

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BRONX 6 SANITATION GARAGE  
**Address** : 800 EAST 176 STREET @PROSPECT AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0031.000 / 2008 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 83,629 **Project Type** : SANITATION  
**Date of Survey** : 11-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$798,400	\$86,000
Interior Architecture	\$161,600	\$226,000
Mechanical	\$299,600	\$54,300
<b>Total</b>	<b>\$1,259,700</b>	<b>\$366,300</b>
Priority A	\$798,400	\$86,000
Priority B	\$344,500	\$54,300
Priority C	\$116,700	\$226,000
<b>Total</b>	<b>\$1,259,700</b>	<b>\$366,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$42,100			
Interior Architecture	\$51,100			\$1,100
Electrical	\$900	\$1,000		
Mechanical	\$11,900	\$5,600	\$11,300	\$5,600
<b>Total</b>	<b>\$106,000</b>	<b>\$6,600</b>	<b>\$11,300</b>	<b>\$6,700</b>
Priority A	\$42,100			
Priority B	\$12,800	\$6,600	\$11,300	\$5,600
Priority C	\$51,100			\$1,100
<b>Total</b>	<b>\$106,000</b>	<b>\$6,600</b>	<b>\$11,300</b>	<b>\$6,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 6 SANITATION GARAGE**  
**Asset # : 2008**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$282,000	LIFE	**	5	\$86,000	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Sect. OHD	20%	Now	\$226,600	2033	**	5	\$33,600	A
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : West Facade								
Explanation : Broken And Missing Elements								
Windows								
Aluminum	95%	Now	\$128,900	2036	**	5	\$6,900	A
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : East Facade								
Glass Block	5%	Now	\$2,100	LIFE	**	5	\$500	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	20%	Now	\$33,500	LIFE	**	5	\$1,300	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%								
Location : Interior Face Of High Walls & Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 70%								
Location : Interior Face Of High Walls & Throughout								
Masonry: Brick	60%	Now	\$44,600	LIFE	**	5	\$3,400	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Metal Rail	15%	Now	\$5,400	2033	**	5	\$6,100	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Pre-Cast Concrete	5%	Now	\$1,100	LIFE	**	5	\$1,800	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Coping								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Modified Bitumen	95%	Now	\$58,700	2025	**			A	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$57,500	2040	**			A	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	70%	0-2	\$47,800	LIFE	**	5	\$140,600	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$5,000	2029	**	5	\$2,300	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Quarry Tile	15%	Now	\$4,300	2033	**	5	\$10,300	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile	10%	Now	\$4,300	2020	\$85,400	3	\$3,400	C	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%								
	Location : Throughout Offices								
Interior Walls									
Concrete Masonry Unit	50%	Now	\$68,900	LIFE	**	5	\$7,500	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Glass Block	5%	Now	\$4,000	LIFE	**			C	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Glass: Single Pane	5%			LIFE	**	5	\$1,400	C	
SGFT/Glazed Masonry	40%	Now	\$33,600	LIFE	**			C	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Ceilings									
AcousTileSusp.Lay-In	25%	Now	\$44,900	2025	**	5	\$11,500	B	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Second Floor & Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
	Location : Second Floor & Throughout								
Exposed Struc: Steel	75%			LIFE	**			B	
	Paint Peeling, Extent : Moderate, Area Affected : 100%								
	Location : Garage Area								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two - 1600 Amp Main Fused Disconnect Switch In The Switchboard</i>								
Raceway								
Conduit	100%			2030	**	1		B
Panelboards								
Fused Disc Sw	10%			2028	**	5	\$200	B
Molded Case Bkrs	90%			2028	**	5	\$1,600	B
Wiring								
Thermoplastic	100%			2030	**	1		B
Motor Controllers								
Locally Mounted	10%			2025	**	5		B
Motor Control Center	90%			2025	**	5	\$1,700	B
<b>Ground</b>								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	45%			2028	**	10	\$25,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	55%			2028	**	10	\$1,100	B
Egress Lighting								
Exit, Service	100%			2028	**	1		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	90%			2040	**	1		B
Interruptible Gas/Dual Fuel	10%			2040	**	1		B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Belowground</i>								
<i>Explanation : Number 2 Oil</i>								
Conversion Equipment								
Hot Water Boiler	100%	Now	\$3,100	2025	**	1	\$27,400	B
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Total 4 Units, In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%	Now	\$6,900	2028	* *	4	\$3,000	B
<i>Corroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Boiler Rooms, Main Floor</i>								
<i>Leak Evident, Extent : Light, Area Affected : 2%</i>								
<i>Location : Vacuum Pump, Main Floor In 2 Boiler Rooms</i>								
<b>Terminal Devices</b>								
Air Handler	30%	0-2	\$110,500	2030	* *	1	\$10,300	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Most Roof Air Handlers Need Repair Or Replacement</i>								
Convactor/Radiator	40%			2033	* *	1	\$7,900	B
Fan Coil Unit/Heat	30%			2025	* *	1	\$6,000	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage Ceiling Mounted</i>								
<i>Explanation : Total 41</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2036	* *	1		B
<b>Conversion Equipment</b>								
Ext Pkg Unit - Cooling	60%	0-2	\$189,100	2030	* *	2	\$1,800	B
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof, All Cooling Ext Pkg Units Need Repair Or Replacement</i>								
No Component	40%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$34,200	B
<b>Exhaust Fans</b>								
Roof	100%			2020	\$54,300	2	\$1,900	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	10%			2046	* *	1		B
Galv Iron/Steel	90%			2033	* *	1		B
<b>Water Heater</b>								
Gas Fired	100%			2018	\$15,900	2	\$900	B
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Floor Garage</i>								
<i>Explanation : 2 Units</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Fixtures</b>								
Generic	100%							B

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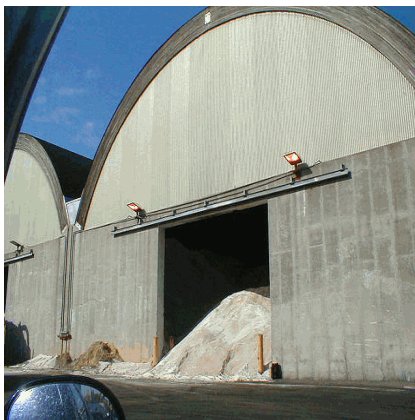
Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BRONX 6 SANITATION GARAGE SALT STORAGE BUILDING  
**Address** : EAST 176 STREET & PROSPECT AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0031.010 / 3001 **Yr Built/Renovated** : 1989 /  
**Area Sq Ft** : 6,000 **Project Type** : SANITATION  
**Date of Survey** : 11-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Interior Architecture	\$72,000	
<b>Total</b>	<b>\$72,000</b>	
Priority B	\$72,000	
<b>Total</b>	<b>\$72,000</b>	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$54,200			
Interior Architecture	\$6,700			
Electrical	\$5,500	\$1,900		
Mechanical				
<b>Total</b>	<b>\$66,500</b>	<b>\$1,900</b>		
Priority A	\$54,200			
Priority B	\$5,500	\$1,900		
Priority C	\$6,700			
<b>Total</b>	<b>\$66,500</b>	<b>\$1,900</b>		



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	45%	Now	\$8,200	LIFE	* *	5	\$13,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrance</i>								
Concrete Masonry Unit	25%	Now	\$4,900	LIFE	* *	5	\$900	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Fiberglass Panel	20%	Now	\$1,800	2029	* *	5	\$2,200	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Entrance</i>								
Masonry: Brick	5%	Now	\$500	LIFE	* *	5	\$300	A
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Wood	5%	Now	\$1,800	2025	* *	5	\$700	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Arch Above Entrances</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$200	LIFE	* *	5	\$500	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	45%	Now	\$800	LIFE	* *	5	\$300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade &amp; Throughout</i>								
Masonry: Brick	45%	Now	\$900	LIFE	* *	5	\$300	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Asphalt Shingle	90%	Now	\$33,100	2035	**			A
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Barrel Roofs								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Barrel Roofs								
Modified Bitumen	10%	Now	\$2,000	2025	**			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
Location : Flat Section Between Barrel Roofs								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$14,400	C
Interior Walls								
Cast in Place Concrete	50%	Now	\$4,300	LIFE	**			C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Concrete Masonry Unit	50%	Now	\$2,500	LIFE	**	5	\$500	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceilings								
Exposed Struc: Wood	100%	0-2	\$72,000	LIFE	**			B
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Near Entrance & Throughout								
Split/Cracked, Extent : Light, Area Affected : 5%								
Location : Near Entrance								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2020	\$2,500	1		B
Panelboards								
Molded Case Bkrs	100%	0-2	\$5,500	2045	* *	5	\$100	B
Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%								
Location : Outside The Building								
Wiring								
Thermoplastic	100%			2020	\$3,900	1		B

## Lighting

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

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

## Lighting

Interior Lighting

HID

100%

2015

\$1,800

10

\$100

B

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 Code

## Ventilation

Exhaust Fans

Roof

100%

2020

\$3,900

2

\$100

B

## Plumbing

H/C Water Piping

Galv Iron/Steel

100%

2025

\* \*

1

B

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Along Side Of Shed**Explanation : Calcium Chloride Spray System*

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP  
**Address** : 850 ZEREGA AVENUE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0056.000 / 4199 **Yr Built/Renovated** : 1933 /  
**Area Sq Ft** : 88,000 **Project Type** : SANITATION  
**Date of Survey** : 07-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3702 **Lot** : 1 **BIN** : 2094842

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$3,019,700	\$121,200
Interior Architecture		\$2,704,400	\$133,000
Electrical		\$249,000	\$202,900
Mechanical		\$94,200	\$1,288,400
<b>Total</b>		<b>\$6,067,400</b>	<b>\$1,745,400</b>
Priority A		\$3,019,700	\$121,200
Priority B		\$1,025,300	\$1,491,300
Priority C		\$2,022,300	\$133,000
<b>Total</b>		<b>\$6,067,400</b>	<b>\$1,745,400</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$29,700			
Interior Architecture	\$37,500			\$1,100
Electrical	\$59,100	\$1,400	\$1,700	\$12,700
Mechanical	\$54,600	\$11,800	\$19,300	\$60,600
<b>Total</b>	<b>\$181,000</b>	<b>\$13,200</b>	<b>\$21,000</b>	<b>\$74,400</b>
Priority A	\$29,700			
Priority B	\$151,200	\$13,200	\$21,000	\$73,300
Priority C				\$1,100
<b>Total</b>	<b>\$181,000</b>	<b>\$13,200</b>	<b>\$21,000</b>	<b>\$74,400</b>



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

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

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

**Asset # : 4199**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Fiberglass Panel	10%	Now	\$77,300	2037	* *	5	\$18,400	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
	Staining/Discoloring, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Masonry: Brick	45%	Now	\$578,900	LIFE	* *	5	\$44,100	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads And Throughout Facades							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads And Throughout Facades							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads, Building Corners							
Masonry: Brick	25%	Now	\$321,600	LIFE	* *	5	\$24,500	A
	Diagonal Cracks, Extent : Severe, Area Affected : 25%							
	Location : Upper Wall							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Upper Wall							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : Upper Wall							
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%							
	Location : Upper Wall							
Metal Coiling Doors	10%	Now	\$587,000	2042	* *	5	\$15,300	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : East Facade							
	Deformed/Dented, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Stucco Cement	10%	Now	\$120,600	2027	* *	5	\$12,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Windows								
Aluminum	90%	Now	\$544,200	2030	* *	5	\$14,500	A
	Air Infiltration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Metal Louvers	5%	Now	\$10,400	2025	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Steel	5%	Now	\$91,700	2047	* *	5	\$10,000	A
	Bent/Warped Elements, Extent : Moderate, Area Affected : 30%							
	Location : Area Under Ramp							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Area Under Ramp							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Area Under Ramp							
Parapets								
Masonry: Brick	25%	Now	\$179,800	LIFE	* *	5	\$2,800	A
	Diagonal Cracks, Extent : Severe, Area Affected : 30%							
	Location : Upper Parapet							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%							
	Location : Upper Parapet							
	Misaligned/Bulging, Extent : Severe, Area Affected : 50%							
	Location : Upper Parapet							
Masonry: Brick	70%	Now	\$100,700	LIFE	* *	5	\$7,700	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Limestone	5%	Now	\$19,400	LIFE	* *	5	\$700	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$142,600	2032	* *			A
Blisters, Extent : Severe, Area Affected : 50%								
Location : Lower Roof								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Garage Area								
Worn/Eroded, Extent : Moderate, Area Affected : 60%								
Location : Lower Roof								
Roll Roofing	70%	Now	\$275,400	2024	* *	5	\$52,500	A
Seams Open/Split, Extent : Moderate, Area Affected : 40%								
Location : Upper Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Garage Area								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Upper Roof								
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$452,000	LIFE	* *	5	\$133,000	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Area Under Ramp And Shops Throughout								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 40%								
Location : Area Under Ramp								
Ceramic Tile	5%	Now	\$82,200	2037	* *	5	\$1,900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Shower Rooms								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Steel Plate	3%	4+	\$51,700	LIFE	* *	1		C
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Stairs								
Vinyl Tile	12%	Now	\$84,800	2032	* *	3	\$3,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Lunch Room								
Worn/Eroded, Extent : Moderate, Area Affected : 40%								
Location : Lunch Room								

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

**Asset # : 4199**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$102,700	2037	* *	5	\$1,800	C
		Cracking/Crumbling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
	Concrete Masonry Unit	50%	Now	\$396,000	LIFE	* *	5	\$14,300	C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Brick	45%	Now	\$852,900	LIFE	* *			C
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Electrical Room & Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : South East Area Near East Side Exit							
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$24,800	2042	* *	5	\$1,900	B
		Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
		Location : Recreation Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Recreation Room							
		Worn/Eroded, Extent : Moderate, Area Affected : 40%							
		Location : Recreation Room							
	Exposed Concrete	30%	Now	\$429,000	LIFE	* *	5	\$3,600	B
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Under Ramp Area							
		Spalling, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Under Ramp Area							
	Exposed Concrete	25%			LIFE	* *	5	\$3,000	B
	Exposed Struc: Steel	30%	4+	\$253,100	LIFE	* *			B
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Plaster	10%	Now	\$12,700	LIFE	* *	5	\$4,700	B
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Locker Room							
		Paint Peeling, Extent : Moderate, Area Affected : 35%							
		Location : Locker Room							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2-4	\$5,100	2052	* *	5	\$1,000	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One Electrical Service Rated @ 1200 Amps							
Switchgear / Switchboard								
Molded Case Bkrs	70%			2022	\$20,400	5	\$1,300	B
Molded Case Bkrs	30%	2-4	\$8,700	2052	* *	5	\$300	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Raceway								
Conduit	100%			2022	\$36,000	1		B
Panelboards								
Fused Disc Sw	5%			2030	* *	5	\$100	B
Molded Case Bkrs	50%			2021	\$13,800	5	\$1,000	B
Molded Case Bkrs	45%	2-4	\$12,400	2047	* *	5	\$400	B
	Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
	Location : 1st And 2nd Floors							
Wiring								
Braided Cloth	65%	2-4	\$17,400	2047	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	5%			2032	* *	1		B
Thermoplastic	30%			2022	\$8,000	1		B
Motor Controllers								
Locally Mounted	60%			2020	\$22,400	5	\$300	B
Locally Mounted	35%	2-4	\$13,000	2042	* *	5	\$100	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
Locally Mounted	5%			2027	* *	5		B
Ground								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$1,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Water Main							
	Explanation : Corroded							
Lighting								
Interior Lighting								
Fluorescent	65%			2022	\$101,500	10	\$42,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	35%			2022	\$15,200	10	\$800	B

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

**Asset # : 4199**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2022	\$5,800	1		B
Exit, Service	50%			2017	\$5,800	1		B
Exterior Lighting								
HID	100%			2017	\$4,300	10	\$200	B
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2017	\$249,000	1-3	\$13,700	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2032	**	5	\$22,300	B
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank Of 15,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2020	\$390,200	1	\$71,400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$56,000	2032	**	4	\$3,600	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	30%	Now	\$13,000	2022	\$129,600	1	\$12,000	B
<i>Unit Inoperable, Extent : Light, Area Affected : 20%</i>								
<i>Location : Ceiling Mounted, 2nd Floor Mechanic Shop</i>								
Convactor/Radiator	10%			2027	**	1	\$2,300	B
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway At 1st Floor</i>								
Fan Coil Unit/Heat	60%			2022	\$720,100	1	\$14,000	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Window/Wall Unit	5%			2017	\$8,200	1		B
No Component	5%							D
No Component	90%							D

