEST SERVICE ROAD FRESH KILI	: 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.

#### Asset # : 13883

Architecture		Current R	ASSEL#.IJ		e Replacement	M	aintenance	
System Component	% of		Estimated Cost		Estimated Cost	•	<b>Estimated</b> Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
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 Obs	ervation, Ex	tent : Light, Area	Affected	: 20%			
			Parapet Wall					
	Explanat	ion : Paint	Peeling					
Roof	1		0					
Metal Panel	98%			2044	* *	10	\$378,300	
Skylight, Plastic	2%			2044	* *	1		
Soffits								
Exposed Concrete	100%			LIFE	* *	5-10	\$700	
nterior								
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	\$354,600	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	
5	Diagonal	Cracks, Exte	ent : Moderate, Ai	rea Affect	ted : 15%			
	-		nd Mezzanine De					
Gypsum Board	3%			LIFE	* *	5-10	\$1,000	
Metal Panel	60%	4+	\$3,500	LIFE	* *		\$1,000	
Wietal Taller			Moderate, Area		· 20%			
		: Transfer 1		ijjeereu	. 2070			
			ttent : Moderate, 1	Area Affa	octed · 5%			
			ings Throughout	incu nijje	cica : 570			
		ion : Paint						
Ceilings	Блрини	ion , 1 unu	coung					
AcousTileSusp.Lay-In	15%			2044	* *	5	\$23,900	
Exposed Struc: Steel	85%			LIFE	* *	10	\$271,100	
Exposed Stude. Steel		ervation E	tent : Light, Area		· 100%	10	φ2/1,100	
			nsfer Area Ceiling					
			ed Metal Decking		5585			
ite Enclosure	ырнини	юп . Цлроз	en menn Deching	11100 110	5565			
Fence/Gates								
Chain Link	100%			2041	* *			
Site Pavements	10070			2011				

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

#### Asset # : 13883

Architecture		Current Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	: Priority
Under 600 Volts				
Service Equipment				
Molded Case Bkrs	100%	2051 **	5 \$2,600	
	Other Observation, Extent : Light, Are	ea Affected : 100%		
	Location : Electrical Room 102.1			
	Explanation : One 3,000 Ampere Ma	in Disconnect Switch		
Transformers	1000/		-	
Dry Type	100%	2044 **	5 \$400	
	Other Observation, Extent : Light, Are	ea Affected : 100%		
	Location : Electrical Room			
<u>a 11 /a 111 1</u>	Explanation : Three 75 Kilowatts			
Switchgear / Switchboard	1000/	2051 **	5 <b>\$2</b> (00	
Molded Case Bkrs	100%	2051 **	5 \$2,600	
Raceway	1000/	2051 **	1	
Conduit Panelboards	100%	2051 **	1	
Fused Disc Sw	10%	2047 **	5 \$200	
Molded Case Bkrs	90%	2047 **	5 \$2,400	
Wiring	9070	2047	5 \$2,400	
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, Are	ea Affected : 100%		
	Location : Mechanical Room 103			
	Explanation : Ground Observed			
Lighting				
Interior Lighting		• • • •		
Fluorescent	45%	2036 **	10 \$41,300	
	T-8 Lamps And Fixtures, Extent : Ligh			
	Location : Offices, Locker Room And	· · · · · · · · · · · · · · · · · · ·		
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.

#### Asset # : 13883

lectrical		Current F	Repair	Futur	e Replacement	Μ	aintenance		
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ighting									
Egress Lighting									
Emergency, Battery	50%	Now	\$19,300	2041	* *				
		0	ent : Moderate, Ar	00					
	Location .	: Battery F	Failure Throughou	t Buildin	g				
Exit, Service	50%			2036	* *	1			
Exterior Lighting									
HID	20%			2036	* *	10	\$100		
No Component	80%								
larm									
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 Da	maged, Ex	ctent : Moderate, A	lrea Affe	cted : 100%				
	Location .	: Through	out						
	Malfunction	ning, Exter	nt : Moderate, Are	a Affecte	d : 100%				
	Location .	: Cannot H	Reset After Fan Shi	ıtdown T	hroughout Buildin	g			
	Other Obse	ervation, E	xtent : Moderate, .	4rea Affe	ected : 100%				
		: Through		50					
	Explanati	on : Syster	n Has Ground Fat	ılts					

Mechanical	Current Repair	Future Replacement	Maintenance	nce				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	t Priority				
Heating								
Energy Source								
Natural Gas	100%	2041 **	1					
Conversion Equipment								
Furnace	15% 4+ \$35,300	2041 **	1 \$6,700	)				
	Malfunctioning, Extent : Moderate, A	rea Affected : 50%						
	Location : Rooftop Units Require Fi	requent 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	1				
	Other Observation, Extent : Light, Ar	ea Affected : 100%						
	Location : Electrical Equipment And	••						
	Explanation : Cabinet Unit Heaters Other Metering Rooms	Are Utilized For Heating Th	e Electrical Equipment An	d d				
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.

Asset # : 13883

Mechanical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
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	
ficating/cooning	•	-	nt : Moderate, Area Units Require Freq					
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	
	v	0	nt : Moderate, Are	00				
			Fans Require Freq					
	On Extende	ed Life, Ex	tent : Moderate, A	rea Affec	ted : 100%			
	Location	: Roof						
lumbing								
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 Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
		: Ground						
	Explanati	ion : 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.

#### Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

: W. 59TH ST. MARINE TR	ANSFER STA.	
: 59TH ST. AND HUDSON F	RIVER	
: MANHATTAN	Agency's Number	: N/A
: DOS0004.000 / 2015	Yr Built/Renovated	:1987 /
: 85,099	Project Type	: SANITATION
: 20-Jun-2016	Landmark Status	: NONE
: Floors 1		
: 1109 Lot : 9	9 BIN	: 1076222
	<ul> <li>59TH ST. AND HUDSON F</li> <li>MANHATTAN</li> <li>DOS0004.000 / 2015</li> <li>85,099</li> <li>20-Jun-2016</li> <li>Floors 1</li> </ul>	: DOS0004.000 / 2015Yr Built/Renovated: 85,099Project Type: 20-Jun-2016Landmark Status: Floors 1

Total	\$201,200	\$10,000	\$16,100	\$18,400
Importance Code C	\$34,200			
Importance Code B	\$116,500	\$3,700	\$16,100	\$12,100
Importance Code A	\$50,500	\$6,300		\$6,300
Total	\$201,200	\$10,000	\$16,100	\$18,400
Mechanical	\$37,900	\$9,500	\$15,700	\$11,500
Electrical	\$51,300	\$500	\$500	\$5,800
Interior Architecture	\$62,600			\$1,100
Exterior Architecture	\$49,400			
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Total		\$2,296,300		\$3,034,300
Importance Code C		\$213,400		
Importance Code B		\$2,082,900		\$1,496,600
Importance Code A				\$1,537,600
Total		\$2,296,300		\$3,034,300
Mechanical		\$1,044,800		\$1,840,700
Electrical		\$896,400		\$658,400
Interior Architecture		\$355,100		\$245,800
Exterior Architecture				\$289,300
CAPITAL		FY 2022 - 2025		FY 2026 - 2031



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

## W. 59TH ST. MARINE TRANSFER STA.

#### Asset # : 2015

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls						_		
Fiberglass Panel	Location Other Obs	Crumbling, : Through	xtent : Severe, Are			5	\$37,800	
	Explana	tion : Unde	r Construction. Sld	ated For	Completion 2018.			
Metal Panel	•		\$23,200 ctent : Light, Area . out	2047 Affected	**	5	\$113,300	
Windows								
Aluminum	-		\$18,300 at : Light, Area Affe out	2043 ected : 10	** 0%	5	\$10,300	
Roof								
Fiberglass Panel	10%			2036	* *	1		
Metal Panel	90%			2040	* *	10	\$138,300	
terior								
Floors Cast in Place Concrete	-		\$62,400 Extent : Light, Arc	LIFE ea Affect	* * ed : 10%	5	\$245,800	
Ceramic Tile	Broken/M	Now issing Elem : Bathroon	\$7,700 ents, Extent : Mod n	2036 Jerate, Ar	* * rea Affected : 10%	5	\$1,900	
Vinyl Tile	7%	Now	\$79,300	2037	* *	3	\$3,300	
	Locatior Cracking/	: Offices	ents, Extent : Mod Extent : Severe, A out					
Interior Walls								
Cast in Place Concrete Concrete Masonry Unit	Diagonal		\$28,900 tent : Moderate, At Foot Ramp To Upp		* * * * ted : 5%	5	\$9,700	
Fiberglass Panel			\$69,900 ents, Extent : Ligh out	LIFE t, Area A	* *  ffected : 10%			
Gypsum Board	-	0-2 Crumbling, : Through	\$5,400 Extent : Light, Ard out	LIFE ea Affect	* * ed : 10%	5	\$14,600	
Metal Panel	40% Deformed	0-2	\$143,500 ctent : Light, Area	LIFE Affected	**			