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Distribution								
Ductwork/Diffusers	5%			LIFE	* *	2	\$4,700	B
No Component	95%							D
Terminal Devices								
Fan Coil - Cooling	5%			2022	\$29,300	1	\$1,200	B
No Component	95%							D
Heat Rejection								
Air Condenser Unit	5%			2022	\$7,600	2	\$2,500	B
No Component	95%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200	B
Exhaust Fans								
Roof	60%	Now	\$38,200	2032	* *	2	\$1,100	B
	Broken, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
Wall Unit	40%			2022	\$48,500	2	\$900	B
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2032	* *	1		B
Galv Iron/Steel	80%	Now	\$19,200	2027	* *	1		B
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Water Heater								
Gas Fired	100%			2017	\$18,700	2	\$1,100	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st Floor Mechanical Room							
	Explanation : 3 Gas Fired Units							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$5,600	LIFE	* *	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
	Location : Roof Drains							
Sump Pump(s)								
Rigid Piping	35%			2022	\$3,500	4	\$700	B
Submersible	65%			2014	\$4,000	4	\$1,300	B
Fixtures								
Generic	100%							B
	Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout 3rd Floor							
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$37,700	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BRONX DIST. 12 SANITATION GARAGE  
**Address** : 1635 EAST 233RD ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0037.000 / 4133 **Yr Built/Renovated** : 1992 /  
**Area Sq Ft** : 115,996 **Project Type** : SANITATION  
**Date of Survey** : 30-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4974 **Lot** : 28 **BIN** : 2090261

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$437,400	\$786,500
Interior Architecture	\$694,300	\$306,800
Electrical	\$255,700	\$43,500
Mechanical	\$90,400	\$470,100
<b>Total</b>	<b>\$1,477,800</b>	<b>\$1,606,900</b>
Priority A	\$437,400	\$786,500
Priority B	\$744,800	\$513,600
Priority C	\$295,600	\$306,800
<b>Total</b>	<b>\$1,477,800</b>	<b>\$1,606,900</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$11,700			
Interior Architecture	\$14,600	\$18,700		\$1,200
Electrical	\$20,300	\$8,200	\$9,800	\$9,900
Mechanical	\$35,700	\$16,800	\$79,700	\$18,100
<b>Total</b>	<b>\$82,300</b>	<b>\$43,600</b>	<b>\$89,500</b>	<b>\$29,200</b>
Priority A	\$11,700			
Priority B	\$56,000	\$24,900	\$89,500	\$28,100
Priority C	\$14,600	\$18,700		\$1,200
<b>Total</b>	<b>\$82,300</b>	<b>\$43,600</b>	<b>\$89,500</b>	<b>\$29,200</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$99,700	LIFE	**	5	\$60,800	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Coiling Doors	50%	Now	\$72,800	2026	**	5	\$95,000	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$10,400	2037	**	5	\$2,200	A
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Glass Block	5%	Now	\$1,300	LIFE	**	5	\$100	A
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$14,100	A
	Efflorescence, Extent : Light, Area Affected : 5%							
	Location : Mechanical Penthouse							
Roof								
Built-Up (BUR)	85%	Now	\$126,100	2021	\$630,700			A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Mechanics Area							
	Worn/Eroded, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Skylight, Metal/Glass	15%	Now	\$138,700	2031	**			A
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$208,600	LIFE	**	5	\$306,800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	20%			2030	**	5	\$37,400	C
Vinyl Tile	5%	Now	\$87,000	2031	**	3	\$3,500	C
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Cast in Place Concrete	15%	Now	\$14,600	LIFE	**			C
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Concrete Masonry Unit	50%			LIFE	**	5	\$15,300	C
Glass: Single Pane	5%			LIFE	**	5	\$2,900	C
Gypsum Board	5%			LIFE	**	5	\$2,300	C
SGFT/Glazed Masonry	25%			LIFE	**			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.

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	25%	Now	\$152,400	2034	* *	5	\$23,400	B
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*Broken/Missing Elements, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

Exposed Concrete	35%	Now	\$246,300	LIFE	* *	5	\$10,200	B
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 15%*

*Location : Throughout Basement And Underside Of Ramp*

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

*Location : Throughout Basement And Underside Of Ramp*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 20%*

*Location : Throughout Basement And Underside Of Ramp*

Exposed Struc: Steel	40%			LIFE	* *			B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2031	* *	5	\$400	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 3000 Amps And 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2031	* *	5	\$400	B
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## Raceway

Conduit	100%			2031	* *	1		B
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## Panelboards

Fused Disc Sw	5%			2029	* *	5	\$100	B
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Molded Case Bkrs	95%			2029	* *	5	\$2,400	B
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## Wiring

Thermoplastic	100%			2031	* *	1		B
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## Motor Controllers

Locally Mounted	10%			2026	* *	5	\$100	B
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Motor Control Center	90%			2026	* *	5	\$2,300	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,400	B
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## Lighting

## Interior Lighting

Fluorescent	50%			2029	* *	10	\$43,500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Using T-8 Lamps*

HID	50%			2029	* *	10	\$1,500	B
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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

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



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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting Exit, Service	50%	0-2	\$7,700	2031	* *	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	50%							D
Exterior Lighting HID	100%			2021	\$5,700	10	\$300	B
<b>Lightning Protection</b>								
Arresters/Cabling Generic	100%			2024	* *	5	\$2,800	B
<b>Alarm</b>								
Security System No Component	20%							D
Generic	80%			2016	\$255,700	1	\$28,400	B
Fire/Smoke Detection Generic	100%			2029	* *	1-3	\$60,400	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Natural Gas	70%			2041	* *	1		B
Interruptible Gas/Dual Fuel	30%			2041	* *	1		B
Conversion Equipment Furnace	70%	Now	\$18,100	2016	\$90,400	1	\$29,600	B
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Approximately 30 Old Units, Most Of Them Not Working Properly</i>								
Hot Water Boiler	30%			2034	* *	1	\$14,100	B
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	30%			2029	* *	4	\$1,400	B
No Component	70%							D
Terminal Devices Air Handler	20%	Now	\$5,700	2021	\$113,900	1	\$10,600	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : 3rd Floor A C / Heating Room</i>								
Convactor/Radiator	10%			2026	* *	1	\$3,100	B
No Component	70%							D
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2029	* *	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 DIST. 12 SANITATION GARAGE**  
**Asset # : 4133**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Cooling	20%			2019	\$272,100	2	\$1,200	B
	Window/Wall Unit	10%			2016	\$21,700	1		B
	No Component	70%							D
	Heat Rejection								
	Air Condenser Unit	20%			2021	\$12,700	2	\$13,200	B
	No Component	80%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$52,900	B
	Exhaust Fans								
	Roof	100%			2021	\$84,000	2	\$2,900	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	* *	1		B
	Water Heater								
	Gas Fired	100%			2016	\$24,600	2	\$1,400	B
	Sanitary Piping								
	Cast Iron	100%	Now	\$4,600	LIFE	* *	1		B
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Water Backup On Garage Floor During Heavy Rain								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2021	\$10,100	4	\$1,300	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2031	* *	1-5	\$47,900	B
	Sprinkler								
	Generic	100%			2031	* *	1-2	\$26,600	B
	Fire Pump								
	Generic	100%			2024	* *	1	\$17,800	B

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BRONX DIST.7/8 SANITATION GARAGE  
**Address** : 423 WEST 215TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0038.000 / 4134 **Yr Built/Renovated** : 1940 / 1992  
**Area Sq Ft** : 58,400 **Project Type** : SANITATION  
**Date of Survey** : 26-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2212 **Lot** : 1 **BIN** : 1082036

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$444,100	\$497,900
Interior Architecture	\$188,600	\$199,400
Mechanical	\$49,100	\$201,600
<b>Total</b>	<b>\$681,800</b>	<b>\$898,800</b>
Priority A	\$444,100	\$497,900
Priority B	\$49,100	\$201,600
Priority C	\$188,600	\$199,400
<b>Total</b>	<b>\$681,800</b>	<b>\$898,800</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$41,100	\$24,000		\$6,400
Interior Architecture	\$22,000	\$3,900	\$5,700	\$700
Electrical	\$600		\$700	
Mechanical	\$11,100	\$14,300	\$30,500	\$16,100
<b>Total</b>	<b>\$74,700</b>	<b>\$42,200</b>	<b>\$36,900</b>	<b>\$23,300</b>
Priority A	\$41,100	\$24,000		\$6,400
Priority B	\$11,700	\$14,300	\$36,900	\$16,100
Priority C	\$22,000	\$3,900		\$700
<b>Total</b>	<b>\$74,700</b>	<b>\$42,200</b>	<b>\$36,900</b>	<b>\$23,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 DIST.7/8 SANITATION GARAGE**  
**Asset # : 4134**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Fiberglass Panel	20%			2030	**	5	\$48,100	A	
Masonry: Brick	60%	Now	\$252,500	LIFE	**	5	\$38,500	A	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : South Facade									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%									
Location : Garage Doors At South Side									
Vertical Cracks, Extent : Moderate, Area Affected : 20%									
Location : South Facade And Piers Throughout Penthouse									
Masonry: Granite	3%	Now	\$25,300	LIFE	**	5	\$1,400	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Building Base									
Masonry: Limestone	2%	Now	\$15,700	LIFE	**	5	\$1,000	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%									
Location : Window Sills									
Metal Coiling Doors	15%	Now	\$57,600	2026	**	5	\$15,000	A	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Aluminum	100%			2037	**	5	\$12,900	A	
Parapets									
Masonry: Brick	100%	Now	\$92,800	LIFE	**	5	\$7,100	A	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%									
Location : North Facade, South Facade, East Facade Including Penthouse									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And South Sides Of Penthouses									
Roof									
Built-Up (BUR)	85%	Now	\$41,300	2021	\$413,300			A	
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Skylight, Metal/Glass	15%			2041	**	10	\$46,100	A	
Interior									
Floors									
Cast in Place Concrete	80%	Now	\$135,600	LIFE	**	5	\$199,400	C	
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Ceramic Tile	5%			2030	**	5	\$5,700	C	
Quarry Tile	10%			2034	**	5	\$17,100	C	
Vinyl Tile	5%	Now	\$53,000	2031	**	3	\$2,100	C	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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

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

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

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

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

## Interior

## Interior Walls

Ceramic Tile	5%			2030	**	5	\$2,000	C
Concrete Masonry Unit	80%			LIFE	**	5	\$12,900	C
Gypsum Board	10%			LIFE	**	5	\$2,400	C
Masonry: Brick	5%	Now	\$13,400	LIFE	**			C

Spalling, Extent : Moderate, Area Affected : 3%

Location : Stairwells At South Facade

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Stairwells At South Facade

## Ceilings

AcousTileSusp.Lay-In	10%			2026	**	5	\$11,400	B
Exposed Concrete	30%			LIFE	**	5	\$5,300	B
Exposed Struc: Steel	60%			LIFE	**			B

Water Penetration, Extent : Light, Area Affected : 5%

Location : Throughout

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2031	**	5	\$200	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Service Size 2000 Amps

## Switchgear / Switchboard

Fused Disc Sw	100%			2031	**	5	\$200	B
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## Raceway

Conduit	100%			2031	**	1		B
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## Panelboards

Molded Case Bkrs	100%			2029	**	5	\$1,300	B
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## Wiring

Thermoplastic	100%			2031	**	1		B
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## Motor Controllers

Locally Mounted	25%			2026	**	5	\$100	B
Motor Control Center	75%			2026	**	5	\$1,000	B

## Ground

## Grounding Devices

Not Accessible	100%							D
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## Lighting

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	35%			2029	* *	10	\$15,300	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	65%			2029	* *	10	\$1,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
	<i>Explanation : Sodium And Mercury</i>							
Egress Lighting Emergency, Service	50%			2029	* *	1		B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Exit, Battery	50%			2029	* *	10	\$1,600	B
Exterior Lighting HID	100%			2029	* *	10	\$200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2041	* *	1		B
Conversion Equipment Hot Water Boiler	100%			2034	* *	1	\$23,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler</i>							
	<i>Explanation : One Boiler</i>							
Distribution Hot Wtr Piping/Pump	100%			2037	* *	4	\$2,400	B
Terminal Devices Air Handler	50%			2026	* *	1	\$14,800	B
Convector/Radiator	30%			2034	* *	1	\$4,600	B
Fan Coil Unit/Heat	20%			2021	\$159,300	1	\$3,100	B
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2037	* *	1		B
Conversion Equipment Ext Pkg Unit - Cooling	20%	0-2	\$49,100	2031	* *	2	\$500	B
	<i>Broken, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
No Component	80%							D
Heat Rejection Air Condenser Unit	100%			2021	\$21,300	2	\$33,300	B

**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.*

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$26,600	B
Exhaust Fans								
Roof	100%	Now	\$4,200	2021	\$42,300	2	\$1,200	B
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : One Of Seven Units On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2041	* *	1		B
Galv Iron/Steel	70%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2016	\$12,400	2	\$700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
Backflow Preventer								
Generic	100%			2021	\$5,200	1	\$3,000	B
Fixtures								
Generic	100%							B
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Standpipe								
Generic	100%			2031	* *	1-5	\$24,100	B
Sprinkler								
Generic	100%			2031	* *	1-2	\$13,400	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BRONX DISTRICT 11 GARAGE FORMER INCINERATOR**  
**Address** : **800 ZEREGA AVENUE**  
**Borough** : **BRONX** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0056.010 / 4241** **Yr Built/Renovated** : **1933 / 2009**  
**Area Sq Ft** : **62,050** **Project Type** : **SANITATION**  
**Date of Survey** : **07-Apr-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2,3**  
**Block** : **3702** **Lot** : **1** **BIN** : **2094842**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,104,800	\$192,100
Interior Architecture	\$395,000	\$141,300
Electrical	\$38,600	\$34,200
Mechanical		\$246,600
<b>Total</b>	<b>\$1,538,300</b>	<b>\$614,200</b>
Priority A	\$1,104,800	\$192,100
Priority B	\$88,600	\$280,900
Priority C	\$345,000	\$141,300
<b>Total</b>	<b>\$1,538,300</b>	<b>\$614,200</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$17,100			\$12,300
Interior Architecture	\$11,300			\$1,000
Electrical	\$11,600	\$1,200	\$400	\$52,800
Mechanical	\$2,200	\$1,400	\$7,900	\$38,700
<b>Total</b>	<b>\$42,200</b>	<b>\$2,600</b>	<b>\$8,300</b>	<b>\$104,700</b>
Priority A	\$17,100			\$12,300
Priority B	\$25,100	\$2,600	\$8,300	\$91,500
Priority C				\$1,000
<b>Total</b>	<b>\$42,200</b>	<b>\$2,600</b>	<b>\$8,300</b>	<b>\$104,700</b>



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

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

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%	Now	\$77,500	LIFE	**	5	\$38,300	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : At Building Base								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Fiberglass Panel	10%	Now	\$7,700	2031	**	5	\$18,400	A	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Masonry: Brick	65%	Now	\$627,200	LIFE	**	5	\$63,700	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : East Facade								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Metal Coiling Doors	10%	Now	\$117,400	2027	**	5	\$15,300	A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : East Facade								
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : East Facade								
Stucco Cement	10%			2027	**	5	\$24,500	A	
Windows									
Aluminum	95%	0-2	\$71,800	2030	**	5	\$15,300	A	
	Air Infiltration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Louvers	5%			2031	**	10	\$10,000	A	
Parapets									
Cast Stone/Terra Cotta	10%	Now	\$38,300	LIFE	**	5	\$8,500	A	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : At Coping								
Masonry: Brick	80%	Now	\$172,600	LIFE	**	5	\$8,800	A	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Corners & Throughout Facades								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Metal Panel	10%	Now	\$9,400	2042	**	5	\$2,100	A	
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof	Modified Bitumen	100%		2032	**	10	\$90,000	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout 2009									
Interior									
Floors	Cast in Place Concrete	85%	Now	\$192,100	LIFE	**	5	\$141,300	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Garage Area And Corridor Between Incinerator And Garage									
Spalling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Ceramic Tile	5%	Now	\$82,200	2037	**	5	\$1,900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Toilets And Shower Rooms									
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout									
	Vinyl Tile	10%	Now	\$70,700	2032	**	3	\$2,900	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : At Office									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : At Office									
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$14,300	C
	Masonry: Brick	40%			LIFE	**			C
	SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$5,000	2027	**	5	\$3,800	B
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Locker Room									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Locker Room									
	Exposed Concrete	35%	Now	\$50,000	LIFE	**	5	\$4,200	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Main Garage									
Spalling, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Exposed Struc: Steel	50%			LIFE	**			B
	Plaster	5%	Now	\$6,400	LIFE	**	5	\$2,400	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Toilets									