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

# W. 59TH ST. MARINE TRANSFER STA.

#### Asset # : 2015

Architecture	Current Re	pair Futu	e Replacement	М	aintenance	
System Component Type			Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior		L				
Ceilings AcousTileSusp.Lay-In	5% Now Cracking/Crumbling, E Location : Throughou	\$16,200 2040 Extent : Severe, Area Affect t	* * cted : 60%	5	\$3,100	
Exposed Struc: Steel	85%	LIFE ent : Light, Area Affected	* *			
Metal Panel	10% 0-2 Corrosion/Rusting, Exto Location : Throughou	\$4,500 LIFE ent : Light, Area Affected t	**	5	\$15,600	
Electrical	Current Re	pair Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts Service Equipment Molded Case Bkrs	Location : Electrical	2027 ent : Moderate, Area Affe Room 00 Ampere Main Disconn		5 ling Is Ui	\$2,200 nder Construction,	
Switchgear / Switchboard Molded Case Bkrs	100%	2027	\$234,800	5	\$2,200	
Raceway Conduit	100%	2027	\$103,100	1		
Panelboards Fused Disc Sw Molded Case Bkrs	10% 90%	2026 2026	\$12,800 \$114,900	5 5	\$200 \$2,000	
Wiring Thermoplastic	100%	2027	\$163,700	1		
Motor Controllers Locally Mounted Motor Control Center	5% 95%	2025 2025	\$4,000 \$244,000	5 5	\$2,200	
Ground Grounding Devices Generic	100%	LIFE	* *	5	\$1,300	
ighting Interior Lighting Fluorescent	40%	2022	\$63,400	10	\$31,200	
	Other Observation, Ext Location : Throughou Explanation : T-12 La	-	: 100%			
HID	60%	2022	\$110,700	10	\$1,700	
Egress 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.

## W. 59TH ST. MARINE TRANSFER STA.

Asset # : 2015

Electrical		Current Re	pair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
Exterior Lighting	100%			2022	\$242 100	10	\$200	
HID Marm	100%			2022	\$343,100	10	\$300	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$94,100	1-3	\$5,400	
Mechanical		Current Re	nair	Eutur	e Replacement	M	aintenance	
System	0/6				-			D.1.14
Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Energy Source	100%			2027	* *	1		
Electricity		ervation Frt	ent : Light, Area	2037 Affected		1		
		: Throughou	-	лјјестец	. 100/0			
		-		truction,	No Acces For Surv	vey.		
<b>Conversion Equipment</b>			-					
Radiant Heater	80%			2027	\$1,206,400	2	\$31,600	
			ent : Light, Area	Affected	: 100%			
		t : Throughou tion : 10 Unit.						
No Component	20%		8					
Distribution	2070							
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$38,000	
No Component	20%						<b>+-</b> •,• • •	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment	100/	N	¢219.200	2022	* *	2	¢ 400	
Interior Pkg Unit - Cooling	10%	Now	\$318,200	2032		2	\$400	
Cooling	Not in Ser	vice, Extent :	Severe, Area Afj	fected : 1	00%			
		: 2nd Floor						
Window/Wall Unit	5%			2022	\$8,900	1		
No Component	85%							
Ventilation								
Distribution	10001			LIPP	بالم الم	o -	ф <b>(न г</b> ос	
Ductwork/Diffusers	100% Not in Ser	wigo Fritant :	Light Ange Aff	LIFE	* *	2-5	\$47,500	
		vice, Extent : : Throughou	Light, Area Affe t	ciea : 30	770			
Exhaust Fans	Locanon		•					
Interior	80%			2022	\$242,200	2	\$2,100	
Roof	20%			2022	\$28,300	2	\$500	
Plumbing								
H/C Water Piping	10001			0007	<b><b><b>() ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () () (</b></b></b>			
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.

## DEPARTMENT OF SANITATION - 827 W. 59TH ST. MARINE TRANSFER STA.

#### Asset # : 2015

Mechanical		Current Repai	ir	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Esti (Years)	mated 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 Affecte	d : 100%	, )				
	Location	: Throughout							
Fire Pump									
Generic	100%	Now	\$54,800	2042	* *	1	\$14,300		
	Other Obse	ervation, Extent	: Severe, Are	a Affecte	ed : 100%				
	Location	: Barge Area							
	Explanat	ion : 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.

#### Page : 378

## 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	: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.

# **DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION NORTH PIER**

Asset # : 1843

			ASSEL # . 10	043				
Piers		Current Re	epair	Futur	e Replacement	Μ	aintenance	
System Component Type		Fail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ructural				•				
Deck								
Concrete	65%			LIFE	* *	5	\$59,800	
No Component	35%							
Pile Caps								
Concrete	5%		<b>**</b> < 0.00	LIFE	* *	5	\$200	
Timber		4+ itting, Exter Throughou	\$26,800 at : Moderate, Art ut	LIFE ea Affecte	* * ed : 5%	4	\$3,900	
Timber	4%			LIFE	* *	4	\$15,500	
Not Accessible	90%							
Piles and Bracing								
Concrete			erate, Area Affect e Of Inshore Pede		* *	5	\$7,800	
Steel	5%			LIFE	* *	5	\$38,000	
		Extent : Lig : Splash Zor	ht, Area Affected ne	: 5%				
Timber		itting, Exten Throughoi	nt : Light, Area A ıt	LIFE ffected :	* *	4-5	\$11,100	
Not Accessible	85%							
ender								
Buffer								
Rubber	60%			2036	* *	4-5	\$26,100	
No Component	40%							
Facing	100/		¢104000	0010	* *	2	¢ < <b>5</b> 00	
Timber	Location :	tent : Severe Along Por	\$124,900 e, Area Affected : tions Of South Fe ng, Extent : Sever	асе		3	\$6,500	
	Location :	South End	-					
Timber	30%			2036	* *	3	\$19,600	
No Component	50%							
Not Accessible	10%							
Wales and Chocks Timber	15%		\$118,200	2042	* *	4	\$13,500	
	0		Severe, Area Affe		0%			
		several Se	ctions Along Nor					
Timber	35%			2036	* *	4	\$31,500	
Not Accessible	50%							

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

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

# DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION NORTH PIER

#### Asset # : 1843

Piers	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender							
Piles	150/ 21	¢107.400	20.42	* *		¢ ( <b>0</b> 00	
Timber	15% Now	\$187,400	2042	* *	4	\$6,200	
	Broken, Extent : Sever	00	100%				
	Location : North Side		. 1 10	00/			
	Missing Part, Extent :	Severe, Area Affe	cted : 10	0%			
	Location : West End						
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%						

\$500

## Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Total

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	:					

\$53,100

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

\$1,700

\$20,000



*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.* 

## **DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION SOUTH PIER**

#### Asset # : 2857

			Assel # : 2					
Piers		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural								
Deck								
Concrete	Location Surface We	: Through	ling, Extent : Light		* * ffected : 20%	5	\$6,000	
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		Extent : L : Splash Z	ight, Area Affectea one	LIFE 20%	* *	5	\$6,200	
Timber	5%			LIFE	* *	4-5	\$1,800	
Not Accessible	90%						-	
ender								
Buffer								
Rubber	45%			2036	* *	4-5	\$9,200	
No Component	55%							
Facing								
Timber		earing/Sca : Through	ling, Extent : Light out	2036 , Area Aj	* * ffected : 50%	3	\$10,800	
Timber	Broken, Ex		\$19,700 ere, Area Affected : And West Ends	2042 100%	* *	3	\$1,500	
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	Broken, Ex	Now tent : Seve : South Fc	\$29,800 ere, Area Affected : ace	2042 100%	* *	4	\$8,500	
Timber	50%			2036	* *	4	\$21,300	
Not Accessible	30%							
Piles								
Timber	Broken, Ex	Now tent : Seve : Through	\$88,500 ere, Area Affected : out	2042 100%	* *	4	\$2,900	
		litting, Ext : Through	ent : Severe, Area . out	Affected	: 50%			
Timber	45%	. 111 Ough	<i><i><i>u</i>^{<i>i</i>}</i></i>	2026	* *	Λ	\$8,800	
Not Accessible	43% 40%			2036		4	\$0,000	
not Accessible	40%							

Deck Elements

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

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

# DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION SOUTH PIER

Asset # : 2857

Piers		Current R	epair	Futur	e Replacement	Μ	aintenance	
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 Con	nections, Ex	tent : Moderate,	Area Affe	ected : 100%			
	Location	: Isolated E	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.

## Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: BROOKLYN SANITATION GARAGE	E 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.* 

# DEPARTMENT OF SANITATION - 827 BROOKLYN SANITATION GARAGE CONCRETE PIER

#### Asset # : 1818

ers	Current Repair Future Replacement				laintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
uctural							
Deck	559/ Name \$1,202,900	LIEE	* *	5	¢ 41 400		
Concrete	55% Now \$1,393,800 Other Observation, Extent : Severe, Are Location : Offshore 410 Feet Of The F Explanation : Collapsed/Failed	**		5	\$41,400		
Concrete	30% 4+ \$760,200 Cracking, Extent : Light, Area Affected Location : Between 285 Feet And 495 Excess Deflections, Extent : Moderate, A Location : Between 285 Feet And 495	Feet From T Area Affectea	! : 50%	-			
Not Accessible	15%		ne misnore End	i Oj The	1 lei		
Firewalls	15%						
Concrete	40% Cracking, Extent : Light, Area Affected Location : 215 Feet From Inshore End Spalling, Extent : Light, Area Affected : Location : 215 Feet From Inshore End	Of Pier 5%	* *	5-10	\$3,600		
Concrete	40% Now \$92,100 Missing Part, Extent : Severe, Area Affe Location : South Half Of Firewall Loc		* * t From Inshor	5 e End Oj	\$1,800 f Pier		
Not Accessible	20%						
Pile Caps Timber	55% Now \$1,207,200 Other Observation, Extent : Severe, Are Location : Offshore 410 Feet Of Pier Explanation : Collapsed/Failed	LIFE a Affected : 8	* *	4	\$174,800		
Timber	20% 4+ \$439,000 Rotting/Splitting, Extent : Moderate, Ard Location : Between 285 Feet And 495			4 d Of The	\$63,600 Pier		
Timber	15% Rotting/Splitting, Extent : Light, Area Aj Location : Ends Of Pile Caps At Insho	LIFE ffected : 2%	* *	4	\$71,500		
Not Accessible	10%						
Piles and Bracing Timber	55% Now \$1,900,000 Missing Pile, Extent : Severe, Area Affec Location : Isolated Locations Between		* * d 495 Feet Fri	4-5 om The I	\$99,700		
	Pier Other Observation, Extent : Severe, Are Location : Offshore 400 Feet Of Pier			1110 1	isinore Lina Of The		
Timber	Explanation : Collapsed/Failed 10% Rotting/Splitting, Extent : Light, Area Aj Location : Within Inshore 285 Feet Of		* *	4-5	\$33,700		
Not Accessible	35%						

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

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

# DEPARTMENT OF SANITATION - 827 BROOKLYN SANITATION GARAGE CONCRETE PIER

Asset # : 1818

	Asset # : 7	1010				
Piers	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ender						
Buffer						
Rubber	60%	2044	* *	4-5	\$28,800	
Rubber	5% Now \$9,900	2046	* *	4-5	\$1,500	
	Missing Part, Extent : Severe, Area Af Location : Isolated Locations At Insh					
No Component	35%	5				
Wales and Chocks						
Timber	85% Now \$740,700	2046	* *	4	\$84,600	
	Other Observation, Extent : Severe, An	ea Affected	: 100%			
	Location : North Side Of Pier And O	ffshore 615 I	Feet Of Pier On	The Sout	th Side	
	Explanation : Failed					
Timber	15%	2040	* *	4	\$14,900	
	Rotting/Splitting, Extent : Light, Area	**	0%			
	Location : Inshore End Of Pier At So	outh Side				
Piles	0.50/	2046	* *	4	¢20,100	
Timber	85% Now \$1,174,000	2046		4	\$39,100	
	Missing Pile, Extent : Severe, Area Aff Location : Entire North Side Of Pier			iar On S	outh Sida	
	Other Observation, Extent : Severe, Ai		-	ier On St	Juin Side	
	Location : 12 Steel Pipe Piles With C			íshore F	nd Of Pier	
	Explanation : Corrosion	.011051011 110	ove mater moj	Ishore L	na 0j 1 iei	
Timber	$\frac{10\% \ 4+ \ \$138,100}{10\% \ 4+ \ \$138,100}$	2046	* *	4	\$4,600	
TIMOCI	Rotting/Splitting, Extent : Light, Area.		)%	4	\$4,000	
	Location : Inshore End Of Pier, Sout	**				
Not Accessible	5%					
eck Elements						
Railing						
Fencing	3% Now \$200	2036	* *	3		
	Broken, Extent : Severe, Area Affected	: 100%				
	Location : Several Locations At Insh		Pier, And The Se	ctions Ise	olating The	
	Collapsed Area 400 Feet From The I					
Fencing	2%	2032	* *	3		
	Corrosion, Extent : Light, Area Affecte				<b></b>	
	Location : Primarily On Base Of Fer	ice Posts At	Intact Sections C	)f Inshor	e Fencing	
No Component	95%					
Coping/Curb	1000/	LIPP	* *			
Concrete		LIFE	* *			
	Spalling, Extent : Light, Area Affected Location : Isolated Along Length Of		urh			
lectrical	Location . Isolated Along Length Of					
Lighting Fixture						
Sodium	100% Now \$40,600	2026	\$40,600			
	Broken, Extent : Light, Area Affected :		+,			
	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.

## Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: GREENPOINT MARINE TRANSFER STA BARGE DOCKS							
Address	: N. HENRY S	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.

# DEPARTMENT OF SANITATION - 827 GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

Piers	Curr	Current Repair Future			Μ	laintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural							
Deck	50 (			* *	-	<b>#2</b> 100	
Concrete	5% 29%		LIFE	* *	5	\$2,100	
Timber	Surface Wearing	/Scaling, Extent : Light kways Throughout	LIFE , Area A <u>j</u>		5	\$27,100	
Timber		w \$21,700 Severe, Area Affected : lapsed Stairs On East F		* *	5	\$900	
No Component	20%						
Not Accessible	45%						
Pile Caps							
Concrete	10%		LIFE	* *	5	\$200	
Timber	0,00	, Extent : Light, Area A ated Throughout	LIFE ffected : .	* *	4	\$35,000	
Not Accessible	70%						
Piles and Bracing							
Timber		on, Extent : Light, Area ve Mhw Elevation Checking	LIFE Affected	* * ' : 10%	4-5	\$10,000	
Not Accessible	90%						
ender							
Buffer							
Rubber	5%		2041	* *	4-5	\$1,800	
No Component	95%						
Facing							
Timber	63%	¢1.000	2037	* *	3	\$44,200	
Timber	2% Nov Broken Eutent	. ,	2043	* *	3	\$1,100	
		Severe, Area Affected : Iorth Side Of West Face		lity			
NG		for the Side Of West Pace	e Oj Puci	iiiy			
No Component Not Accessible	15%						
Piles	20%						
Timber		ight, Area Affected : 20 ated Above Mlw Elevat		* *	4	\$4,000	
Timber		w \$18,200 Severe, Area Affected : Offshore Mooring/ Berth		* * ohins	4	\$1,000	
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.

# DEPARTMENT OF SANITATION - 827 GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

Piers	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Deck Elements				
Coping/Curb				
Timber	100%	LIFE **		
	Rotting/Splitting, Extent : Moderat	e, Area Affected : 5%		
	Location : Along West Side Of Fa	acility		
Protective Structure				
Donut Fender				
Steel/Rubber	100%	2027		
	Recent Replace Evident, Extent : L	ight, 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.

#### Page: 390

## Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK						
Address	: HAMILTON AVE AND GOWANUS E	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.* 

# DEPARTMENT OF SANITATION - 827 HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK

Asset # : 2873

	/.0001							
iers	Current Repair	Future Rep	Future Replacement		Maintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ructural								
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	ht, Area Affected : 1009	%					
	Location : 4 Each That Suppor	t Mooring Elements						
	Explanation : Sheet Piles Cells	5						
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	* *					
nder								
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.

#### Page : 392

#### 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 31S	Г 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 Importance Code C		\$3,200		\$1,300
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.