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

Under 600 Volts

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2032	* *	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 600 Amperes							
	Fused Disc Sw	50%			2022	\$12,400	5	\$100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 800 Amperes							
Switchgear / Switchboard									
	Fused Disc Sw	30%			2022	\$8,700	5	\$100	B
	Molded Case Bkrs	70%			2022	\$20,400	5	\$900	B
Raceway									
	Conduit	95%			2022	\$34,200	1		B
	Conduit	5%			2032	* *	1		B
Panelboards									
	Fused Disc Sw	5%			2021	\$1,100	5	\$100	B
	Molded Case Bkrs	60%			2021	\$13,200	5	\$800	B
	Molded Case Bkrs	35%			2030	* *	5	\$500	B
Wiring									
	Braided Cloth	40%	2-4	\$10,700	2047	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	50%			2022	\$13,400	1		B
	Thermoplastic	10%			2032	* *	1		B
Motor Controllers									
	Locally Mounted	100%			2020	\$29,000	5	\$300	B
Ground									
	Grounding Devices								
	Generic	100%	0-2	\$900	LIFE	* *	5	\$800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2017	\$38,600	10	\$16,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	HID	50%			2017	\$15,300	10	\$800	B
	Incandescent	15%			2017	\$16,500	2	\$200	B
Exterior Lighting									
	HID	100%			2017	\$3,000	10	\$200	B
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2025	* *	5	\$1,500	B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Electricity	10%			2032	* *	1		B
	No Component	90%							D
Conversion Equipment									
	Radiant Heater	10%			2022	\$24,900	2	\$2,400	B
	No Component	90%							D
Air Conditioning									
	Energy Source								
	Electricity	5%			2021	\$400	1		B
	No Component	95%							D
Conversion Equipment									
	Ext Pkg Unit - Cooling	5%			2017	\$13,000	2	\$200	B
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Package Units, Mezzanine							
	No Component	95%							D
Distribution									
	Ductwork/Diffusers	5%			LIFE	* *	2	\$3,300	B
	No Component	95%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$28,300	B
Exhaust Fans									
	Roof	100%			2022	\$44,900	2	\$1,600	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2027	* *	1		B
Water Heater									
	Oil Fired	100%			2017	\$17,500	1	\$1,500	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One Unit - 275 Gals							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer									
	Generic	100%			2022	\$5,500	1	\$3,100	B
Fixtures									
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2022	\$201,700	1-5	\$25,600	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 11 SANITATION GARAGE BK S11**  
**Address** : **1824 SHORE PARKWAY**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0036.000 / 122** **Yr Built/Renovated** : **1983 / 2001**  
**Area Sq Ft** : **76,915** **Project Type** : **SANITATION**  
**Date of Survey** : **30-Jul-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **6943** **Lot** : **2** **BIN** : **3378180**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$363,700	\$118,000
Interior Architecture	\$459,500	\$129,300
Electrical		\$36,000
Mechanical	\$126,700	\$356,200
<b>Total</b>	<b>\$949,900</b>	<b>\$639,500</b>
Priority A	\$363,700	\$118,000
Priority B	\$429,000	\$392,200
Priority C	\$157,200	\$129,300
<b>Total</b>	<b>\$949,900</b>	<b>\$639,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture			\$3,700	
Interior Architecture	\$27,600	\$3,000		\$5,000
Electrical	\$5,500	\$4,400	\$7,800	\$4,700
Mechanical	\$26,000	\$6,800	\$39,000	\$11,400
<b>Total</b>	<b>\$59,000</b>	<b>\$14,200</b>	<b>\$50,500</b>	<b>\$21,000</b>
Priority A			\$3,700	
Priority B	\$31,500	\$11,200	\$46,800	\$16,100
Priority C	\$27,600	\$3,000		\$5,000
<b>Total</b>	<b>\$59,000</b>	<b>\$14,200</b>	<b>\$50,500</b>	<b>\$21,000</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$59,300	A
Metal Coiling Doors	38%	Now	\$224,900	2026	**	5	\$58,700	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Window Wall	2%			2041	**	5	\$7,400	A
Windows								
Aluminum	100%	Now	\$62,400	2037	**	5	\$6,600	A
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%			LIFE	**	5	\$5,300	A
Roof								
Modified Bitumen	95%			2026	**	10	\$76,400	A
Skylight, Plastic	5%			2034	**	1		A
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$129,300	C
Ceramic Tile	7%			2030	**	5	\$5,900	C
Panel/Paver: Cer/Brk	3%			2037	**	5	\$5,700	C
Vinyl Tile	20%	Now	\$157,200	2031	**	3	\$6,300	C
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	55%			LIFE	**	5	\$7,600	C
Gypsum Board	15%	Now	\$27,600	LIFE	**	5	\$3,100	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			C
SGFT/Glazed Masonry	25%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$137,700	2041	**	5	\$10,600	B
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	4+	\$112,500	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	40%			LIFE	**			B
Gypsum Board	5%	Now	\$52,100	LIFE	**	5	\$5,300	B
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

## 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.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2021	\$5,100	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2021	\$29,100	5	\$300	B
Raceway								
Conduit	100%			2021	\$36,000	1		B
Panelboards								
Fused Disc Sw	5%			2020	\$1,400	5	\$100	B
Molded Case Bkrs	95%			2020	\$26,200	5	\$1,600	B
Wiring								
Thermoplastic	100%			2021	\$26,700	1		B
Motor Controllers								
Locally Mounted	10%			2019	\$3,300	5		B
Motor Control Center	90%			2019	\$29,800	5	\$1,500	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
Lighting								
Interior Lighting								
Fluorescent	40%			2029	* *	10	\$20,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	60%			2029	* *	10	\$1,100	B
Egress Lighting								
Emergency, Service	50%			2021	\$4,600	1		B
Exit, Service	50%			2021	\$4,600	1		B
Exterior Lighting								
HID	100%			2016	\$3,800	10	\$200	B
Alarm								
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$40,000	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2031	* *	5	\$17,500	B

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%			2038	* *	1	\$28,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2029	* *	4	\$2,800	B
Terminal Devices								
Convactor/Radiator	20%			2019	\$118,700	1	\$3,700	B
Unit Heater-Stm/HW	80%			2029	* *	4	\$4,100	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	25%	0-2	\$72,500	2031	* *	2	\$700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : On Extended Life</i>						
Window/Wall Unit	10%			2016	\$12,900	1		B
No Component	65%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$54,200	LIFE	* *	2-5	\$31,500	B
		<i>Damaged, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Sheet Metal Stack Is Broken</i>						
Exhaust Fans								
Roof	100%			2021	\$49,900	2	\$1,700	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2021	\$187,600	1		B
Water Heater								
Oil Fired	100%			2014	\$19,500	1	\$1,700	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2041	* *	1-5	\$29,600	B
Sprinkler								
Generic	100%			2031	* *	1-2	\$15,800	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 12 GARAGE MAIN BUILDING**  
**Address** : **5602 19 AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0053.000 / 4196** **Yr Built/Renovated** : **1923 / 2007**  
**Area Sq Ft** : **66,000** **Project Type** : **SANITATION**  
**Date of Survey** : **10-Jun-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1**  
**Block** : **5480** **Lot** : **42** **BIN** : **3253262**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,950,100	\$110,600
Interior Architecture	\$603,800	\$118,900
Electrical	\$36,800	\$32,400
Mechanical	\$377,500	\$101,800
<b>Total</b>	<b>\$2,968,100</b>	<b>\$363,800</b>
Priority A	\$1,950,100	\$110,600
Priority B	\$726,900	\$134,300
Priority C	\$291,100	\$118,900
<b>Total</b>	<b>\$2,968,100</b>	<b>\$363,800</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$23,400			
Interior Architecture	\$47,300			\$1,800
Electrical		\$200	\$600	\$38,800
Mechanical	\$50,600	\$6,500	\$9,800	\$66,800
<b>Total</b>	<b>\$121,400</b>	<b>\$6,700</b>	<b>\$10,400</b>	<b>\$107,500</b>
Priority A	\$23,400			
Priority B	\$50,600	\$6,700	\$10,400	\$105,700
Priority C	\$47,300			\$1,800
<b>Total</b>	<b>\$121,400</b>	<b>\$6,700</b>	<b>\$10,400</b>	<b>\$107,500</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$751,200	LIFE	* *	5	\$57,300	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Efflorescence, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Stair(s), Throughout							
Metal Coiling Doors	10%	Now	\$114,200	2027	* *	5	\$9,900	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Windows								
Steel	100%	Now	\$487,500	2047	* *	5	\$53,400	A
	Air Infiltration, Extent : Moderate, Area Affected : 45%							
	Location : Throughout							
	Bent/Warped Elements, Extent : Moderate, Area Affected : 55%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 55%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 55%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$23,400	LIFE	* *	5	\$5,200	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	90%	Now	\$237,800	LIFE	* *	5	\$6,100	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 55%							
	Location : Inside Face							
	Spalling, Extent : Moderate, Area Affected : 55%							
	Location : Inside Face							
	Worn/Eroded, Extent : Moderate, Area Affected : 55%							
	Location : Inside Face							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$359,300	2032	* *			A
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Debris Present, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	* *	5	\$118,900	C
Ceramic Tile	5%	Now	\$15,700	2025	* *	5	\$1,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	20%	Now	\$134,900	2032	* *	3	\$5,400	C
Adhesion Failure, Extent : Moderate, Area Affected : 45%								
Location : 1st Floor, 2nd Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor, 2nd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 55%								
Location : 1st Floor, 2nd Floor								
Interior Walls								
Masonry: Brick	40%	Now	\$156,200	LIFE	* *			C
Vertical Cracks, Extent : Moderate, Area Affected : 30%								
Location : At Stairs								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 45%								
Location : Throughout								
Plaster	20%	Now	\$31,600	LIFE	* *	5	\$1,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor, 2nd Floor								
SGFT/Glazed Masonry	10%			LIFE	* *			C
No Component	30%							D

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

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

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	20%	Now	\$94,500	2042	* *	5	\$7,200	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 30%*

*Location : Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 40%*

*Location : Throughout*

Exposed Concrete	80%	Now	\$218,200	LIFE	* *	5	\$9,100	B
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*Cracking/Crumbling, Extent : Light, Area Affected : 30%*

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2022	\$5,100	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2022	\$29,100	5	\$200	B
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## Raceway

Conduit	90%			2022	\$32,400	1		B
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Conduit	10%			2042	* *	1		B
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## Panelboards

Fused Disc Sw	15%			2021	\$3,300	5	\$200	B
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Molded Case Bkrs	75%			2021	\$16,500	5	\$1,100	B
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Molded Case Bkrs	10%			2038	* *	5	\$100	B
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## Wiring

Thermoplastic	90%			2022	\$24,000	1		B
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Thermoplastic	10%			2042	* *	1		B
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## Motor Controllers

Locally Mounted	100%			2020	\$29,000	5	\$400	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$800	B
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## Lighting

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	35%			2017	\$36,800	10	\$15,500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	60%			2030	* *	10	\$26,600	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
	<i>Explanation : T-5 Lamps</i>							
HID	5%			2027	* *	10	\$100	B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2017	\$9,800	10	\$5,800	B
Exit, Service	50%			2017	\$3,900	1		B
<b>Exterior Lighting</b>								
HID	100%			2017	\$3,200	10	\$200	B

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 Code
Heating								
Energy Source								
Natural Gas	100%			2042	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2042	* *	1	\$24,000	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$27,100	2030	* *	4	\$2,400	B
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Boiler Room And Throughout							
	Leak Evident, Extent : Severe, Area Affected : 50%							
	Location : Boiler Room H W Valve							
Terminal Devices								
Air Handler	60%			2017	\$174,400	1	\$18,000	B
Convactor/Radiator	20%	Now	\$10,200	2020	\$101,800	1	\$2,800	B
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Various Locations							
Fan Coil Unit/Heat	20%			2017	\$161,400	1	\$3,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Window/Wall Unit	25%			2017	\$27,700	1		B
No Component	75%							D

**Ventilation**

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,000	B
	Exhaust Fans								
	Interior	70%			2017	\$41,700	2	\$1,000	B
	Roof	30%			2017	\$12,900	2	\$500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
	Water Heater								
	Gas Fired	100%			2017	\$12,500	2	\$700	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2014	\$6,100	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2022	\$5,200	1	\$3,000	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$25,400	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 12 GARAGE O.A.U. OFFICE**  
**Address** : **5602 19 AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0053.020 / 4461** **Yr Built/Renovated** :  
**Area Sq Ft** : **10,000** **Project Type** : **SANITATION**  
**Date of Survey** : **10-Jun-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1**  
**Block** : **5494** **Lot** : **89** **BIN** : **3328495**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$59,300	
Interior Architecture	\$51,100	
<b>Total</b>	<b>\$110,400</b>	
Priority A	\$59,300	
Priority C	\$51,100	
<b>Total</b>	<b>\$110,400</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$6,100			
Interior Architecture	\$37,400	\$700		\$700
Electrical			\$100	\$500
Mechanical	\$700	\$700	\$1,300	\$1,800
<b>Total</b>	<b>\$44,200</b>	<b>\$1,400</b>	<b>\$1,400</b>	<b>\$3,000</b>
Priority A	\$6,100			
Priority B	\$22,200	\$700	\$1,400	\$2,300
Priority C	\$15,900	\$700		\$700
<b>Total</b>	<b>\$44,200</b>	<b>\$1,400</b>	<b>\$1,400</b>	<b>\$3,000</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Stucco Cement	100%	Now	\$59,300	2027	**	5	\$12,000	A
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$6,100	2030	**	5	\$600	A
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Single Ply Membrane	100%			2032	**	10	\$15,700	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Vinyl Tile	50%	Now	\$51,100	2032	**	3	\$2,100	C
Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Vinyl Tile	50%			2027	**	3	\$2,100	C
Interior Walls								
Gypsum Board	100%	Now	\$15,900	LIFE	**	5	\$2,700	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$21,500	2027	**	5	\$5,500	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2022	\$900	5		B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Womens Locker Room							
		Explanation : One 200 Amps Main Disconnect Switch							
Raceway									
	Conduit	100%			2022	\$21,100	1		B
Panelboards									
	Fused Disc Sw	5%			2021	\$600	5		B
	Molded Case Bkrs	95%			2021	\$10,500	5	\$200	B

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

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

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



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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2022	\$14,800	1		B
	Motor Controllers								
	Locally Mounted	100%			2020	\$4,100	5	\$100	B
Ground									
	Grounding Devices								
	Not Accessible	100%							D
Lighting									
	Interior Lighting								
	Fluorescent	100%			2022	\$15,900	10	\$6,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
	Exterior Lighting								
	HID	100%			2017	\$500	10		B
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 Code
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2032	* *	5	\$2,300	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Vault								
	Explanation : 2 - 500 Gallon Tanks								
	Conversion Equipment								
	Hot Water Boiler	100%			2027	* *	1	\$3,600	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 - Hot Water Boiler								
	Terminal Devices								
	Convector/Radiator	100%			2027	* *	1	\$2,400	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	100%			2020	\$16,800	1		B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	B
	Exhaust Fans								
	Roof	100%			2022	\$6,500	2	\$200	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
	Water Heater								
	Oil Fired	100%			2020	\$2,500	1	\$200	B

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$500	B
	Fixtures								
	Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 14 GARAGE WINTHROP ST.**  
**Address** : **356 WINTHROP STREET**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0054.000 / 4197** **Yr Built/Renovated** : **1926 / 2007**  
**Area Sq Ft** : **28,016** **Project Type** : **SANITATION**  
**Date of Survey** : **14-Jun-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **4827** **Lot** : **24** **BIN** : **3332514**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$247,000	\$44,000
<b>Total</b>	<b>\$247,000</b>	<b>\$44,000</b>
Priority A	\$247,000	\$44,000
<b>Total</b>	<b>\$247,000</b>	<b>\$44,000</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$22,600	\$4,200		
Interior Architecture		\$17,500		\$1,900
Electrical	\$200	\$200	\$500	\$22,300
Mechanical	\$2,500	\$8,100	\$4,600	\$5,100
<b>Total</b>	<b>\$25,200</b>	<b>\$30,100</b>	<b>\$5,100</b>	<b>\$29,400</b>
Priority A	\$22,600	\$4,200		
Priority B	\$2,700	\$9,200	\$5,100	\$29,400
Priority C		\$16,700		
<b>Total</b>	<b>\$25,200</b>	<b>\$30,100</b>	<b>\$5,100</b>	<b>\$29,400</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 14 GARAGE WINTHROP ST.**  
**Asset # : 4197**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	**	5	\$18,900	A	
Masonry: Brick	18%	Now	\$15,900	LIFE	**	5	\$4,900	A	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Second Floor								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Second Floor								
Masonry: Limestone	2%	Now	\$6,600	LIFE	**	5	\$400	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Window Sills								
Metal Sect. OHD	10%			2035	**	5	\$8,400	A	
Windows									
Aluminum	15%			2038	**	5	\$500	A	
Steel	85%	Now	\$175,900	2047	**	5	\$19,300	A	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
Masonry: Brick	95%	Now	\$71,000	LIFE	**	5	\$2,700	A	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face								
Masonry: Limestone	5%			LIFE	**	5	\$200	A	
Roof									
Modified Bitumen	100%			2030	**	10	\$44,000	A	
Interior									
Floors									
Ceramic Tile	5%			2025	**	5	\$1,500	C	
Traffic Topping	80%			2030	**	5	\$30,800	C	
Vinyl Tile	15%			2030	**	3	\$1,700	C	
Interior Walls									
Concrete Masonry Unit	20%			LIFE	**	5	\$1,000	C	
Gypsum Board	10%			LIFE	**	5	\$800	C	
Masonry: Brick	70%			LIFE	**			C	

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 14 GARAGE WINTHROP ST.**  
**Asset # : 4197**

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

## Interior

## Ceilings

AcousTileConcealSpLn	10%			2027	**	5	\$3,800	B
AcousTileSusp.Lay-In	5%			2035	**	5	\$1,500	B
Exposed Concrete	65%			LIFE	**	5	\$3,100	B
Exposed Struc: Steel	15%			LIFE	**			B
Plaster	5%			LIFE	**	5	\$1,000	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2022	\$1,600	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch No Available Nameplate Ratings*

## Switchgear / Switchboard

Fused Disc Sw	100%			2022	\$19,400	5	\$100	B
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## Raceway

Conduit	95%			2022	\$20,100	1		B
Conduit	5%			2042	**	1		B

## Panelboards

Molded Case Bkrs	95%			2021	\$15,700	5	\$600	B
Molded Case Bkrs	5%			2038	**	5		B

## Wiring

Thermoplastic	95%			2022	\$14,000	1		B
Thermoplastic	5%			2042	**	1		B

## Motor Controllers

Locally Mounted	80%			2020	\$9,900	5	\$100	B
Locally Mounted	20%			2035	**	5		B

## Ground

## Grounding Devices

Not Accessible	100%							D
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## Lighting

## Interior Lighting

Fluorescent	10%			2022	\$4,500	10	\$1,900	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : First Floor Locker Room*

*Explanation : Using T-8 Lamps*

Fluorescent	20%			2017	\$8,900	10	\$3,800	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Using T-12 Lamps*

HID	50%			2017	\$6,200	10	\$300	B
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HID	20%			2022	\$2,500	10	\$100	B
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 14 GARAGE WINTHROP ST.**  
**Asset # : 4197**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	10%			2027	**	10	\$500	B
Exit, Service	20%			2027	**	1		B
Exit, Service	70%			2017	\$2,300	1		B
Exterior Lighting								
HID	100%			2022	\$1,400	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	80%							D
Generic	20%			2022	\$15,400	1	\$1,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Motion Sensors Only</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2042	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$10,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$1,000	B
Terminal Devices								
Air Handler	50%			2030	**	1	\$6,400	B
Convactor/Radiator	30%			2035	**	1	\$2,000	B
Fan Coil Unit/Heat	20%			2030	**	1	\$1,300	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Window/Wall Unit	10%			2020	\$4,700	1		B
No Component	90%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,500	B
Exhaust Fans								
Interior	30%			2030	**	2	\$200	B
Roof	70%			2030	**	2	\$400	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2032	**	1		B

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

**DEPARTMENT OF SANITATION - 827  
BROOKLYN 14 GARAGE WINTHROP ST.**

**Asset # : 4197**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2015	\$5,300	2	\$300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$10,400	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 16 GARAGE GEORGIA AVE.**  
**Address** : **922 GEORGIA AVE. BTWN: WORTMAN AVE. - COZINE AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0055.000 / 4198** **Yr Built/Renovated** : **1940 / 2010**  
**Area Sq Ft** : **43,800** **Project Type** : **SANITATION**  
**Date of Survey** : **20-Jun-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1**  
**Block** : **4388** **Lot** : **28** **BIN** : **3256631**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$887,500	\$104,200
Interior Architecture	\$264,500	\$139,400
Electrical		\$34,900
Mechanical		\$339,200
<b>Total</b>	<b>\$1,152,100</b>	<b>\$617,600</b>
Priority A	\$887,500	\$104,200
Priority B	\$89,600	\$374,000
Priority C	\$175,000	\$139,400
<b>Total</b>	<b>\$1,152,100</b>	<b>\$617,600</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$4,400	\$3,300		
Interior Architecture	\$70,600			\$600
Electrical		\$600	\$400	\$15,400
Mechanical	\$44,500	\$13,700	\$7,800	\$43,300
<b>Total</b>	<b>\$119,500</b>	<b>\$17,600</b>	<b>\$8,100</b>	<b>\$59,300</b>
Priority A	\$4,400	\$3,300		
Priority B	\$59,400	\$14,300	\$8,100	\$58,700
Priority C	\$55,800			\$600
<b>Total</b>	<b>\$119,500</b>	<b>\$17,600</b>	<b>\$8,100</b>	<b>\$59,300</b>



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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 16 GARAGE GEORGIA AVE.**  
**Asset # : 4198**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$10,600	A
Masonry: Brick	80%	Now	\$332,400	LIFE	**	5	\$33,800	A
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : At Smoke Stack								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
Location : At Window Openings								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 30%								
Location : Chimney, South Facade & Throughout								
Metal Coiling Doors	5%			2035	**	5	\$6,600	A
Wood Overhead Doors	10%	Now	\$148,300	2042	**	5	\$10,600	A
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Impact Damage And Recent Replacement On The East Side								
Windows								
Steel	100%	Now	\$323,600	2047	**	5	\$35,400	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	95%	Now	\$83,300	LIFE	**	5	\$4,300	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade - Inside Face								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%								
Location : At Pre Cast Concrete Coping - Inside Face								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Pre-Cast Concrete	5%	Now	\$4,400	LIFE	**	5	\$1,400	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2032	**	10	\$68,700	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								

**Interior**

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 16 GARAGE GEORGIA AVE.**  
**Asset # : 4198**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$32,200	LIFE	* *	5	\$94,700	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	10%	Now	\$13,400	2022	\$44,700	3	\$1,800	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Electrical Room, Lunch Room							
Interior Walls								
Ceramic Tile	5%	Now	\$1,400	2031	* *	5	\$500	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Concrete Masonry Unit	25%			LIFE	* *	5	\$2,000	C
Masonry: Brick	45%	Now	\$175,000	LIFE	* *			C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Plaster	25%	Now	\$8,800	LIFE	* *	5	\$1,500	C
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Second Floor Locker Room							
Ceilings								
AcousTileConcealSpLn	15%	Now	\$5,400	2027	* *	5	\$4,500	B
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
AcousTileSusp.Lay-In	10%	Now	\$9,400	2027	* *	5	\$2,400	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Electrical Room And Office							
Exposed Concrete	40%	0-2	\$36,200	LIFE	* *	5	\$3,000	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Exposed Struc: Steel	30%			LIFE	* *			B
Exposed Struc: Steel	5%	4+	\$53,400	LIFE	* *			B
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor Locker Room							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$3,000	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Amps And One 800 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$19,400	5	\$200	B

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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 16 GARAGE GEORGIA AVE.**  
**Asset # : 4198**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	90%			2022	\$19,000	1		B
Conduit	10%			2032	* *	1		B
Panelboards								
Fused Disc Sw	15%			2021	\$3,300	5	\$100	B
Molded Case Bkrs	65%			2021	\$14,300	5	\$600	B
Molded Case Bkrs	20%			2030	* *	5	\$200	B
Wiring								
Thermoplastic	90%			2032	* *	1		B
Thermoplastic	10%			2032	* *	1		B
Motor Controllers								
Locally Mounted	80%			2020	\$16,600	5	\$200	B
Locally Mounted	20%			2027	* *	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	50%			2022	\$34,900	10	\$14,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Fluorescent	50%			2030	* *	10	\$14,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Garrage							
	Explanation : T-5 Lamps							
Egress Lighting								
Emergency, Battery	50%			2017	\$6,500	10	\$3,900	B
Exit, Service	50%			2017	\$2,600	1		B
Exterior Lighting								
HID	100%			2017	\$2,200	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2025	* *	5	\$700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2032	* *	5	\$10,000	B
	<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>							
	<i>Location : One Tank - 10,000 Gallons</i>							

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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 16 GARAGE GEORGIA AVE.**

**Asset # : 4198**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2039	* *	1	\$31,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit							
Distribution									
	Steam Piping/Pump	100%	Now	\$25,000	2032	* *	4	\$1,600	B
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Boiler Room							
		Steam Traps Faulty, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Terminal Devices									
	Air Handler	40%	Now	\$7,700	2022	\$77,100	1	\$7,200	B
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Garage							
	Convactor/Radiator	30%			2020	\$101,400	1	\$3,100	B
	Fan Coil Unit/Heat	30%			2022	\$160,700	1	\$3,100	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	15%			2017	\$11,000	1		B
	No Component	85%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,900	B
	Exhaust Fans								
	Interior	40%			2022	\$15,800	2	\$400	B
	Roof	60%			2017	\$17,100	2	\$600	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2027	* *	1		B
	Water Heater								
	Gas Fired	100%			2015	\$8,300	2	\$500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Submersible	100%			2014	\$6,100	4	\$2,000	B
	Fixtures								
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$16,800	B

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

**DEPARTMENT OF SANITATION - 827  
BROOKLYN 16 GARAGE GEORGIA AVE.  
Asset # : 4198**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 17/18 SANITATION GARAGE**  
**Address** : **105-01 FOSTER AVE.**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0040.000 / 4136** **Yr Built/Renovated** : **1991 / 1998**  
**Area Sq Ft** : **171,164** **Project Type** : **SANITATION**  
**Date of Survey** : **29-Jul-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **5426** **Lot** : **1** **BIN** : **3378181**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$919,600	\$122,300
Interior Architecture	\$457,100	\$439,500
Electrical	\$64,200	\$861,700
Mechanical	\$242,800	
<b>Total</b>	<b>\$1,683,700</b>	<b>\$1,423,500</b>
Priority A	\$919,600	\$122,300
Priority B	\$512,000	\$861,700
Priority C	\$252,100	\$439,500
<b>Total</b>	<b>\$1,683,700</b>	<b>\$1,423,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$39,600			
Interior Architecture	\$27,200			\$800
Electrical	\$8,200	\$7,300	\$26,800	\$8,400
Mechanical	\$24,100	\$15,500	\$62,200	\$16,000
<b>Total</b>	<b>\$99,100</b>	<b>\$22,800</b>	<b>\$89,000</b>	<b>\$25,200</b>
Priority A	\$39,600			
Priority B	\$32,300	\$22,800	\$89,000	\$24,400
Priority C	\$27,200			\$800
<b>Total</b>	<b>\$99,100</b>	<b>\$22,800</b>	<b>\$89,000</b>	<b>\$25,200</b>



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

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

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

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

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$78,300	LIFE	* *	5	\$47,700	A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Metal Coiling Doors	50%	Now	\$285,800	2026	* *	5	\$74,600	A
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Windows								
Aluminum	100%	Now	\$79,600	2037	* *	5	\$2,800	A
	Bent/Warped Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Parapets								
Concrete Masonry Unit	15%	Now	\$5,700	LIFE	* *	5	\$2,200	A
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	20%	Now	\$33,800	LIFE	* *	5	\$2,600	A
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Roof At Common Parapet							
No Component	65%							D
Roof								
Built-Up (BUR)	95%	Now	\$394,100	2026	* *			A
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Along 2nd Floor Wall							
Skylight, Plastic	5%	Now	\$81,800	2034	* *	1		A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
	Location : Garage Roof							
Interior								
Floors								
Cast in Place Concrete	80%			LIFE	* *	5	\$366,800	C
Ceramic Tile	3%	Now	\$27,200	2024	* *	5	\$3,100	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Quarry Tile	14%	Now	\$91,300	2026	* *	5	\$22,000	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	3%	Now	\$58,500	2031	* *	3	\$2,400	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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

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

## Interior

## Interior Walls

Concrete Masonry Unit  
 SGFT/Glazed Masonry

80%  
 20% Now

LIFE  
 LIFE

\* \*  
 \* \*

5

\$72,700

C  
 C

*Cracking/Crumbling, Extent : Light, Area Affected : 20%  
 Location : Throughout*

## Ceilings

AcousTileSusp.Lay-In

15% Now

\$205,000 2041

\* \*

5

\$15,700

B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%  
 Location : Office, Locker Room And Corridors*

Exposed Struc: Steel

85%

LIFE

\* \*

B

*Corrosion/Rusting, Extent : Light, Area Affected : 10%  
 Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2041

\* \*

5

\$600

B

*Other Observation, Extent : Moderate, Area Affected : 100%  
 Location : Electrical Room  
 Explanation : Two 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2041