Page : 393

## **DEPARTMENT OF SANITATION - 827**

#### NORTH SHORE MARINE TRANSFER STA BARGE DOCKS

Asset # : 1805

ASSEL # 1 1005										
Piers	Current Repair	Futur	e Replacement	Μ						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Structural										
Deck										
Concrete	50%	LIFE	* *	5	\$59,600					
	<i>Recent Replace Evident, Extent : Light, Location : New Deck Planks</i>	Area Aff	ected : 100%							
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					
	Recent Replace Evident, Extent : Light,	Area Aff	ected : 100%							
	Location : New Pier									
Piles and Bracing										
Steel	30%	LIFE	* *	5	\$294,900					
	Corrosion, Extent : Light, Area Affected	d : 5%			-					
	Location : In Tidal Zone									
	Missing Coating, Extent : Light, Area Affected : 5%									
	Location : In Tidal Zone									
	Recent Replace Evident, Extent : Light,	Area Aff	ected : 100%							
	Location : New Pier									
Not Accessible	70%									
Fender	1070									
Facing										
Composite	50%	2027	\$66,000							
composite	Surface Wearing/Scaling, Extent : Ligh									
	Location : Along Two Berthing Face		jeelea : 1070							
No Component	50%	~								
Wales and Chocks	5070									
Steel	40%	2041	* *	3-5	\$18,900					
No Component	50%	2071		5-5	ψ10,900					
Not Accessible	10%									
Piles	10/0									
Timber	10%	2041	* *	4	\$2,600					
No Component	80%	2041		4	\$2,000					
Not Accessible	10%									
Pile Cluster	1070									
	500/	2022	* *	4 10						
Timber	50%	2032		4-10						
Not Accessible	50%									
Deck Elements										
Railing	500/	2027								
Steel	50%	2027								
No Component	50%									
Coping/Curb	500/		باب راب							
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.

## 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 #1	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.* 

#### SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM

Asset # : 14149

Piers	Current Repair	Current Repair Future Replacement Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Structural							
Deck Concrete	25% Now \$154,300 Broken, Extent : Severe, Area Affected : Location : Collapsed At West End Of		5	\$4,600	1		
Concrete	75% 2-4 \$462,900 Cracking, Extent : Severe, Area Affected Location : Large Cracks Throughout L Excess Deflections, Extent : Severe, Area Location : Offshore Half Of Deck Slop Exposed Reinforcement, Extent : Severe Location : Throughout Deck Soffit Spalling, Extent : Severe, Area Affected Location : Throughout Deck Soffit	Deck Surface ea Affected : 50% ping Towards Water e, Area Affected : 25%	5	\$13,800	2		
Pile Caps	с и						
Timber	35% 4+ \$187,100 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	LIFE ** ea Affected : 20%	4	\$27,100			
Timber	40%	LIFE **	4	\$31,000			
Timber	25% Now \$133,600 Broken, Extent : Severe, Area Affected : Location : Collapsed At West End Of .		4	\$19,300			
Piles and Bracing Timber	15% 4+ \$126,200 Loose Connections, Extent : Severe, Are Location : Partial And/or Non-bearing Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	g Piles Throughout	4-5	\$6,600			
Timber	25% Now \$210,300 Broken, Extent : Severe, Area Affected : Location : Collapsed At West End Of		4-5	\$11,000			
Not Accessible	60%						
Fender Wales and Chocks Timber	100% Now \$246,900 Broken, Extent : Severe, Area Affected : Location : Throughout	2043 * * • 100%	4	\$28,200			
Piles							
Timber	50% Now \$195,700 Broken, Extent : Severe, Area Affected : Location : Collapse At West End Of A		4	\$6,500			
Not Accessible	50%						
Deck Elements							
Coping/Curb Timber	100% Now \$225,400 Broken, Extent : Severe, Area Affected : Location : Broken At Collapse And M						

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

## DEPARTMENT OF SANITATION - 827 SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM Asset # : 14149

**DEPARTMENT OF SANITATION - FY 2021** 

Asset Name	: SW BROOI	KLYN N	IAR	IN	E TRANSF	ER STA BARGE DO	OCKS	
Address	: 400 BAY 41	: 400 BAY 41ST STREET GRAVESEND BAY						
Borough	: BROOKLY	N				Agency's Number	: N/A	
Program / Asset #	: DOS0008.01	10 / 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	:	3	30	BIN	:	

Print Date: 09-Sep-2020

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.*
### SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS

#### Asset # : 1820

iers	Current Repair	Current Repair Future Replacement			
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	st Cycle (Yrs)	Estimated Cost	Priorit
ructural					
Deck Composite	3%	2051 *	*		
Composite	570 Broken, Extent : Severe, Area Affected	2001			
	Location : Isolated Loose Or Missing Side	Sections Of Fiberglass L	eck Totali	ng 72 Feet On West	
	Surface Wearing/Scaling, Extent : Ligh Location : At All Grating Surfaces	nt, Area Affected : 100%			
Composite	2% Now \$24,900	2061 *	*		
-	Surface Wearing/Scaling, Extent : Moa	lerate, Area Affected : 50	%		
	Location : Ultraviolet Damage To Al. Deck Platform	-	ts Compris	sing The Composite	
	Other Observation, Extent : Severe, Ar Location : Moderate To Severe Corro Deck Platform Explanation : Corrosion		ts Compris	ing The Composite	
Concrete	59%	LIFE *	* 5	\$36,400	
	Cracking, Extent : Light, Area Affected Location : At All Concrete Access Wo				
Timber	1% Now \$800	LIFE *	* 5	\$700	
	Missing Part, Extent : Severe, Area Aff	fected : 5%			
	Location : Missing Plank At Interior	Steps On South Side			
Not Accessible	35%				
Pile Caps					
Concrete	2%	LIFE *	* 5		
	Erosion, Extent : Moderate, Area Affec				
	Location : At Top Of Exposed Pile Co	aps At Offshore End Of Sl	ip		
Not Accessible	98%				
Piles and Bracing					
Steel	10% 4+ \$109,800	LIFE	* 5	\$25,500	
	Corrosion, Extent : Moderate, Area Aff				
	Location : In And Above Tidal Zone (	On Sheet Pile Cells At Tw	o Offshore	Dolphins And At	
	Inshore End Of Slip				
Not Accessible	90%				

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.

## SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS

#### Asset # : 1820

Piers	Current Repair	Future Replace	cement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender						
Facing						
Timber	20% Now \$200,200	2046	* *	3	\$6,300	
	Broken, Extent : Severe, Area Affected :					
	Location : Within Slip And At Offshor					
	Missing Part, Extent : Severe, Area Affe					
	Location : Within Slip And At Offshor		* *		<u> </u>	
Timber	45% 2-4 \$450,500	2046		3	\$14,100	
	Rotting/Splitting, Extent : Moderate, Ar		0			
	Location : Within Slip And At Offshor					
	Worn, Extent : Moderate, Area Affected Location : Splash Zone Within Slip	: 40%				
	* *	2016			¢11.000	
Timber	35% 4+ \$350,400	2046	* *	3	\$11,000	
	Worn, Extent : Moderate, Area Affectea Location : On Southeast Face Within		Marine Tr	ansfer Sta	ation	
Wales and Chocks						
Steel	5% 4+ \$9,000	2034	* *	3-5	\$1,300	
	Corrosion, Extent : Moderate, Area Affe					
	Location : Above Mean Low Water El	evation				
Not Accessible	95%					
Deck Elements						
Railing			*			
Steel	2% Now \$400	2031	\$400			
	Corrosion, Extent : Severe, Area Affecte					
	Location : Hands Rails At Interior Ste	•				
	Missing Part, Extent : Severe, Area Affe					
	Location : Hands Rails At The Exterio	r sieps				
No Component	98%					
Coping/Curb	400/	LIFE	* *			
Timber	40% Rotting/Splitting, Extent : Light, Area A	LIFE flacted : 5%	-r- <b>r</b>			
	Location : Isolated Locations Along P	•				
N. C.		erimeier Of sup				
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.

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.

Maintenance \$ are aggregated over a 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

	A3561 # . 1041						
Piers	Current	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Data Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural							
Deck							
Concrete	20%		LIFE	* *	5	\$8,300	
Timber	70%		LIFE	* *	5	\$65,400	
	Surface Wearing/Sc	0 0	, Area Aj	ffected : 20%			
	Location : Throug	hout					
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%						
	Other Observation,	Extent : Light, Area	Affected	: 0%			
	Location :	0 77 16	<b>.</b>				
1	Explanation : Wra	ps On The Majority	Of Acce.	ssible Piles			
ender Buffer							
Rubber	7%		2041	* *	4-5	\$2,800	
No Component	90%		2041		4-5	\$2,800	
Not Accessible	3%						
Facing	570						
Timber	35%		2037	* *	3	\$28,200	
Timber	5% Now	\$96,600	2043	* *	3	\$3,000	
	Broken, Extent : Sev				U	42,000	
	Location : Isolated						
No Component	10%						
Not Accessible	50%						
Wales and Chocks	5070						
Timber	10%		2037	* *	4	\$8,400	
T Milder	Rotting/Splitting, Ex	tent : Light, Area A		10%	•	\$0,100	
	Location : Isolated						
No Component	90%						
Piles	JU/U						
Timber	10%		2037	* *	4	\$3,900	
No Component	80%		2001		т	ψ5,200	
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.