\* \*

5

\$600

B

## Raceway

Conduit

100%

2041

\* \*

1

B

## Panelboards

Fused Disc Sw

5%

2037

\* \*

5

\$200

B

Molded Case Bkrs

95%

2037

\* \*

5

\$3,500

B

## Wiring

Thermoplastic

100%

2041

\* \*

1

B

## Motor Controllers

Locally Mounted

20%

2019

\$5,200

5

\$200

B

Motor Control Center

80%

2034

\* \*

5

\$3,100

B

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$2,100

B

## Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 17/18 SANITATION GARAGE**  
**Asset # : 4136**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2026	* *	10	\$64,200	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Using T-8 Lamps</i>					
HID	50%			2026	* *	10	\$2,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>					
			<i>Location : Garage</i>					
			<i>Explanation : Sodium And Mercury Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2026	* *	10	\$16,900	B
Exit, Service	50%			2026	* *	1		B
Exterior Lighting								
HID	100%			2026	* *	10	\$400	B
<b>Alarm</b>								
Security System								
No Component	20%							D
Generic	80%			2021	\$377,300	1	\$41,900	B
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2021	\$484,400	1-3	\$25,900	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	85%			2041	* *	1		B
Interruptible Gas/Dual Fuel	15%			2041	* *	1		B
Conversion Equipment								
Furnace	85%			2026	* *	1	\$59,000	B
			<i>Other Observation, Extent : Light, Area Affected : 85%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 18 Exterior Units On Roof, Approximately 40 Small Units In Garage</i>					
Hot Water Boiler	15%			2034	* *	1	\$10,400	B
			<i>Other Observation, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	15%			2029	* *	4	\$1,000	B
No Component	85%							D
Terminal Devices								
Convactor/Radiator	15%			2026	* *	1	\$6,800	B
No Component	85%							D
<b>Air Conditioning</b>								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	10%	Now	\$72,000	2031	* *	2	\$700	B
		Broken, Extent : Severe, Area Affected : 5%							
		Location : District 17 Roof							
	Window/Wall Unit	5%			2016	\$16,000	1		B
	No Component	85%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$134,600	LIFE	* *	2-5	\$78,100	B
		Damaged, Extent : Severe, Area Affected : 20%							
		Location : Garage							
	Exhaust Fans								
	Roof	100%			2026	* *	2	\$4,300	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	* *	1		B
	Water Heater								
	Gas Fired	100%	Now	\$3,600	2016	\$36,300	2	\$1,700	B
		Leak Evident, Extent : Severe, Area Affected : 25%							
		Location : District 18 Mechanical Room							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$6,800	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Water Backup On Garage Floor During Heavy Rain							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
Fire Suppression									
	Standpipe								
	Generic	100%			2031	* *	1-5	\$70,700	B
	Sprinkler								
	Generic	100%			2031	* *	1-2	\$39,300	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 6 GARAGE BK S6**  
**Address** : **127 2ND AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0051.000 / 4193** **Yr Built/Renovated** : **1920 / 2010**  
**Area Sq Ft** : **40,000** **Project Type** : **SANITATION**  
**Date of Survey** : **14-Jun-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1**  
**Block** : **1020** **Lot** : **1** **BIN** : **3022747**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$522,500	\$62,800
Interior Architecture	\$225,700	\$122,500
Mechanical		\$394,100
<b>Total</b>	<b>\$748,200</b>	<b>\$579,300</b>
Priority A	\$522,500	\$62,800
Priority B		\$394,100
Priority C	\$225,700	\$122,500
<b>Total</b>	<b>\$748,200</b>	<b>\$579,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture		\$8,400		
Interior Architecture	\$33,600	\$400	\$500	\$2,700
Electrical		\$200	\$400	\$16,000
Mechanical	\$51,200	\$13,700	\$6,100	\$4,200
<b>Total</b>	<b>\$84,800</b>	<b>\$22,700</b>	<b>\$7,000</b>	<b>\$23,000</b>
Priority A		\$8,400		
Priority B	\$79,800	\$13,900	\$6,400	\$20,200
Priority C	\$4,900	\$400	\$500	\$2,700
<b>Total</b>	<b>\$84,800</b>	<b>\$22,700</b>	<b>\$7,000</b>	<b>\$23,000</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$39,200	LIFE	* *	5	\$7,200	A
Cracking/Crumbling, Extent : Light, Area Affected : 100%								
Location : East Facade, North Facade, South Facade								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : East Facade, South Facade, North Facade								
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : East Facade, North Facade, South Facade								
Masonry: Brick	55%	Now	\$208,700	LIFE	* *	5	\$21,200	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
Location : Window Openings								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Metal Coiling Doors	10%			2035	* *	5	\$12,000	A
Wood Overhead Doors	5%	Now	\$67,700	2042	* *	5	\$4,800	A
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	30%			2030	* *	5	\$1,600	A
Steel	70%	Now	\$206,800	2047	* *	5	\$22,700	A
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : South Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Concrete Masonry Unit	30%			LIFE	* *	5	\$1,400	A
Masonry: Brick	30%			LIFE	* *	5	\$1,200	A
Recent Repair Evident, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$300	A
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,300	A
Stucco Cement	30%			2035	* *	5	\$3,200	A

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Modified Bitumen	100%			2032	**	10	\$62,800	A	
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	85%	Now	\$166,600	LIFE	**	5	\$81,700	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout								
Mosaic Tile	5%			2027	**	5	\$5,500	C	
Vinyl Tile	10%			2022	\$40,900	3	\$1,600	C	
Interior Walls									
Ceramic Tile	5%			2025	**	5	\$900	C	
Concrete Masonry Unit	15%	Now	\$4,900	LIFE	**	5	\$1,100	C	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : At Annex								
Gypsum Board	15%			LIFE	**	5	\$1,600	C	
Masonry: Brick	25%	Now	\$59,200	LIFE	**			C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15% Location : Throughout East Wall And Northeast Corner Spalling, Extent : Moderate, Area Affected : 25% Location : Annex								
Masonry: Brick	40%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$28,600	2042	**	5	\$2,200	B	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50% Location : Throughout Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout								
Exposed Concrete	70%			LIFE	**	5	\$4,800	B	
Exposed Struc: Steel	20%			LIFE	**			B	

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$1,600	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 1200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$19,400	5	\$100	B

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Raceway								
Conduit	100%			2022	\$21,100	1		B
Panelboards								
Fused Disc Sw	2%			2021	\$300	5		B
Molded Case Bkrs	80%			2021	\$13,200	5	\$700	B
Molded Case Bkrs	18%			2030	* *	5	\$200	B
Wiring								
Thermoplastic	80%			2022	\$11,800	1		B
Thermoplastic	20%			2032	* *	1		B
Motor Controllers								
Locally Mounted	80%			2020	\$13,300	5	\$200	B
Locally Mounted	20%			2027	* *	5		B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$25,500	10	\$10,800	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Locker Rooms And Offices							
	Explanation : T-8 Lamps							
Fluorescent	10%			2017	\$6,400	10	\$2,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Offices							
	Explanation : T-12 Lamps							
HID	50%			2022	\$8,800	10	\$500	B
Egress Lighting								
Exit, Service	100%			2017	\$4,800	1		B
Exterior Lighting								
HID	100%			2017	\$2,000	10	\$100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2032	* *	1		B
Conversion Equipment								
Hot Water Boiler	100%			2027	* *	1	\$14,600	B
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 2 Units							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$22,800	2032	* *	4	\$1,500	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Terminal Devices</b>								
Air Handler	50%			2022	\$88,100	1	\$9,100	B
Convactor/Radiator	20%	Now	\$6,200	2020	\$61,700	1	\$1,700	B
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	30%			2022	\$146,700	1	\$2,900	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2030	* *	1		B
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	5%			2022	\$5,500	1	\$700	B
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage</i>								
Ext Pkg Unit - Cooling	5%			2030	* *	2	\$100	B
Window/Wall Unit	15%			2015	\$10,100	1		B
No Component	75%							D
<b>Terminal Devices</b>								
Direct Expansion	5%			2022	\$1,300	1		B
No Component	95%							D
<b>Heat Rejection</b>								
Air Condenser Unit	5%			2022	\$800	2	\$1,000	B
No Component	95%							D
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$16,400	B
<b>Exhaust Fans</b>								
Interior	10%			2022	\$3,600	2	\$100	B
Roof	90%			2027	* *	2	\$800	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2022	\$97,600	1		B
<b>Water Heater</b>								
Gas Fired	100%	Now	\$7,600	2022	\$7,600	2	\$400	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : The Storage Tank Is Contaminated</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		B
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$11,700	2032	* *	1-5	\$10,400	B
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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



Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 7/10 GARAGE**  
**Address** : **5100 1ST AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0030.000 / 2790** **Yr Built/Renovated** : **1983 /**  
**Area Sq Ft** : **91,154** **Project Type** : **SANITATION**  
**Date of Survey** : **28-Jul-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **803** **Lot** : **5** **BIN** : **3332515**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$997,200	\$144,200
Interior Architecture	\$499,100	\$153,200
Electrical	\$343,900	\$36,000
Mechanical	\$567,500	\$373,900
<b>Total</b>	<b>\$2,407,700</b>	<b>\$707,400</b>
Priority A	\$997,200	\$144,200
Priority B	\$1,042,000	\$410,000
Priority C	\$368,600	\$153,200
<b>Total</b>	<b>\$2,407,700</b>	<b>\$707,400</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$65,500			
Interior Architecture	\$45,600			\$2,800
Electrical	\$900	\$2,700	\$6,700	\$2,200
Mechanical	\$83,900	\$7,800	\$67,700	\$8,500
<b>Total</b>	<b>\$195,900</b>	<b>\$10,500</b>	<b>\$74,400</b>	<b>\$13,500</b>
Priority A	\$65,500			
Priority B	\$84,800	\$10,500	\$74,400	\$10,700
Priority C	\$45,600			\$2,800
<b>Total</b>	<b>\$195,900</b>	<b>\$10,500</b>	<b>\$74,400</b>	<b>\$13,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	45%			LIFE	**	5	\$52,700	A	
Metal Panel	5%	Now	\$4,500	2031	**	5	\$11,000	A	
	Deformed/Dented, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Coiling Doors	50%	Now	\$701,300	2026	**	5	\$91,500	A	
	Deformed/Dented, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Windows									
Aluminum	100%	Now	\$295,900	2029	**	5	\$7,900	A	
	Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Parapets									
Masonry: Brick	60%			LIFE	**	5	\$3,700	A	
Metal Rail	40%			2034	**	5-10	\$45,000	A	
Roof									
Modified Bitumen	100%	Now	\$33,700	2026	**			A	
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	70%	Now	\$104,200	LIFE	**	5	\$153,200	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Ceramic Tile	3%			2024	**	5	\$3,000	C	
Steel Grating	5%	Now	\$59,500	2041	**	1		C	
	Broken/Missing Elements, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Vinyl Tile	22%	Now	\$204,900	2031	**	3	\$8,300	C	
	Adhesion Failure, Extent : Moderate, Area Affected : 40%								
	Location : Various Locations,Corridors,Cafeteria								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout, Corridors								
	Worn/Eroded, Extent : Moderate, Area Affected : 80%								
	Location : Throughout, Corridors, Cafeteria, Lockers								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Ceramic Tile	3%	Now	\$14,000	2024	* *	5	\$600	C
Broken/Missing Elements, Extent : Light, Area Affected : 30%									
Location : Throughout									
	Concrete Masonry Unit	40%	Now	\$30,100	LIFE	* *	5	\$6,500	C
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout Garage Area									
	SGFT/Glazed Masonry	57%			LIFE	* *			C
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$130,500	2041	* *	5	\$10,000	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 95%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 70%									
Location : Throughout									
	Exposed Struc: Steel	80%			LIFE	* *			B
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2021	\$15,600	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 1600 Amps Main Disconnect Switch									
Switchgear / Switchboard									
Fused Disc Sw		100%			2021	\$29,100	5	\$300	B
Raceway									
Conduit		100%			2021	\$36,000	1		B
Panelboards									
Fused Disc Sw		5%			2020	\$1,400	5	\$100	B
Molded Case Bkrs		95%			2020	\$26,200	5	\$1,900	B
Wiring									
Thermoplastic		100%			2021	\$26,700	1		B
Motor Controllers									
Locally Mounted		20%			2019	\$8,300	5	\$100	B
Motor Control Center		80%			2019	\$33,100	5	\$1,600	B

## Ground

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$1,100	B	
Lighting									
Interior Lighting									
Fluorescent	50%			2029	**	10	\$30,700	B	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Offices, Locker Room, Hallway And Bath Room						
			Explanation : Using T-8 Lamps						
HID	50%			2029	**	10	\$1,100	B	
Egress Lighting									
Emergency, Service	50%			2029	**	1		B	
Exit, Service	50%			2021	\$5,400	1		B	
Exterior Lighting									
HID	100%			2016	\$4,500	10	\$200	B	
Alarm									
Fire/Smoke Detection									
No Component	60%							D	
Generic	40%	Now	\$343,900	2031	**	1-3	\$16,700	B	
			Not in Service, Extent : Moderate, Area Affected : 100%						
			Location : Throughout						
Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Fuel Oil No 2	100%			2031	**	5	\$20,700	B	
Conversion Equipment									
Hot Water Boiler	100%			2038	**	1	\$33,200	B	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 2 Units						
Distribution									
Hot Wtr Piping/Pump	100%			2020	\$373,900	4	\$3,300	B	
Terminal Devices									
Air Handler	10%			2026	**	1	\$4,100	B	
Convactor/Radiator	20%			2026	**	1	\$4,300	B	
Unit Heater-Stm/HW	70%	Now	\$33,700	2016	\$336,500	4	\$4,300	B	
			Not in Service, Extent : Severe, Area Affected : 20%						
			Location : Garage						
Air Conditioning									
Energy Source									
Electricity	100%			2029	**	1		B	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Cooling	50%	Now	\$171,800	2031	* *	2	\$1,700	B
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Roof							
		Explanation : 10 Units On Extended Life - 8 Not In Service							
	Window/Wall Unit	10%			2016	\$15,300	1		B
	No Component	40%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$32,100	LIFE	* *	2-5	\$37,300	B
		Damaged, Extent : Moderate, Area Affected : 10%							
		Location : Garage							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 2%							
		Location : Office Ceiling							
	Exhaust Fans								
	Roof	100%	Now	\$5,900	2016	\$59,200	2	\$1,700	B
		Not in Service, Extent : Severe, Area Affected : 30%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	* *	1		B
	Water Heater								
	Gas Fired	100%			2016	\$17,300	2	\$1,000	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	Now	\$5,200	LIFE	* *	1		B
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Garage							
	Sump Pump(s)								
	Rigid Piping	100%			2021	\$10,100	4	\$1,300	B
		Unit Inoperable, Extent : Severe, Area Affected : 30%							
		Location : Basement							
	Backflow Preventer								
	Generic	100%			2021	\$7,200	1	\$4,100	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2031	* *	1-5	\$33,800	B
	Sprinkler								
	No Component	20%							D
	Generic	80%			2031	* *	1-2	\$15,000	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN 8 SANITATION GARAGE**  
**Address** : **1760 ATLANTIC AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0035.000 / 121** **Yr Built/Renovated** : **1982 /**  
**Area Sq Ft** : **36,154** **Project Type** : **SANITATION**  
**Date of Survey** : **29-Jul-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,2**  
**Block** : **1336** **Lot** : **18** **BIN** : **3330693**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$256,600	\$36,300
Interior Architecture	\$311,800	\$56,400
Mechanical	\$97,300	\$95,500
<b>Total</b>	<b>\$665,800</b>	<b>\$188,300</b>
Priority A	\$256,600	\$36,300
Priority B	\$298,400	\$95,500
Priority C	\$110,800	\$56,400
<b>Total</b>	<b>\$665,800</b>	<b>\$188,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$51,500			
Interior Architecture	\$90,600			\$1,500
Electrical	\$2,600	\$1,700	\$1,900	\$2,200
Mechanical	\$11,900	\$3,900	\$20,000	\$4,400
<b>Total</b>	<b>\$156,700</b>	<b>\$5,500</b>	<b>\$21,900</b>	<b>\$8,100</b>
Priority A	\$51,500			
Priority B	\$14,600	\$5,500	\$21,900	\$6,600
Priority C	\$90,600			\$1,500
<b>Total</b>	<b>\$156,700</b>	<b>\$5,500</b>	<b>\$21,900</b>	<b>\$8,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	50%	Now	\$78,800	LIFE	**	5	\$14,500	A	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : East Facade At Entrance Door								
Metal Coiling Doors	50%	Now	\$139,100	2026	**	5	\$36,300	A	
	Bent/Warped Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
Aluminum	100%	Now	\$29,300	2037	**	5	\$3,100	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Lunchroom								
Parapets									
Concrete Masonry Unit	100%	Now	\$7,200	LIFE	**	5	\$2,800	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%								
	Location : West Facade								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : West Facade								
Roof									
Built-Up (BUR)	97%	Now	\$38,700	2026	**			A	
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Roof								
	Worn/Eroded, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Skylight, Metal/Glass	3%	Now	\$14,900	2041	**			A	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Roof								
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$19,200	LIFE	**	5	\$56,400	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$12,900	2030	**	5	\$1,000	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Shower Rooms								
Vinyl Tile	30%	Now	\$110,800	2031	**	3	\$4,500	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
	Location : Throughout Corridors, 1st & 2nd Floor Offices, Lunch Room & Locker Rooms								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$4,600	2030	* *	5	\$400	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Shower Rooms								
Concrete Masonry Unit	65%	4+	\$19,400	LIFE	* *	5	\$4,200	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	30%	Now	\$34,500	LIFE	* *	5	\$2,900	C
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$77,600	2041	* *	5	\$6,000	B
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : 1st Floor, 2nd Floor Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
Location : 1st And 2nd Floorsthroughout								
Exposed Struc: Steel	70%	4+	\$123,400	LIFE	* *			B
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	* *	5	\$100	B
Raceway								
Conduit	100%			2031	* *	1		B
Panelboards								
Fused Disc Sw	5%			2029	* *	5		B
Molded Case Bkrs	95%			2029	* *	5	\$700	B
Wiring								
Thermoplastic	100%			2031	* *	1		B
Motor Controllers								
Locally Mounted	100%			2026	* *	5	\$200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN 8 SANITATION GARAGE**  
**Asset # : 121**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	40%			2031	* *	10	\$9,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-8 Lamps</i>							
HID	60%			2031	* *	10	\$500	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
	<i>Explanation : Mercury, Sodium</i>							
Egress Lighting								
Emergency, Service	50%			2031	* *	1		B
Exit, Service	50%			2021	\$2,100	1		B
Exterior Lighting								
HID	100%			2021	\$1,800	10	\$100	B
<b>Alarm</b>								
Fire/Smoke Detection								
Generic	100%			2026	* *	1-3	\$18,800	B
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	80%			2041	* *	5	\$6,600	B
Natural Gas	20%			2031	* *	1		B
Conversion Equipment								
Furnace	20%	Now	\$400	2021	\$7,200	1	\$2,400	B
	<i>Not in Service, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Garage</i>							
Hot Water Boiler	80%			2038	* *	1	\$10,500	B
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	80%			2029	* *	4	\$1,000	B
No Component	20%							D
Terminal Devices								
Air Handler	60%			2021	\$95,500	1	\$9,900	B
Convactor/Radiator	10%			2026	* *	1	\$900	B
Unit Heater-Stm/HW	10%			2026	* *	4	\$400	B
No Component	20%							D
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2029	* *	1		B

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

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

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

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

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 Code
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	50%	Now	\$4,900	2016	\$97,300	2	\$700	B
		Malfunctioning, Extent : Severe, Area Affected : 10% Location : Roof							
	Ext Pkg Unit - Heating/Cooling	10%			2026	**	2	\$200	B
	No Component	40%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,800	B
	Exhaust Fans								
	Roof	100%			2026	**	2	\$800	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	**	1		B
	Water Heater								
	Gas Fired	100%			2016	\$6,900	2	\$400	B
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,200	LIFE	**	1		B
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : 2nd Floor Locker Room, Water Leaking To Boiler Room							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2031	**	1-5	\$13,400	B
	Sprinkler								
	Generic	100%			2031	**	1-2	\$7,400	B

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN LOT CLEANING GARAGE**  
**Address** : **803 FORBELL ST. BTWN: FLATLANDS AV - STANLEY AV**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0050.000 / 4194** **Yr Built/Renovated** : **1953 / 2003**  
**Area Sq Ft** : **65,864** **Project Type** : **SANITATION**  
**Date of Survey** : **07-Jun-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Roof, Floors 1,3**  
**Block** : **4555** **Lot** : **1** **BIN** : **3099064**

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$2,021,200	\$208,300
Interior Architecture	\$493,200	\$225,000
Electrical	\$70,200	\$34,200
Mechanical	\$36,300	\$297,400
<b>Total</b>	<b>\$2,620,900</b>	<b>\$765,000</b>
Priority A	\$2,021,200	\$208,300
Priority B	\$164,100	\$331,600
Priority C	\$435,500	\$225,000
<b>Total</b>	<b>\$2,620,900</b>	<b>\$765,000</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$15,400			\$8,700
Interior Architecture	\$51,200			\$3,000
Electrical	\$51,100	\$1,300	\$700	\$54,700
Mechanical	\$5,800	\$26,900	\$7,400	\$29,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$127,300</b>	<b>\$32,100</b>	<b>\$12,000</b>	<b>\$99,300</b>
Priority A	\$15,400			\$8,700
Priority B	\$60,800	\$32,100	\$12,000	\$89,600
Priority C	\$51,200			\$1,000
<b>Total</b>	<b>\$127,300</b>	<b>\$32,100</b>	<b>\$12,000</b>	<b>\$99,300</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$7,000	A	
Masonry: Brick	60%			LIFE	**	5	\$66,800	A	
Masonry: Brick	20%	Now	\$365,400	LIFE	**	5	\$22,300	A	
Horizontal Cracks, Extent : Moderate, Area Affected : 40%									
Location : At Second And Third Floors									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : At Second And Third Floors									
Vertical Cracks, Extent : Severe, Area Affected : 20%									
Location : At Second And Third Floors									
Metal Coiling Doors	5%			2027	**	5	\$17,400	A	
Wood Overhead Doors	5%	Now	\$195,700	2042	**	5	\$13,900	A	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Windows									
Aluminum	2%			2038	**	5	\$400	A	
Steel	98%	Now	\$1,088,800	2047	**	5	\$119,200	A	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Parapets									
Masonry: Brick	95%	Now	\$297,400	LIFE	**	5	\$9,100	A	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Rusting Masonry Supt, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Pre-Cast Concrete	5%	Now	\$3,800	LIFE	**	5	\$3,000	A	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Expansion Jnt Failure, Extent : Light, Area Affected : 10%									
Location : Throughout									
Roof									
Modified Bitumen	90%			2027	**	10	\$74,000	A	
Modified Bitumen	10%	0-2	\$11,600	2027	**			A	
Blisters, Extent : Moderate, Area Affected : 40%									
Location : Thrid Floor Roof									

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN LOT CLEANING GARAGE**  
**Asset # : 4194**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$102,000	LIFE	* *	5	\$150,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : At Shops							
Ceramic Tile	5%	Now	\$8,700	2031	* *	5	\$2,000	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	10%	Now	\$22,500	2022	\$75,000	3	\$3,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Locker Rooms							
Interior Walls								
Cast in Place Concrete	20%	Now	\$283,400	LIFE	* *			C
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Third Floor							
	Other Observation, Extent : Severe, Area Affected : 60%							
	Location : Third Floor - Unoccupied							
	Explanation : Exposed Steel Structure Rusting Due To Water Penetration							
Plaster	10%	0-2	\$19,900	LIFE	* *	5	\$3,300	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
SGFT/Glazed Masonry	10%	Now	\$50,100	LIFE	* *			C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : At Office							
SGFT/Glazed Masonry	60%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	5%			2042	* *	5	\$4,000	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Exposed Concrete	95%	2-4	\$57,700	LIFE	* *	5	\$12,000	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2-4	\$5,100	2052	* *	5	\$100	B
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 1000 Amps, One 800 Amps And One 400 Amps Main Disconnect Switch								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Switchgear / Switchboard								
	Air Circuit Breaker	100%	2-4	\$29,100	2052	* *	5	\$100	B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Raceway								
	Conduit	95%			2022	\$34,200	1		B
	Conduit	5%			2042	* *	1		B
	Panelboards								
	Fused Disc Sw	15%			2021	\$3,300	5	\$200	B
	Molded Case Bkrs	80%			2021	\$17,600	5	\$1,100	B
	Molded Case Bkrs	5%			2038	* *	5	\$100	B
	Wiring								
	Braided Cloth	60%	2-4	\$16,000	2047	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	5%			2042	* *	1		B
	Thermoplastic	35%			2022	\$9,300	1		B
	Motor Controllers								
	Locally Mounted	10%			2035	* *	5		B
	Locally Mounted	40%			2020	\$11,600	5	\$100	B
	Motor Control Center	50%			2020	\$14,500	5	\$700	B
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$900	LIFE	* *	5	\$800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Gas Meter Room							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2017	\$70,200	10	\$29,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2030	* *	10	\$4,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	HID	30%			2017	\$9,700	10	\$500	B
	Egress Lighting								
	Emergency, Service	40%			2017	\$3,500	1		B
	Emergency, Battery	10%			2017	\$2,200	10	\$1,300	B
	Exit, Service	50%			2017	\$4,400	1		B
	Exterior Lighting								
	HID	100%			2017	\$3,200	10	\$200	B
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2025	* *	5	\$1,600	B

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	20%			2032	**	1		B
Fuel Oil No 2	80%			2022	\$118,200	5	\$13,400	B
Conversion Equipment								
Radiant Heater	100%			2027	**	2	\$25,000	B
Terminal Devices								
Fan Coil Unit/Heat	100%			2027	**	1	\$17,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	1		B
Conversion Equipment								
Window/Wall Unit	15%			2015	\$18,500	1		B
No Component	85%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,100	B
Exhaust Fans								
Roof	60%			2027	**	2	\$1,000	B
Wall Unit	40%			2017	\$36,300	2	\$700	B
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2022	\$89,600	1		B
Galv Iron/Steel	50%			2020	\$89,600	1		B
Water Heater								
Electric	100%			2020	\$9,300	4	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%	Now	\$1,700	LIFE	**	1		B
Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Upper Floors								
Backflow Preventer								
Generic	100%			2017	\$5,800	1	\$3,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100% Location : Basement - 4 Fl Explanation : 1 Unit								
Fire Suppression								
Standpipe								
Generic	100%			2032	**	1-5	\$28,200	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE  
**Address** : 52-35 58TH STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0020.000 / 120 **Yr Built/Renovated** : 1964 / 2000  
**Area Sq Ft** : 765,094 **Project Type** : SANITATION  
**Date of Survey** : 24-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 2347 **Lot** : 55 **BIN** : 4054170

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$2,905,400	\$571,600
Interior Architecture	\$2,812,200	\$1,838,900
Electrical	\$94,900	\$1,526,600
Mechanical	\$1,383,300	\$3,372,500
<b>Total</b>	<b>\$7,195,900</b>	<b>\$7,309,600</b>
Priority A	\$2,905,400	\$571,600
Priority B	\$3,847,400	\$5,109,800
Priority C	\$443,100	\$1,628,200
<b>Total</b>	<b>\$7,195,900</b>	<b>\$7,309,600</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$6,700	\$68,000		
Interior Architecture	\$49,200		\$31,500	\$11,200
Electrical	\$6,100	\$7,000	\$2,100	\$800
Mechanical	\$79,400	\$40,700	\$81,700	\$41,400
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
<b>Total</b>	<b>\$165,100</b>	<b>\$139,400</b>	<b>\$138,900</b>	<b>\$77,100</b>
Priority A	\$6,700	\$68,000		
Priority B	\$126,100	\$71,400	\$107,400	\$65,900
Priority C	\$32,300		\$31,500	\$11,200
<b>Total</b>	<b>\$165,100</b>	<b>\$139,400</b>	<b>\$138,900</b>	<b>\$77,100</b>



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

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

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**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$119,100	LIFE	* *	5	\$36,300	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%							
	Location : North Facade, South Facade							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Loose Units, Extent : Severe, Area Affected : 3%							
	Location : Tower Bulkhead Soffit Covers							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : South East Corner							
Masonry: Brick	60%			LIFE	* *	5	\$217,700	A
Metal Panel	5%			2040	* *	5-10	\$124,700	A
Metal Coiling Doors	20%			2033	* *	5	\$226,800	A
Window Wall	5%			2040	* *	5	\$68,000	A
Windows								
Aluminum	97%	0-2	\$2,509,200	2045	* *	5	\$26,700	A
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Offices							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Unit Inoperable, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Metal Louvers	3%			2029	* *	10	\$10,300	A
Parapets								
Masonry: Brick	5%	Now	\$6,700	LIFE	* *	5	\$1,000	A
	Miss/Damaged Copings, Extent : Light, Area Affected : 10%							
	Location : Upper Middle Parapet							
Masonry: Brick	95%			LIFE	* *	5	\$19,700	A
Roof								
Modified Bitumen	35%			2025	* *	10	\$167,400	A
Modified Bitumen	65%	2-4	\$109,800	2025	* *			A
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Above Body Shop							
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Tower Roof							
	Explanation : Roofing Material Completely Dislodged And Hanging Off Parapet							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	7%			2019	\$363,200	3	\$94,400	C
Cast in Place Concrete	15%			LIFE	**	5	\$295,100	C
Cast in Place Concrete	60%	2-4	\$401,200	LIFE	**	5	\$1,180,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor</i>								
<i>Explanation : Patching Evident</i>								
Ceramic Tile	5%			2029	**	5	\$45,000	C
Terrazzo	3%			LIFE	**	5	\$21,100	C
Vinyl Tile	10%	Now	\$41,800	2025	**	3	\$33,700	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor 9 X 9 Tiles</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$19,600	C
Concrete Masonry Unit	75%			LIFE	**	5	\$117,600	C
Gypsum Board	15%			LIFE	**	5	\$35,300	C
Plaster	5%			LIFE	**	5	\$5,900	C
Ceilings								
AcousTileConcealSpLn	5%	Now	\$16,900	2033	**	5	\$28,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Freight Elevator On Fifth Floor</i>								
AcousTileConcealSpLn	10%			2033	**	5	\$112,400	B
Exposed Concrete	70%	Now	\$2,369,100	LIFE	**	5	\$98,400	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 4th Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor Elevator Lobby</i>								
Exposed Struc: Steel	15%			LIFE	**			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2020	\$95,400	5	\$3,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Rating Available</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	30%			2025	**	5	\$700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Multiple Transformers							
Dry Type	70%			2037	**	5	\$1,600	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Multiple Transformers							
Switchgear / Switchboard								
Air Circuit Breaker	50%			2020	\$116,400	5	\$1,600	B
Molded Case Bkrs	50%			2020	\$116,400	5	\$8,300	B
Raceway								
Busway	20%			2018	\$60,700	1		B
Busway	10%			2033	**	1		B
Conduit	60%			2020	\$182,200	1		B
Conduit	10%			2040	**	1		B
Panelboards								
Fused Disc Sw	10%			2019	\$19,800	5	\$1,500	B
Molded Case Bkrs	65%			2019	\$129,000	5	\$10,800	B
Molded Case Bkrs	25%			2036	**	5	\$4,200	B
Wiring								
Braided Cloth	40%	2-4	\$94,900	2045	**	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Busway	20%			2018	\$47,500	1		B
Busway	10%			2033	**	1		B
Thermoplastic	30%			2046	**	1		B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Multiple Transformers							
Motor Controllers								
Locally Mounted	20%			2018	\$66,300	5	\$800	B
Locally Mounted	10%			2033	**	5	\$400	B
Locally Mounted	10%			2033	**	5	\$400	B
Motor Control Center	60%			2018	\$198,800	5	\$10,300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$9,300	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Sprinkler Room							
	Explanation : Connected With Main Water Pipe							
Lighting								

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**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

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

**Lighting**

Interior Lighting

Fluorescent

65% 2028 \* \* 10 \$358,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps*

HID

35% 2020 \$126,700 10 \$6,800 B

Egress Lighting

Emergency, Service

35% 2028 \* \* 1 B

Exit, Service

35% 2028 \* \* 1 B

Exit, Service

30% 2020 \$29,200 1 B

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

**Heating**

Energy Source

Campus Steam

100% 2040 \* \* 1 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : 58-73 53rd Avenue*  
*Explanation : Steam Coming From Former Betts Ave Incinerator Building*

Conversion Equipment

Pres. Reducing Valve/LP Steam

100% 2029 \* \* 5 \$35,700 B

Distribution

Steam Piping/Pump

100% 2030 \* \* 4 \$44,500 B

Terminal Devices

Air Handler

50% Now \$540,900 2020 \$1,803,100 1 \$167,400 B  
*Broken, Extent : Light, Area Affected : 10%*  
*Location : Pneumatic Controls*  
*Leak Evident, Extent : Severe, Area Affected : 50%*  
*Location : Heating Coils, Throughout*

Convactor/Radiator

10% 2025 \* \* 1 \$19,500 B

Fan Coil Unit/Heat

10% 2020 \$1,001,400 1 \$19,500 B

Unit Heater-Stm/HW

30% 2020 \$159,600 4 \$16,500 B

**Air Conditioning**

Energy Source

Electricity

100% 2036 \* \* 1 B

Conversion Equipment

Ext Pkg Unit - Cooling

20% 2025 \* \* 2 \$7,400 B

Window/Wall Unit

10% 2015 \$137,500 1 B

No Component

70% D

Heat Rejection

Remote Air Cond

20% 2025 \* \* 2 \$83,700 B

No Component

80% D

**Ventilation**

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**DEPARTMENT OF SANITATION - 827**  
**CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE**