#### Page : 401

## 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.

Page : 402

## **DEPARTMENT OF SANITATION - 827**

### BULKHEAD

### Asset # : 1828

ulkheads	Current Repair	Futur	e Replacement	Μ	aintenance		
stem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
uctural							
Gravity Wall							
Concrete	5%	LIFE	* *	5			
	Cracking, Extent : Light, Area Affect						
	Location : Throughout Gravity Wal	l At South E	Ind				
No Component	95%						
Revetment							
Stone	70%	LIFE	* *	5	\$900		
No Component	30%						
	Other Observation, Extent : Light, An	rea Affected	: 0%				
	Location : North End						
	Explanation : Natural Shoreline						
Sheet Piles							
Steel	65%	LIFE	* *				
Steel	30% 4+ \$84,400 Corrosion, Extent : Moderate, Area A Location : Tidal Zone						
	Missing Coating, Extent : Moderate, Location : Tidal Zone	Area Affecte	ed : 50%				
No Component	5%						
Pile Caps							
Concrete	100% Cracking, Extent : Light, Area Affect Location : Throughout		* *	5	\$700		
	Spalling, Extent : Light, Area Affecter Location : Isolated	d : 5%					
ckfill							
Fill							
Not Accessible	100%						
Surface							
Brick Pavers	100% Other Observation, Extent : Light, An Location : Behind Steel Sheet Pile ) Explanation : Settlement		* *	5	\$2,500		

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.

#### Page : 403

## 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.

# DEPARTMENT OF SANITATION - 827 BULKHEAD BTWN PIERS 98 AND 99

### Asset # : 1830

Bulkheads	Current Repair	Future	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural						
Relieving Platform Top						
Concrete	100% 4+ \$68,700	LIFE	* *	5	\$700	
	Cracking, Extent : Light, Area Affected	: 5%				
	Location : Throughout	100/				
	Erosion, Extent : Light, Area Affected : Location : In Tidal Zone	10%				
	Other Observation, Extent : Severe, Are	a Affacta	d · 50/			
	Location : 53 Ft To 63 Ft From North	00	u . J/o			
	Explanation : Erosion	Епи				
Piles and Bracing						
Not Accessible	100%					
Lowlevel Pile Caps						
Timber	5%	LIFE	* *			
	Rotting/Splitting, Extent : Light, Area A	ffected : 1	100%			
	Location : Throughout					
Not Accessible	95%					
Backfill						
Fill						
Not Accessible	100%					
Surface						
Concrete	100%	2040	* *	5	\$2,200	
	Cracking, Extent : Light, Area Affected					
	Location : Isolated Traverse Crack Ap	proximat	ely 125 Ft From	North En	d	
Fender						
Piles Timber	90% Now \$34,400	2042	* *	4	\$4 100	
Timber	90% Now \$34,400 Broken, Extent : Severe, Area Affected :			4	\$4,100	
	Location : Above Mlw	5070				
	Missing Pile, Extent : Severe, Area Affe	cted · 109	Vo			
	Location : Throughout	<i>cica</i> : 107	0			
	Rotting/Splitting, Extent : Severe, Area	Affected :	25%			
	Location : Above Mlw	-55				
Not Accessible	10%					
Not Accessible	Other Observation, Extent : Light, Area	Affected	· 0%			
	Location :	njjecicu	. 070			
	Explanation : Not Accessible Below W	<i>ater</i>				
Wales and Chocks	T					
Timber	100% Now \$36,100	2042	* *	4	\$10,300	
	Broken, Extent : Severe, Area Affected :					
	Location : Throughout					
	Missing Part, Extent : Severe, Area Affe	ected : 50	%			
	Location : Throughout					
Deck Elements						

Deck Elements

^{**} 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	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	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 F	rame				
Timber	50%	2022	\$15,500			
	Other Observation, Extent : Light, Area	Affected :	50%			
	Location : Throughout					
	Explanation : Weathering					

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

Asset Name	: DOS SANITAT	ION GARAGE GRAVI	TY /TIMBER SHE	ET PILE WALL
Address	: 52ND ST. AND	<b>GOWANUS BAY FOOT</b>	<b>FOF CONCRETE</b>	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 Lo	ot : 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.

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

#### DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL

Asset # : 1821

Bulkheads	ASSEL # 1		Poplogement	. 8.0	laintananae	
Sulkneads	Current Repair		Replacement		laintenance	
Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural						
Gravity Wall						
Concrete	2% Constitute Light Augus Affected	LIFE	* *	5-10	\$100	
	Cracking, Extent : Light, Area Affected Location : Under Pier	: 570				
No Component	90%					
Not Accessible	8%					
Revetment		TIPP	* *	-	¢ 400	
Stone	10% 4+ \$46,000	LIFE		5	\$400	
	Settlement, Extent : Moderate, Area Aff	ectea : 20	70			
	Location : At Top And Mid Slope					
No Component	90%					
Sheet Piles	100/	LIDD	* *	10		
Steel	10% Recent Rengin Enident, Entent - Light	LIFE		10		
	Recent Repair Evident, Extent : Light, Location : Southwest Of Inshore End		lea : 10%			
Timber	50% Now \$1,198,300	LIFE	* *	4	\$5,500	
	Rotting/Splitting, Extent : Light, Area A		5%			
	Location : Above Mean Low Water E					
	Other Observation, Extent : Severe, Art					
	Location : Fill Loss Through Sheet Pa Explanation : Fill Loss	iles Eviden	t By Settlement/si	nkholes I	In Asphalt	
No Component	10%					
Not Accessible	30%					
Wales	5070					
Timber	60%	LIFE	* *	4	\$7,900	
No Component	40%				4,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
ackfill						
Fill						
Topsoil	40% Now \$53,800	2071	* *			
1	Other Observation, Extent : Severe, Art	ea Affected	l : 100%			
	Location : Inshore Of Gravity Wall A	nd Along T	Timber Bulkhead			
	Explanation : Sinkholes					
Not Accessible	60%					
Surface						
Asphalt	65% Now \$36,700	2046	* *	5	\$2,200	
Ĩ	Settlement, Extent : Severe, Area Affect	ted : 100%				
	Location : Sinkholes Along Timber Ba	ulkhead				
Asphalt	20%	2040	* *	5	\$1,300	
1	Cracking, Extent : Light, Area Affected			=1	+ - ,- • •	
	Location : Isolated Locations					
Not Accessible	15%					
eck Elements	10/0					

Deck Elements

^{**} 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 Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements							
Railing							
Fencing	70%		2032	* *	3	\$200	
-	Not Plumb, Extent : Li	ght, Area Affected :	25%				
	Location : Within Pa	rking Lot Area					
Fencing	20% Now	\$6,800	2036	* *	3		
C	Displaced Elements, Extent : Moderate, Area Affected : 100%						
	Location : Inshore Q	f Sinkholes At East	End Oj	f Timber Bulkhead			
No Component	10%						

Lot

Areas Surveyed

Block

:

: 5900

Asset Name	: FRESH KILLS, PLANT #1 STEEL B	ULKHEAD BET. PAD #1 AND PAD #2
Address	: FRESH KILLS, STATEN ISLAND SO	UTH 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

: 500

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

BIN

:



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

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

### FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2

Asset # : 1804

Bulkheads	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Steel	30% 4+ \$46,800	LIFE	* *			
	Corrosion, Extent : Moderate, Area Aff Location : Throughout	ected : 50%				
Steel	50%	LIFE	* *			
Steel	15% Now \$46,800	LIFE	* *			
	Other Observation, Extent : Severe, Are	ea Affected : 1	00%			
	Location : Western Half					
	Explanation : Broken And Displaced					
No Component	5%					
Sheet Piles						
Steel	5%	LIFE	* *			
	Corrosion, Extent : Light, Area Affected	d : 10%				
	Location : Throughout, Visible Only V	Where Fenders	s Missing			
Not Accessible	95%					
Backfill						
Fill						
Topsoil	10% Now \$23,000	2068	* *			
	Other Observation, Extent : Severe, Are	00				
	Location : 250 Feet From East And T	hroughout Alo	ng Edge Of C	oping		
	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 Lo	oss Throughoi	ıt		
Concrete	30%	2031	\$115,700	5	\$3,400	
	Cracking, Extent : Light, Area Affected		<i>+,</i>	-	+=,	
	Location : Throughout					
Gravel	10%	2031	\$9,300	2-5	\$300	
Topsoil	10% Now \$5,800	2028	\$5,800	5	\$200	
100001	Settlement, Extent : Severe, Area Affect		ψ5,000	5	φ200	
	Location : Behind Sheet Pile Through					

Fender

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

### FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2

Asset # : 1804

Bulkheads	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender							
Facing							
Timber	35% 4+	\$87,800	2037	* *	3	\$13,800	
	Rotting/Splitting, Ex	tent : Moderate, Ar	ea Affect	ed : 25%			
	Location : Through	hout					
Timber	35% Now	\$439,100	2043	* *	3	\$13,800	
	Broken, Extent : Sev	ere, Area Affected :	100%				
	Location : Through	hout But Primarily	On The W	Vestern Half			
No Component	5%						
Not Accessible	25%						
Piles							
Timber	5% 4+	\$10,100	2043	* *	4	\$1,200	
	Marine Borer Infesta	ation, Extent : Mode	erate, Are	ea Affected : 25%			
	Location : Tidal Zo	one					
No Component	5%						
Not Accessible	90%						

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

Asset Name	: FRESH KILLS, PLANT #2 MOORIN	G DK STEEL SHEET PILE BULKHEAD
Address	: FRESH KILLS, STATEN ISLAND N	ORTH 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.