**Asset # : 120**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$505,100	LIFE	* *	2-5	\$335,100	B
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Roof Ducts And Fan Housings							
	Exhaust Fans								
	Roof	100%	Now	\$13,000	2020	\$259,400	2	\$14,800	B
		Corroded, Extent : Light, Area Affected : 5%							
		Location : Roof Exhaust Fans							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Bms System, It Needs Repair And Upgrade.							
Plumbing									
H/C Water Piping									
	Galv Iron/Steel	100%	0-2	\$199,800	2033	* *	1		B
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Leak Evident, Extent : Moderate, Area Affected : 80%							
		Location : Zone Valves Throughout Are Malfunctioning. 1st Fl. Water Meter Rm.							
	HW Heat Exchanger								
	Low Temp	100%			2030	* *	4	\$89,400	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2025	* *	4	\$1,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Adjacent To Old Incinerator Bldg.							
		Explanation : Pump House Located Adjacent To Old Incinerator Bldg. Needs To Be Renovated Or Relocated							
	Sewage Ejector(s)								
	Electric	100%			2020	\$10,100	4	\$1,300	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Passenger 1-4, Four Freight 1-6							
		Explanation : 6 Units							

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : CIOFFE REPAIR SHOP  
**Address** : 106-01 AVE. D AT 105 WALK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0018.000 / 2003 **Yr Built/Renovated** : 1984 / 1992  
**Area Sq Ft** : 70,133 **Project Type** : SANITATION  
**Date of Survey** : 20-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m  
**Block** : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$250,600	\$298,200
Interior Architecture		\$157,300	\$230,000
Mechanical			\$124,300
<b>Total</b>		<b>\$407,900</b>	<b>\$652,400</b>
Priority A		\$250,600	\$298,200
Priority B			\$124,300
Priority C		\$157,300	\$230,000
<b>Total</b>		<b>\$407,900</b>	<b>\$652,400</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$16,100	\$3,500		\$100
Interior Architecture	\$12,400			\$1,000
Electrical	\$1,700	\$5,300		
Mechanical	\$3,900	\$15,900	\$8,400	\$4,000
<b>Total</b>	<b>\$34,100</b>	<b>\$24,700</b>	<b>\$8,400</b>	<b>\$5,100</b>
Priority A	\$16,100	\$3,500		\$100
Priority B	\$14,000	\$21,300	\$8,400	\$4,000
Priority C	\$4,000			\$1,000
<b>Total</b>	<b>\$34,100</b>	<b>\$24,700</b>	<b>\$8,400</b>	<b>\$5,100</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	83%	Now	\$78,000	LIFE	* *	5	\$14,400	A	
Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%									
Location : At Window Openings									
Metal Panel	2%	2-4	\$2,100	2040	* *	5	\$1,000	A	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : North Facade									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : North Facade									
Metal Coiling Doors	13%	Now	\$10,800	2033	* *	5	\$5,600	A	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : East Facade									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Pre-Cast Concrete	2%	Now	\$1,900	LIFE	* *	5	\$1,800	A	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : East Facade									
Windows									
Aluminum	95%	Now	\$37,500	2036	* *	5	\$2,000	A	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : East Facade									
Aluminum	5%			2042	* *	5	\$200	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Offices									
Parapets									
Concrete Masonry Unit	85%			LIFE	* *	5	\$3,000	A	
Metal Rail	10%			2025	* *	5-10	\$5,700	A	
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	* *	5	\$1,000	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Open Joints, Extent : Moderate, Area Affected : 25%									
Location : Coping									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Built-Up (BUR)	35%	Now	\$135,000	2030	* *			A	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Around AC Units									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Shops, Mezzanine Level, Fiberglass Room									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Over Shops									
Built-Up (BUR)	65%			2020	\$250,700	10	\$47,500	A	
Interior									
Floors									
Cast in Place Concrete	85%	Now	\$104,200	LIFE	* *	5	\$153,300	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Garage / Shops									
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Garage / Shops									
Explanation : Exposed Reinforcing									
Ceramic Tile	5%			2029	* *	5	\$4,100	C	
Vinyl Tile	10%			2020	\$76,700	3	\$4,100	C	
Interior Walls									
Ceramic Tile	5%			2029	* *	5	\$1,800	C	
Concrete Masonry Unit	80%	Now	\$53,100	LIFE	* *	5	\$11,500	C	
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Pilasters And Corners Of Mezzanine									
Glass: Single Pane	2%			LIFE	* *	5	\$500	C	
Gypsum Board	5%			LIFE	* *	5	\$1,100	C	
SGFT/Glazed Masonry	8%			LIFE	* *			C	
Ceilings									
AcousTileSusp.Lay-In	8%	Now	\$4,300	2025	* *	5	\$3,300	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Fiberglass Room									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Fiberglass Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Fiberglass Room									
Exposed Struc: Steel	90%			LIFE	* *			B	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : At Shops And Mezzanine									
Gypsum Board	2%	Now	\$4,100	LIFE	* *	5	\$2,100	B	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Fiberglass Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Fiberglass Room									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2030	* *	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 800 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	* *	5	\$300	B
Raceway								
Conduit	100%			2030	* *	1		B
Panelboards								
Fused Disc Sw	30%			2028	* *	5	\$400	B
Molded Case Bkrs	70%			2028	* *	5	\$1,100	B
Wiring								
Thermoplastic	100%			2030	* *	1		B
Motor Controllers								
Locally Mounted	30%			2025	* *	5	\$100	B
Motor Control Center	70%			2025	* *	5	\$1,100	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	25%			2028	* *	10	\$12,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
HID	70%			2028	* *	10	\$1,300	B
HID	5%	0-2	\$1,700	2030	* *			B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Exterior Of The Building</i>								
Egress Lighting								
Emergency, Service	50%			2015	\$4,500	1		B
Exit, Service	50%			2028	* *	1		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	* *	1		B

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

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

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 Code
Heating								
Conversion Equipment								
Furnace	85%			2020	\$63,700	1	\$23,200	B
	Other Observation, Extent : Light, Area Affected : 60% Location : 13 Big Package Units On Roof, 15 Small Unit Heaters Throughout The Garage Explanation : 13 Units							
Hot Water Boiler	15%			2025	**	1	\$4,100	B
	Other Observation, Extent : Light, Area Affected : 20% Location : 1st Floor Boiler Room Explanation : 2 Units							
Distribution								
Hot Wtr Piping/Pump	15%			2028	**	4	\$400	B
No Component	85%							D
Terminal Devices								
Convactor/Radiator	15%			2025	**	1	\$2,700	B
No Component	85%							D
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2020	\$60,600	2	\$500	B
	Other Observation, Extent : Light, Area Affected : 15% Location : Roof Explanation : 2 Units							
Window/Wall Unit	10%			2015	\$12,600	1		B
No Component	75%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,700	B
Exhaust Fans								
Roof	100%			2020	\$23,800	2	\$1,700	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2033	**	1		B
Water Heater								
Gas Fired	100%			2018	\$14,300	2	\$800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2020	\$5,900	1	\$3,400	B
Fixtures								
Generic	100%							B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS I ALAMO SHOP  
**Address** : FOOT OF MULDOON  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0011.030 / 2021 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 54,000 **Project Type** : SANITATION  
**Date of Survey** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,818,500	\$83,000
Interior Architecture	\$351,100	
Mechanical		\$120,600
<b>Total</b>	<b>\$2,169,600</b>	<b>\$203,500</b>
Priority A	\$1,818,500	\$83,000
Priority B	\$263,300	\$120,600
Priority C	\$87,800	
<b>Total</b>	<b>\$2,169,600</b>	<b>\$203,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture				
Interior Architecture	\$19,400			
Electrical	\$31,100		\$100	\$600
Mechanical	\$9,100	\$2,000	\$2,200	\$2,000
<b>Total</b>	<b>\$59,500</b>	<b>\$2,000</b>	<b>\$2,400</b>	<b>\$2,600</b>
Priority A				
Priority B	\$40,100	\$2,000	\$2,400	\$2,600
Priority C	\$19,400			
<b>Total</b>	<b>\$59,500</b>	<b>\$2,000</b>	<b>\$2,400</b>	<b>\$2,600</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS I ALAMO SHOP**  
**Asset # : 2021**

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 Code
Exterior								
Exterior Walls								
Metal Panel	85%	Now	\$136,800	2033	* *	5	\$83,000	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	15%	Now	\$109,700	2028	* *	5	\$12,200	A
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Damaged</i>								
Windows								
Metal Louvers	100%	Now	\$225,400	2038	* *			A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	80%	Now	\$900,700	2043	* *			A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shop Area</i>								
Skylight, Metal/Glass	20%	Now	\$445,900	2033	* *			A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Asphalt Poured	100%	0-2	\$19,200	2028	* *	5	\$14,800	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	2%			LIFE	* *	5	\$400	C
Metal Panel	98%	0-2	\$87,800	LIFE	* *			C
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
Exposed Struc: Steel	100%	0-2	\$263,300	LIFE	* *			B
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shop Area</i>								

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS I ALAMO SHOP**  
**Asset # : 2021**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2023	\$3,000	5	\$1,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Protector Rated 800 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$19,400	5	\$1,200	B
Raceway								
Conduit	100%			2023	\$21,100	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$22,000	5	\$1,200	B
Wiring								
Thermoplastic	100%			2023	\$14,800	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$24,800	5	\$300	B
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2018	\$4,300	10	\$1,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	95%	2-4	\$22,700	2033	* *			B
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, Service	100%	Now	\$6,400	2033	* *	1		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exterior Lighting								
HID	100%			2018	\$2,700	10	\$100	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2033	* *	5	\$12,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Building</i>								
<i>Explanation : This Building Is Not Currently In Use</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS I ALAMO SHOP**  
**Asset # : 2021**

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 Code
Heating									
	Conversion Equipment								
	Furnace	100%			2023	\$53,900	1	\$19,600	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ceiling Mounted							
		Explanation : 10 Direct Fired Unit Heaters							
Ventilation									
	Exhaust Fans								
	Wall Unit	100%			2018	\$66,700	2	\$1,200	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	Water Heater								
	Electric	100%	Now	\$6,800	2023	\$6,800	4	\$200	B
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : 1st Floor							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**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** :  
**Area Sq Ft** : 20,802 **Project Type** : SANITATION  
**Date of Survey** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$130,100	\$80,200
Interior Architecture		\$50,000
Mechanical		\$93,300
<b>Total</b>	<b>\$130,100</b>	<b>\$223,400</b>
Priority A	\$130,100	\$80,200
Priority B		\$93,300
Priority C		\$50,000
<b>Total</b>	<b>\$130,100</b>	<b>\$223,400</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$27,300		\$5,600	
Interior Architecture	\$51,400			
Electrical	\$100		\$200	
Mechanical	\$1,200	\$2,500	\$1,200	\$1,300
<b>Total</b>	<b>\$80,000</b>	<b>\$2,500</b>	<b>\$7,000</b>	<b>\$1,300</b>
Priority A	\$27,300		\$5,600	
Priority B	\$31,500	\$2,500	\$1,400	\$1,300
Priority C	\$21,100			
<b>Total</b>	<b>\$80,000</b>	<b>\$2,500</b>	<b>\$7,000</b>	<b>\$1,300</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Exterior

## Exterior Walls

Cast in Place Concrete	2%			LIFE	**	5	\$4,000	A
Metal Panel	80%			2043	**	5-10	\$110,300	A
Metal Sect. OHD	18%			2036	**	5	\$11,300	A

## Windows

Aluminum	100%	0-2	\$25,300	2039	**	5	\$1,300	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

## Roof

Metal Panel	100%	0-2	\$130,100	2036	**			A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

## Interior

## Floors

Cast in Place Concrete	100%	0-2	\$17,000	LIFE	**	5	\$50,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

## Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5	\$400	C
Metal Panel	95%			LIFE	**	10	\$4,000	C

## Ceilings

Exposed Struc: Steel	10%			LIFE	**	10	\$4,600	B
Metal Panel	90%			LIFE	**	5	\$51,400	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2033	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Ratings Available</i>								

## Switchgear / Switchboard

Molded Case Bkrs	100%			2033	**	5	\$500	B
------------------	------	--	--	------	----	---	-------	---

## Raceway

Conduit	100%			2033	**	1		B
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## Panelboards

Fused Disc Sw	50%			2031	**	5	\$200	B
Molded Case Bkrs	50%			2031	**	5	\$200	B

## Wiring

Thermoplastic	100%			2033	**	1		B
---------------	------	--	--	------	----	---	--	---

## Ground

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

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

## Ground

Grounding Devices  
Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Covered With Insulation*

## Lighting

Interior Lighting  
Fluorescent

10%

2023

\$3,600

10

\$1,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor**Explanation : T-8 & T-12 Lamps*

HID

90%

2023

\$5,500

10

\$400

B

Egress Lighting

Emergency, Battery

50%

2023

\$3,100

10

\$1,800

B

Exit, Service

50%

2023

\$1,200

1

B

Exterior Lighting

HID

100%

2018

\$700

10

\$100

B

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

## Heating

Energy Source

Fuel Oil No 2

100%

2043

\* \*

5

\$4,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Above Ground In Back Of Building**Explanation : (1) 4,000 Gallon Tank*

Conversion Equipment

Hot Water Boiler

100%

2028

\* \*

1

\$7,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room Accessed From Outside Of Main Building**Explanation : (1) #2 Oil Burning Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

100%

2031

\* \*

4

\$1,100

B

Terminal Devices

Convactor/Radiator

15%

2028

\* \*

1

\$700

B

Unit Heater-Stm/HW

85%

2023

\$93,300

4

\$1,800

B

## Air Conditioning

Energy Source

Electricity

100%

2039

\* \*

1

B

Conversion Equipment

Window/Wall Unit

5%

2018

\$1,700

1

B

No Component

95%

D

## Ventilation

Exhaust Fans

Roof

100%

2023

\$13,500

2

\$500

B

## Plumbing

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	H/C Water Piping Brass/Copper	100%			2033	* *	1		B
	Water Heater Electric	100%			2018	\$2,600	4	\$100	B
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer No Component	50%							D
	Generic	50%			2023	\$800	1	\$500	B
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Boiler Room								
	Explanation : Boiler Only								
	Fixtures Generic	100%							B
Fire Suppression									
	Standpipe Generic	100%			2033	* *	1-5	\$7,700	B

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**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** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5900 **Lot** : 500 **BIN** :

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$842,000	\$36,900
Interior Architecture		\$69,900	
<b>Total</b>		<b>\$911,900</b>	<b>\$36,900</b>
Priority A		\$842,000	\$36,900
Priority B		\$69,900	
<b>Total</b>		<b>\$911,900</b>	<b>\$36,900</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$40,000	\$2,400		
Interior Architecture	\$27,100			
Electrical	\$4,800			\$100
Mechanical	\$700	\$600	\$700	\$700
<b>Total</b>	<b>\$72,500</b>	<b>\$3,000</b>	<b>\$700</b>	<b>\$800</b>
Priority A	\$40,000	\$2,400		
Priority B	\$5,500	\$600	\$700	\$800
Priority C	\$27,100			
<b>Total</b>	<b>\$72,500</b>	<b>\$3,000</b>	<b>\$700</b>	<b>\$800</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	15%	Now	\$175,500	LIFE	**	5	\$23,200	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
Masonry: Brick	50%	Now	\$304,500	LIFE	**	5	\$15,500	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 50%								
	Location : Corners								
Metal Panel	25%	Now	\$17,900	2033	**	5	\$14,500	A	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Corners								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Metal Sect. OHD	5%			2040	**	5	\$4,800	A	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Recent Replacement Evident								
Metal Sect. OHD	5%	Now	\$54,400	2043	**	5	\$2,400	A	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Broken, Corroded & Missing Elements								
Windows									
Glass Block	5%	Now	\$900	LIFE	**	5		A	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location :								
Metal Louvers	95%	Now	\$9,600	2026	**			A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Parapets									
Cast Stone/Terra Cotta	10%	Now	\$57,400	LIFE	**	5	\$8,500	A	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
Masonry: Brick	65%	Now	\$140,100	LIFE	**	5	\$7,200	A	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
No Component	25%							D	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$110,200	2033	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Vegetation Growth, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Lower Roof							
Metal Panel	25%	Now	\$11,600	2028	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Upper Roof							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Over Shop Area							
Modified Bitumen	15%			2023	\$36,900	10	\$5,200	A
Interior								
Floors								
Asphalt Poured	100%	Now	\$24,000	2028	* *	5	\$4,600	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Shop Area							
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,500	LIFE	* *			C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Concrete Columns In Shop Area							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Concrete Columns In Shop Area							
Concrete Masonry Unit	60%			LIFE	* *	5	\$2,200	C
Masonry: Brick	35%			LIFE	* *	10	\$500	C
Ceilings								
Exposed Concrete	100%	Now	\$69,900	LIFE	* *	5	\$2,900	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Shop Area							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 0%							
	Location : Shop Area							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$900	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 1200 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$19,400	5	\$300	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	90%			2023	\$19,000	1		B
Conduit	10%			2043	* *	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2022	\$1,100	5		B
Molded Case Bkrs	80%			2022	\$8,800	5	\$200	B
Molded Case Bkrs	10%			2039	* *	5		B
<b>Wiring</b>								
Thermoplastic	90%			2023	\$13,300	1		B
Thermoplastic	10%			2043	* *	1		B
<b>Motor Controllers</b>								
Locally Mounted	100%			2021	\$8,300	5	\$100	B
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2018	\$2,700	10	\$1,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	80%			2018	\$6,000	10	\$300	B
HID	10%	Now	\$700	2033	* *			B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%	Now	\$2,500	2033	* *			B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Service	50%			2018	\$1,000	1		B
<b>Exterior Lighting</b>								
HID	100%			2018	\$600	10		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2033	* *	5	\$3,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault</i>								
<i>Explanation : (1) 5,000 Gallon Tank</i>								
<b>Conversion Equipment</b>								
Furnace	100%			2028	* *	1	\$6,200	B
<i>Malfunctioning, Extent : Light, Area Affected : 15%</i>								
<i>Location : Ceiling Mounted</i>								