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

### FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD

#### Asset # : 4155

Bulkheads	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural							
Coping/Curb							
Steel	20% 4+ Corrosion, Extent : M Location : Through		LIFE ected : 20	* * )%			
Steel	60%		LIFE	* *			
Steel	20% Now Other Observation, I Location : Western Explanation : Disp	100 Feet		* * d : 100%			
Sheet Piles	<u> </u>	1					
Steel	10% Now Excess Deflection, E. Location : Eastern		LIFE a Affected	* * ! : 100%			
Steel	10% 4+ Corrosion, Extent : M Location : Tidal Zo		LIFE ected : 15	* *			
Not Accessible	80% Other Observation, I Location : Explanation : Behi	C	Affected	: 0%			
ackfill							
Fill Topsoil	30% Now Sinkhole, Extent : Se Location : Eastern	•••		* * 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 Other Observation, I Location : Eastern Explanation : Sinkh	80 Feet			5	\$400	
ender	Explanation . SIIM	<i>ione, 0 I cei Deep, I</i>	sentina SI	iconing			
Facing							
Timber	20% Now Broken, Extent : Sev Location : Western			* * ghout	3	\$4,300	
Timber	45% 2-4 Rotting/Splitting, Ext Location : Through		2043 ea Affecte	* * ed : 50%	3	\$9,700	
No Component Not Accessible	10% 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.

# DEPARTMENT OF SANITATION - 827 FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD Asset # : 4155

**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 :						

Print Date: 09-Sep-2020

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

	A5561 # . 14	-		_		
ulkheads	Current Repair		Replacement		aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
uctural		•				
Coping/Curb						
Timber	100%	LIFE	* *	5	\$400	
Sheet Piles						
Steel	5% 4+ \$43,300 Corrosion, Extent : Moderate, Area Affe	LIFE ected : 50%	* *			
	Location : Exposed Cofferdam At Wes					
Steel	25%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected :	30%			
	Location : Along South Face Of Asset					
	Explanation : Exposed Sheet Piles Ab	ove 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 An	d Along	South Face	
	Recent Repair Evident, Extent : Light, A	1rea Affect	ed : 10%			
	Location : Sealed Cracks From 119 F	eet To 282	Feet From East	End Of A	lsset	
Concrete	2% 4+ \$6,400	LIFE	* *	5		
	Spalling, Extent : Moderate, Area Affec	ted : 5%				
	Location : At East Dolphin Cap					
ckfill						
Fill						
Not Accessible	100%					
nder						
Buffer	200/	2041	* *	4 5	¢2 (00	
Rubber	20%	2041		4-5	\$3,600	
No Component	80%					
Facing Timber	90%	2041	* *	3	\$24,000	
Timber	9076 Worn, Extent : Light, Area Affected : 59			3	\$24,000	
	Location : Within Tidal Zone At East					
		Doiphin				
No Component	10%					
D'1						
Piles	4007	20.41	ىلە بە	10		
Piles Steel	40%	2041	* *	10		
	Other Observation, Extent : Light, Area	Affected :		10		
	Other Observation, Extent : Light, Area Location : Along South Face Of Asset	Affected :		10		
	Other Observation, Extent : Light, Area	Affected :		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.

# DEPARTMENT OF SANITATION - 827 HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

### Asset # : 14947

Current Rep	pair	Future	Replacement	Μ	aintenance	
% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
23%		2041	* *	3-5	\$7,000	
	00					
Location : On Shackles	s Supporting The	Tension	Chains At The Fe	ender Pai	nels	
Other Observation, Exte	nt : Light, Area A	ffected	: 100%			
Location : Along South	n Face Of Asset					
Explanation : Wales Si	upporting Fender	Panels				
2% 4+	\$7,800	2043	* *	3-5	\$500	
Broken, Extent : Light, A	Irea Affected : 2%	6				
Location : Electrical B	onding Cables At	Two Fe	ender Panels Alon	g South I	Face Of Asset	
10%		2041	* *	4	\$3,700	
Other Observation, Exte	nt : Light, Area A	ffected	: 100%			
Location : At East And	West Dolphins					
Explanation : Supporti	ng Fender Cluste	rs				
65%	-					
2% 4+	\$8,700	2033	* *	4	\$400	
Broken, Extent : Light, A	Irea Affected : 5%	6				
-			ster At East Dolp	hin		
8%		2032	* *	4-10	\$11,000	
90%						
	% of Total Fail Date (Years)   23%   Corrosion, Extent : Mod Location : On Shackles   Other Observation, Exte Location : Along South Explanation : Wales St 2% 4+   Broken, Extent : Light, A Location : Electrical B 10%   Other Observation, Exte Location : At East And Explanation : Supporti   65%   2% 4+   Broken, Extent : Light, A Location : Supporti   65%   2% 4+   Broken, Extent : Light, A Location : Loose Wire   8%	Total (Years)   23%   Corrosion, Extent : Moderate, Area Affect   Location : On Shackles Supporting The   Other Observation, Extent : Light, Area A   Location : Along South Face Of Asset   Explanation : Wales Supporting Fender   2% 4+ \$7,800   Broken, Extent : Light, Area Affected : 2%   Location : Electrical Bonding Cables Att   10%   Other Observation, Extent : Light, Area A   Location : At East And West Dolphins   Explanation : Supporting Fender Cluste   65%   2% 4+ \$8,700   Broken, Extent : Light, Area Affected : 5%   Location : Loose Wire Rope Around Top   8%	% of Total (Years)Fail Date Estimated Cost FYYear FY23%2041Corrosion, Extent : Moderate, Area Affected : 10 Location : On Shackles Supporting The Tension Other Observation, Extent : Light, Area Affected Location : Along South Face Of Asset Explanation : Wales Supporting Fender Panels 2% 4+2%4+\$7,8002043Broken, Extent : Light, Area Affected : 2% Location : Electrical Bonding Cables At Two Fe 10%10%2041Other Observation, Extent : Light, Area Affected Location : At East And West Dolphins Explanation : Supporting Fender Clusters65%2%4+\$8,7002033Broken, Extent : Light, Area Affected : 5% Location : Loose Wire Rope Around Top Of Clut 8%	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY   23% 2041 **   Corrosion, Extent : Moderate, Area Affected : 10% Location : On Shackles Supporting The Tension Chains At The Fee Other Observation, Extent : Light, Area Affected : 100% Location : Along South Face Of Asset Explanation : Wales Supporting Fender Panels   2% 4+ \$7,800 2043 **   Broken, Extent : Light, Area Affected : 2% Location : Electrical Bonding Cables At Two Fender Panels Alon 10% 2041 **   Other Observation, Extent : Light, Area Affected : 100% Location : At East And West Dolphins Explanation : Supporting Fender Clusters 5%   2% 4+ \$8,700 2033 **   8w 2032 **	% of TotalFail Date (Years)Estimated Cost FYYear FYCycle (Yrs)23%2041**3-523%2041**3-5Corrosion, Extent : Moderate, Area Affected : 10% Location : On Shackles Supporting The Tension Chains At The Fender Pare Other Observation, Extent : Light, Area Affected : 100% Location : Along South Face Of Asset Explanation : Wales Supporting Fender Panels2%4+\$7,8002043**3-5Broken, Extent : Light, Area Affected : 2% Location : Electrical Bonding Cables At Two Fender Panels Along South F 10%2041**4Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Bonding Cables At Two Fender Panels Along South F 00%2041**4Other Observation, Extent : Light, Area Affected : 100% Location : At East And West Dolphins Explanation : Supporting Fender Clusters100%**42%4+\$8,7002033**4Broken, Extent : Light, Area Affected : 5% Location : Loose Wire Rope Around Top Of Cluster At East Dolphin**4-108%2032**4-10	% of TotalFail Date (Years)Estimated Cost FYCycle FYEstimated Cost (Yrs)23%2041**3-5\$7,00023%2041**3-5\$7,000Corrosion, Extent :Moderate, Area Affected :10%Location :On Shackles Supporting The Tension Chains At The Fender PanelsOther Observation, Extent :Light, Area Affected :100%Location :Along South Face Of AssetExplanation :Wales Supporting Fender Panels2%4+\$7,8002043**2041**4\$3,700Other Observation, Extent :Light, Area Affected :2%Location :Electrical Bonding Cables At Two Fender Panels Along South Face Of Asset10%2041**4\$3,700Other Observation, Extent :Light, Area Affected :100%Location :Explanation :Supporting Fender Clusters65%2%4+\$8,7002033**2%4+\$8,7002033**2%4+\$8,7002033**2%4+\$8,7002033**2%4+\$8,7002033**2%4+\$8,7002033**4\$400Broken, Extent :Light, Area Affected :5%Location :Location :Location :Location :8%2032**4-10\$11,000

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

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.

### LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

#### Asset # : 13850

Bulkheads		Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	40%	4+	\$38,800	LIFE	* *			
			rate, Area Affect			1		
					Full Length Of Wal	l		
	0		tent : Moderate,	00				
			tone Facing In T		2			
		0	, Area Affected :					
			Face In Splash Zo					
Concrete/Stone	10%	4+	\$97,100	LIFE	* *			
			e, Area Affected :					
		: Stone Pan	els At Dep Outfa	ls				
Not Accessible	50%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	2-4	\$71,000	LIFE	* *	4	\$200	
			t : Moderate, Ar	ea Affect	ed : 30%			
		: At Outboa	rd End					
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface	/					_	<b>.</b>	
Asphalt Pavers	30%			2037	* *	5	\$1,500	
Topsoil	25%			2026	\$6,300	5	\$500	
Under Construction	45%							
Deck Elements								
Railing	550/	4.1	\$ <b>3</b> 4 COO	2027	¢046 000			
Steel	55% Missing C	4+	\$24,600	2027	\$246,200			
	-	oating, Exten : Isolated	t : Light, Area A	yeciea :	J70			
		. isoluled						
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.

Asset Name Address	: NORTH SHORE MARINE TRANSFER STA REVETMENT : 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			

Total

Importance Code C

\$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

		4						
Bulkheads		Current Re	pair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tructural								
Gravity Wall								
Concrete	20%			LIFE	* *	5	\$400	
	-		t, Extent : Light,					
	Location	: Concrete V	Vall Supporting	Dsny Par	king Lot			
No Component	80%							
Revetment								
Stone	30%			LIFE	* *	5	\$1,000	
Stone	70%	4+	\$302,500	LIFE	* *	5	\$2,300	
	Progressii	ng Scour, Ext	ent : Moderate, A	Area Affe	cted : 100%			
	Location	: Insufficien	t Stone Along Le	ngth Of S	Shoreline North Of	Mts Acc	ess Bridge	
ackfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	15%			2041	* *	5	\$900	
-	Recent Re	place Eviden	t, Extent : Light,	Area Affe	ected : 100%			
	Location	: At New Ds	ny Parking Lot A	nd Road	way			
Asphalt	45%			2037	* *	5	\$2,800	
		earing/Scalir	ng, Extent : Light	Area At	fected : 100%	-	+_,	
	•	-	t Parking Area 1					
Concrete	10%	0		2041	* *	5	\$600	
Concrete	- • · ·	nlace Eviden	t, Extent : Light,	-0.1	ected · 100%	5	φ000	
	-		o New Asphalt F					
Tomoil				0		5	\$800	
Topsoil	30%			2026	\$9,500	3	<b>\$</b> 800	

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

Asset Name	: REVETMENT - QUEENS WEST 5 GARAGE									
Address	: NEWTOWN CREEK 48-01 58 RO	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 REVETMENT - QUEENS WEST 5 GARAGE

### Asset # : 14019

Bulkheads Current Repa		ir Future Re	eplacement						
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Structural									
Revetment									
Stone	100%	LIFE	* *	5	\$5,000				
	Missing Part, Extent : Lig	ght, 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.

Asset Name	: REVETMENT - RIPRAP BULKHEAD						
Address	: W 215TH ST TO SS W 218TH ST HAR	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 Importance Code C	\$15,800	\$100	\$100
Total	\$15,800	\$100	\$100
Bulkheads	\$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.

Maintenance \$ are aggregated over a 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 REVETMENT - RIPRAP BULKHEAD

### Asset # : 13795

Bulkheads		Current Rep	air	Future	e Replacement	Μ		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
structural								
Coping/Curb								
Concrete	30%			LIFE	* *	5	\$300	
	, U	Extent : Light, 2	00			_		
		i : Minor Spalli	ng To Top Fac	e Of Buri	ed Concrete Jerse	y Barriel	rs	
No Component	70%							
Revetment								
Stone	80%			LIFE	* *	5	\$4,800	
Stone	10%		\$79,000	LIFE	* *	5	\$600	
		ervation, Exter		Area Affe	cted : 100%			
		: Southern 10		<b>.</b> .				
		tion : Inadequa	te Placement/	Protectio	n			
No Component	10%							
Sheet Piles								
Steel	5%	<b>F I</b> . <b>I</b>	1.00	LIFE	* *			
		, Extent : Light						
		: Throughout	Exposed Surfac	ce Of She	eting			
No Component	90%							
Not Accessible	5%							
Backfill								
Fill	100/	<b>N</b> T	¢12 000	20(0	* *			
Topsoil		Now Extent : Severe,	\$13,900	2068	τ τ			
		Severe, : Severe,			matmant			
		. Southern 10	o reel Of Assel	Above K	everment			
Not Accessible	90%							
Surface	20%	4+	¢1.000	2043	* *	5	¢1 100	
Asphalt	-0/0	4+ t, Extent : Mode	\$1,900 arata Araq Aff			5	\$1,100	
		: At Terminus			//0			
		. At Terminus	Of 210th Stree		* *	~ -	¢1.400	
Gravel	45%			2041		2-5	\$1,400	
Topsoil	35% Enosion	Twomt . Light	Inag Affasted .	2026	\$20,200	5	\$1,600	
		Extent : Light, A : Northern 35		2370				

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

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

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	
Tetal	#00 <b>2</b> (00	

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 Importance Code C	\$13,900 \$1,600		\$1,900	
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.

Maintenance \$ are aggregated over a 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 REVETMENT AND BULKHEAD GOWANUS BAY

#### Asset # : 1824

Bulkheads		Current Repair			e Replacement	М	aintenance	
ystem Component Type		^r ail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ructural								
Revetment								
Stone	35%			LIFE	* *	5	\$3,100	
Stone	20%	4+	\$117,800	LIFE	* *	5	\$900	
	Settlement, 1	Extent : Ligi	ht, Area Affected	! : 80%				
	Location :	Northern 1.	50 Feet					
	Other Obser	vation, Exte	ent : Moderate, A	Area Affe	cted : 100%			
	Location :	Northern 1.	50 Feet					
	Explanatio	n : Light Co	overage					
No Component	45%							
Sheet Piles								
Steel	15%	0-2	\$715,700	LIFE	* *			
	Corrosion, H	Extent : Seve	ere, Area Affecte	ed : 10%				
	Location :	Large Hole	s Visible Below	Mean Lo	w Water			
No Component	55%							
Not Accessible	30%							
ackfill								
Fill								
Gravel	20%	Now	\$13,900	2046	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location :	Above Reve	etment, Northern	150 Fee	et			
	Explanatio	n : Fill Los	\$					
Not Accessible	80%							
Surface								
Concrete	35%	4+	\$101,200	2046	* *	5	\$1,500	
	Settlement, I	Extent : Ligi	ht, Area Affected	! : 20%				
			o Revetment, Sou		70 Feet			
Concrete	45%			2034	* *	5	\$3,900	
Concrete	20%	2-4	\$57,800	2046	* *	5	\$900	
			ent : Severe, Are		d : 20%	÷	4200	
		Northern 1.		55 - 570				
		n : Underm						

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

#### Page: 427

### Print Date : 09-Sep-2020 DEPARTMENT OF SANITATION - FY 2021

Asset Name	: S.W. BROOKLYN DOS FACILITY C	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.* 

Maintenance \$ are aggregated over a 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 S.W. BROOKLYN DOS FACILITY CONCRETE WHARF

Asset # : 1823

Bulkheads		Current Re	epair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date 1 (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 : Mo	oderate, Area Affe	ected : 30	)%			
	Location	: Above Mlv	v Elevation Along	g East An	nd West Ends Of A	sset		
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			
	-	olace Eviden : At New M	t, Extent : Light, ts Facility	Area Affe	ected : 80%			
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.

#### Page: 429

## 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 RIV	: 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.

Maintenance \$ are aggregated over a 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 Replaceme				Μ	laintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural							
Coping/Curb							
Concrete	65% No Broken Extent	w \$65,000 Severe, Area Affected	LIFE · 50%	* *	5	\$400	
		stern 450 Feet Of Asset					
		xtent : Severe, Area Aff	ected : 50	%			
	-	tern 450 Feet Of Asset					
Concrete	25%		LIFE	* *	5-10	\$300	
No Component	10%					•	
Piles and Bracing							
Timber	5% No	. ,	2046	* *	4	\$5,100	
		Severe, Area Affected	: 20%				
		ow Concrete Cap					
		g, Extent : Severe, Area	Affected :	20%			
		ow Concrete Cap					
Not Accessible	95%						
Sheet Piles	100% No	···· \$2 602 200	LIFE	* *			1
Steel		w \$2,603,200 Severe, Area Affected					1
		hin Splash Zone For Fi		Of Asset			
		nt : Severe, Area Affect	-	-			
		hin Splash Zone For Fi					
	Excess Deflection	on, Extent : Severe, Are	a Affected	: 20%			
	Location : At I	East End Of Asset					
Backfill							
Fill	400/ NT	¢10.700	20(1	* *	~	<b>#2</b> 00	
Sand	40% No	w \$19,700 Extent : Severe, Area	2061		5	\$300	
	0 0	Lient . Severe, Area A Length Of Asset	Ajjecieu .	5070			
		nt : Severe, Area Affeci	ted · 100%	'n			
		l Length Of Asset		·			
Not Accessible	60%	0.7					
Surface	0070						
Stone	25%		2046	* *	10		
Stone	10% No	w \$75,900	2046	* *			
		t : Severe, Area Affected					
	Location : Iso	lated Locations Behind	Sheeting 2	4t Western 200 Fe	eet		
Topsoil	65% No	. ,	2031	\$25,500	5	\$1,000	
		: Severe, Area Affected	: 100%				
	Location : Eas						
		nt : Severe, Area Affect	ted : 50%				
	Location : Eas	tern 430 Feet ion, Extent : Severe, Ar	og Affanta	$d \cdot 500/$			
	Location : Eas		eu Ajjecte	u . J0/0			
	Explanation :						
	влрининон.	Sinnioles					

#### 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.

# DEPARTMENT OF SANITATION - 827 SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD

### Asset # : 1825

% of	Fail Data						
Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
50%	Now	\$196,200	2046	* *	3-5	\$12,800	
Broken, E	xtent : Seve	re, Area Affected :	100%				
Location	ı : Full Leng	gth Of Asset					
Corrosion	, Extent : Se	evere, Area Affecte	ed : 100%	0			
Location	i : Full Leng	gth Of Asset					
50%	Now	\$161,900	2046	* *	4	\$18,500	
Missing P	art. Extent.	¥ = )= = =		%	-	+,	
0							
		5 5	og Affact	ed · 100%			
0 1	0.		cu mjeci	cu. 10070			
	Broken, E Location Corrosion Location 50% Missing P Location Rotting/Sp	Location : Full Leng Corrosion, Extent : So Location : Full Leng 50% Now Missing Part, Extent Location : Full Leng Rotting/Splitting, Exte	Broken, Extent : Severe, Area Affected : Location : Full Length Of Asset Corrosion, Extent : Severe, Area Affecte Location : Full Length Of Asset 50% Now \$161,900 Missing Part, Extent : Severe, Area Affe Location : Full Length Of Asset	Broken, Extent : Severe, Area Affected : 100% Location : Full Length Of Asset Corrosion, Extent : Severe, Area Affected : 100% Location : Full Length Of Asset 50% Now \$161,900 2046 Missing Part, Extent : Severe, Area Affected : 80 Location : Full Length Of Asset Rotting/Splitting, Extent : Moderate, Area Affected	30%Now\$190,2002040Broken, Extent : Severe, Area Affected : 100%Location : Full Length Of AssetCorrosion, Extent : Severe, Area Affected : 100%Location : Full Length Of Asset50%Now\$161,9002046**Missing Part, Extent : Severe, Area Affected : 80%Location : Full Length Of AssetRotting/Splitting, Extent : Moderate, Area Affected : 100%	30% Now \$190,200 2040 3-3   Broken, Extent : Severe, Area Affected : 100% Location : Full Length Of Asset 50%   Corrosion, Extent : Severe, Area Affected : 100% Location : Full Length Of Asset   50% Now \$161,900 2046   ** 4   Missing Part, Extent : Severe, Area Affected : 80% Location : Full Length Of Asset   Rotting/Splitting, Extent : Moderate, Area Affected : 100%	30% 100w \$150,200 2040 3-5 \$12,800   Broken, Extent : Severe, Area Affected : 100% 100% 100% 100%   Location : Full Length Of Asset 100% 100% 100%   Location : Full Length Of Asset 100% 100% 100%   Missing Part, Extent : Severe, Area Affected : 80% 100% 100%   Location : Full Length Of Asset 80% 100%   Rotting/Splitting, Extent : Moderate, Area Affected : 100% 100%

Asset Name	: STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.									
Address	: NEWTOWN	: NEWTOWN CREEK WEST FROM N HENRY STREET								
Borough	: BROOKLYN	N				Agency's Number	: N/A			
Program / Asset #	: DOS000B.BM	N2 / 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.

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

### 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	
tructural									
Sheet Piles									
Steel	2%			LIFE	* *	10			
	Location Displaced Location On East	: Top Of W Elements, 1 : Sheet Pil	ight, Area Affectea Vall, East Side Extent : Light, Are le Is Separating Fr	a Affecte		Gap Up I	To 3 Inches Wide		
Not Accessible	98%								
Backfill Fill									
Not Accessible	100%								
Surface	0.00/			2040	* *	~	Ø / 100		
Asphalt		Extent : Lig : Isolated	ght, Area Affected Locations	2040 : 5%		5	\$4,100		
Not Accessible	20%								
ender									
Buffer	100/			20.40	* *	4 5	¢1 200		
Rubber	10% 90%			2040	* *	4-5	\$1,200		
No Component Facing	90%								
Timber	50%			2040	* *	3	\$11,800		
Timber	10%	2-4	\$56,500	2046	* *	3	\$1,800		
	Rotting/Sp	litting, Ext	ent : Moderate, Ar 50 Feet Of Asset		ed : 30%	-	÷ )		
No Component	40%								
Wales and Chocks									
Timber	÷ .	-	ent : Light, Area A On Upper Wale	2040 ffected : .	* * 50%	4	\$9,800		
Timber	10%	2-4	\$21,400	2046	* *	4	\$2,400		
		-	ent : Moderate, Ar 50 Feet Of Asset	ea Affecte	ed : 100%				
Not Accessible	50%								
Deck Elements Railing									
Steel	Location	: Entire Ro	ight, Area Affectea ailing ent : Moderate, Ar		\$413,900 ed : 85%				
	Location	: Entire Ro	ailing						
Steel	Other Obs Location	: At East A	\$9,200 ixtent : Severe, Are Ind West Ends Of A ct Damage		\$46,000 d : 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.

### STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.

Asset # : 1822

Bulkheads	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 Affect	ted : 10%					
	Location : At Areas With Railing Impa	ct Damage And Isolated L	ocations				

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

Asset Name	: STONE REVETMENT AT NEW FUL	TON 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.

Maintenance \$ are aggregated over a 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 R	Current Repair Future		Μ	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Concrete	10% Now	\$27,100 LIF	E **	5	\$100	
	Broken, Extent : Sever	e, Area Affected : 100%				
	Location : Vehicle In	npact Damage At Isolat	ed Locations			
Concrete	90%	LIF	E **	5-10	\$1,200	
Revetment						
Stone	100%	LIF	E **	5	\$8,900	
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt	90%	204	0 **	5	\$7,600	
Topsoil	10%	202	9 \$4,300	5	\$300	

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

#### **Project : SANITATION**

CAPITAL		F	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		168	0	8,400	
1851	FRESH KILLS I GUARD		128	0	6,400	
1852	FRESH KILLS I OFFICE		600	22,800	7,300	
1853	FRESH KILLS II PUMP I		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 WALKY	WAY		3,690	224,000	11,500

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