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

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

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

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

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 Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2018	\$2,800	1		B
	No Component	90%							D
Ventilation									
	Exhaust Fans								
	Roof	50%			2018	\$5,500	2	\$200	B
	Wall Unit	50%			2018	\$10,400	2	\$200	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		B
	Water Heater								
	Electric	100%			2021	\$2,100	4	\$100	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS I TRACTOR REPAIR SHOP/OFFC  
**Address** : FOOT OF MULDOON  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0011.010 / 2791 **Yr Built/Renovated** : 1948 / 1990  
**Area Sq Ft** : 70,056 **Project Type** : SANITATION  
**Date of Survey** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,038,500	\$38,500
Interior Architecture	\$906,400	
Electrical		\$70,100
<b>Total</b>	<b>\$1,944,900</b>	<b>\$108,600</b>
Priority A	\$1,038,500	\$38,500
Priority B	\$278,900	\$70,100
Priority C	\$627,500	
<b>Total</b>	<b>\$1,944,900</b>	<b>\$108,600</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$41,600			
Interior Architecture	\$47,900			\$1,500
Electrical	\$88,500		\$100	\$300
Mechanical	\$10,500	\$7,100	\$8,400	\$8,400
<b>Total</b>	<b>\$188,400</b>	<b>\$7,100</b>	<b>\$8,600</b>	<b>\$10,300</b>
Priority A	\$41,600			
Priority B	\$134,000	\$7,100	\$8,600	\$8,800
Priority C	\$12,800			\$1,500
<b>Total</b>	<b>\$188,400</b>	<b>\$7,100</b>	<b>\$8,600</b>	<b>\$10,300</b>



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$130,900	LIFE	**	5	\$34,600	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : All Sides Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : All Sides Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 30%								
Location : All Sides Throughout								
Concrete Masonry Unit	10%	Now	\$9,400	LIFE	**	5	\$1,700	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Brick	50%	Now	\$181,700	LIFE	**	5	\$13,800	A
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Metal Panel	5%	Now	\$2,100	2043	**	5	\$2,600	A
Deformed/Dented, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Sect. OHD	10%			2028	**	5	\$8,700	A
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Recent Repair Evident								
Windows								
Aluminum	15%	Now	\$5,900	2039	**	5	\$300	A
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Steel	85%	Now	\$203,600	2048	**	5	\$22,300	A
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Cast in Place Concrete	85%	Now	\$65,700	LIFE	* *	5	\$27,700	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : All Sides Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : All Sides Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
Concrete Masonry Unit	15%	0-2	\$2,800	LIFE	* *	5	\$500	A	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Roof									
Built-Up (BUR)	10%	0-2	\$1,900	2023	\$38,500			A	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
IRMA/Protected Membrane	30%	Now	\$199,000	2033	* *			A	
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Garage Area								
Metal Panel	10%	Now	\$19,400	2028	* *			A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
Modified Bitumen	50%	Now	\$257,800	2033	* *			A	
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Drains Clogged, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Interior									
Floors									
Asphalt Poured	85%	Now	\$271,400	2028	* *	5	\$17,500	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
	Location : Garage Area								
Vinyl Tile	15%	Now	\$114,900	2033	* *	3	\$4,600	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
	Location : First Floor Corridor								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%								
	Location : First Floor Corridor								

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

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

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 Code
Interior								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$59,700	LIFE	* *	5	\$2,200	C
	Vertical Cracks, Extent : Moderate, Area Affected : 35%							
	Location : Garage Area							
Concrete Masonry Unit	65%	0-2	\$86,200	LIFE	* *	5	\$9,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	10%	Now	\$12,800	LIFE	* *	5	\$2,200	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Masonry: Brick	10%	Now	\$95,200	LIFE	* *			C
	Vertical Cracks, Extent : Moderate, Area Affected : 35%							
	Location : Roof Stair							
	Water Penetration, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$26,800	2043	* *	5	\$2,100	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : Mens Restroom							
Exposed Concrete	90%	Now	\$278,900	LIFE	* *	5	\$11,600	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Exposed Struc: Steel	5%			LIFE	* *	10	\$8,200	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2023	\$5,100	5	\$1,500	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Ratings Available								
Transformers								
Dry Type	100%			2028	* *	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 75 Kva								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$29,100	5	\$1,500	B

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	95%			2023	\$34,200	1		B
	Conduit	5%			2033	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2022	\$2,800	5	\$100	B
	Molded Case Bkrs	50%	2-4	\$13,800	2048	* *	5	\$400	B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Shop									
	Molded Case Bkrs	35%			2022	\$9,600	5	\$500	B
	Molded Case Bkrs	5%			2031	* *	5	\$100	B
Wiring									
	Braided Cloth	45%	2-4	\$12,000	2048	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2023	\$13,400	1		B
	Thermoplastic	5%			2033	* *	1		B
Motor Controllers									
	Locally Mounted	50%	2-4	\$16,600	2043	* *	5	\$100	B
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Shop									
	Locally Mounted	50%			2021	\$16,600	5	\$200	B
Ground									
Grounding Devices									
	Not Accessible	100%							D
Lighting									
Interior Lighting									
	Fluorescent	30%			2018	\$35,800	10	\$15,100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Lunch Room									
Explanation : T-12 Lamps									
	Fluorescent	10%	Now	\$11,900	2033	* *			B
Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
	HID	60%			2018	\$19,900	10	\$1,100	B
Egress Lighting									
	Emergency, Battery	50%			2018	\$11,100	10	\$6,600	B
	Exit, Service	25%			2018	\$2,200	1		B
	Exit, Battery	25%	Now	\$11,100	2033	* *			B
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : 1st Floor									
Exterior Lighting									
	HID	100%			2018	\$3,400	10	\$200	B

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 Code

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS I TRACTOR REPAIR SHOP/OFFC**

**Asset # : 2791**

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 Code
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2043	* *	5	\$17,000	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Under Ground Vault In Yard					
				Explanation : (1) 20,000 Gallon Tank					
	Conversion Equipment								
	Steam Boiler	100%			2040	* *	1	\$54,600	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : (1) #2 Oil Burning Steam Boiler					
	Distribution								
	Steam Piping/Pump	100%			2043	* *	4	\$4,100	B
	Terminal Devices								
	Convactor/Radiator	5%			2021	\$800	1	\$900	B
	Unit Heater-Stm/HW	95%			2028	* *	4	\$4,800	B
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	10%			2018	\$12,600	1		B
	No Component	90%							D
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$4,800	2018	\$23,800	2	\$1,400	B
				Broken, Extent : Moderate, Area Affected : 40%					
				Location : Roof					
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
	Water Heater								
	Oil Fired	100%			2018	\$19,000	1	\$1,700	B
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$5,500	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Fixtures								
	Generic	100%							B

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS II EQUIPMENT WASH BLDG.  
**Address** : S. OF VICTORY BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0012.020 / 2012 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 4,334 **Project Type** : SANITATION  
**Date of Survey** : 11-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$115,900	
Interior Architecture		\$116,700	
<b>Total</b>		<b>\$232,600</b>	
Priority A		\$115,900	
Priority C		\$116,700	
<b>Total</b>		<b>\$232,600</b>	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$27,200			
Interior Architecture	\$50,200			\$500
Electrical	\$1,400			
Mechanical	\$800	\$200	\$300	\$200
<b>Total</b>	<b>\$79,600</b>	<b>\$200</b>	<b>\$300</b>	<b>\$800</b>
Priority A	\$27,200			
Priority B	\$36,300	\$200	\$300	\$200
Priority C	\$16,100			\$500
<b>Total</b>	<b>\$79,600</b>	<b>\$200</b>	<b>\$300</b>	<b>\$800</b>



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

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

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

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

**Asset # : 2012**

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 Code	
Exterior									
Exterior Walls									
Metal Panel	100%	Now	\$25,800	2033	**	5	\$10,400	A	
	Deformed/Dented, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Windows									
Aluminum	95%	Now	\$38,000	2048	**	5	\$400	A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Metal Louvers	5%	Now	\$1,400	2038	**			A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Roof									
Modified Bitumen	100%	Now	\$78,000	2033	**			A	
	Deteriorated Finish, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Seams Open/Split, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	10%	Now	\$4,800	LIFE	**	5	\$1,200	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Ceramic Tile	10%	Now	\$5,800	2032	**	5	\$300	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Vinyl Tile	80%	Now	\$40,200	2033	**	3	\$1,600	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	10%	0-2	\$5,500	2032	**	5	\$200	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Gypsum Board	90%	Now	\$76,500	LIFE	**	5	\$2,600	C	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 60%								
	Location : Office Area								

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

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

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

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

**Asset # : 2012**

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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In 100% Now \$34,100 2043 \* \* 5 \$2,600 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 100%*

*Location : Office Area*

*Water Penetration, Extent : Moderate, Area Affected : 100%*

*Location : Office Area*

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

**Under 600 Volts**

**Service Equipment**

Molded Case Bkrs 100% 2033 \* \* 5 \$100 B

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

*Location : Electrical Room*

*Explanation : Main Service Rated @ 1200 Amperes*

**Switchgear / Switchboard**

Molded Case Bkrs 100% 2033 \* \* 5 \$100 B

**Raceway**

Conduit 100% 2033 \* \* 1 B

**Panelboards**

Fused Disc Sw 20% 2031 \* \* 5 B

Molded Case Bkrs 80% 2022 \$8,800 5 \$100 B

**Wiring**

Thermoplastic 100% 2033 \* \* 1 B

**Motor Controllers**

Locally Mounted 100% 2028 \* \* 5 B

**Ground**

**Grounding Devices**

Not Accessible 100% D

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Connected To Metal Water Pipe*

*Explanation : Covered With Insulation*

**Lighting**

**Exterior Lighting**

HID 100% Now \$1,400 2033 \* \* B

*Not in Service, Extent : Severe, Area Affected : 100%*

*Location : Throughout*

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

**Heating**

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

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

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



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

**Asset # : 2012**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2033	* *	5	\$1,100	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Old Wash Building							
		Explanation : Building Is Abandoned And Expected To Be Demolished							
Conversion Equipment									
	Furnace	90%			2023	\$4,400	1	\$1,600	B
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Main Floor							
		Explanation : 2 Units							
	Furnace	10%			2018	\$500	1	\$200	B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Main Floor							
		Explanation : 1 Unit							
Ventilation									
	Distribution								
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$1,600	B
	No Component	50%							D
Exhaust Fans									
	Roof	100%			2018	\$3,200	2	\$100	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS II GARAGE  
**Address** : S. OF VICTORY BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0012.010 / 2024 **Yr Built/Renovated** : 1985 /  
**Area Sq Ft** : 27,587 **Project Type** : SANITATION  
**Date of Survey** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$791,000	
Interior Architecture	\$1,287,700	
Electrical	\$71,600	
Mechanical		\$404,600
<b>Total</b>	<b>\$2,150,400</b>	<b>\$404,600</b>
Priority A	\$791,000	
Priority B	\$878,200	\$404,600
Priority C	\$481,100	
<b>Total</b>	<b>\$2,150,400</b>	<b>\$404,600</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$28,800			
Interior Architecture	\$9,900			
Electrical	\$13,300	\$900	\$1,000	\$1,200
Mechanical	\$19,600	\$1,700	\$13,500	\$1,700
<b>Total</b>	<b>\$71,500</b>	<b>\$2,600</b>	<b>\$14,400</b>	<b>\$2,900</b>
Priority A	\$28,800			
Priority B	\$42,700	\$2,600	\$14,400	\$2,900
Priority C				
<b>Total</b>	<b>\$71,500</b>	<b>\$2,600</b>	<b>\$14,400</b>	<b>\$2,900</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II GARAGE**  
**Asset # : 2024**

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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	\$45,100	LIFE	* *	5	\$1,700	A
	Diagonal Cracks, Extent : Severe, Area Affected : 50%							
	Location : At Corners							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Metal Panel	70%	Now	\$28,800	2043	* *	5	\$34,900	A
	Deformed/Dented, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Metal Sect. OHD	20%	Now	\$74,700	2028	* *	5	\$8,300	A
	Other Observation, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Explanation : Deformed & Dented							
Windows								
Aluminum	75%	Now	\$125,900	2048	* *	5	\$1,300	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Steel	25%	Now	\$50,900	2048	* *	5	\$5,600	A
	Corrosion/Rusting, Extent : Severe, Area Affected : 75%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Roof								
Metal Panel	70%	Now	\$402,600	2043	* *			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Modified Bitumen	30%	Now	\$91,700	2033	* *			A
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Asphalt Poured	100%	Now	\$195,800	2043	* *	5	\$7,600	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Garage Area							
Interior Walls								
Concrete Masonry Unit	25%	Now	\$113,700	LIFE	* *	5	\$1,200	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Metal Panel	75%	Now	\$171,600	LIFE	* *			C
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II GARAGE**  
**Asset # : 2024**

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 Code
Interior									
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$9,900	2043	* *	5	\$800	B
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Steel	30%	Now	\$403,500	LIFE	* *			B
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Wood	50%	Now	\$331,000	LIFE	* *			B
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Metal Panel	15%	Now	\$72,100	LIFE	* *	5	\$5,700	B
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$1,600	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 2000 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2023	\$19,400	5	\$600	B
Raceway								
Conduit	100%			2023	\$21,100	1		B
Panelboards								
Fused Disc Sw	15%			2022	\$2,500	5	\$100	B
Molded Case Bkrs	85%			2022	\$14,100	5	\$500	B
Wiring								
Thermoplastic	100%			2023	\$14,800	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$12,400	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Stand-by Power								
Transfer Switches								
Manual	100%			2023	\$10,600	5	\$100	B
Generators								
Natural Gas	100%	Now	\$71,600	2038	* *	1	\$7,900	B
Engine Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Outside								
Not in Service, Extent : Moderate, Area Affected : 100%								
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.

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II GARAGE**  
**Asset # : 2024**

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

**Lighting**

Interior Lighting  
Fluorescent

10% Now \$4,400 2033 \* \* B  
*Not in Service, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor*

HID 30% 2018 \$3,700 10 \$200 B

HID 60% Now \$7,300 2033 \* \* B  
*Malfunctioning, Extent : Moderate, Area Affected : 100%*  
*Location : 1st Floor*

Exterior Lighting

HID 100% Now \$1,400 2033 \* \* B  
*Not in Service, Extent : Severe, Area Affected : 100%*  
*Location : Outside*

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

**Heating**

Energy Source  
Fuel Oil No 2

100% 2033 \* \* 5 \$6,300 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Old Garage*  
*Explanation : Building Is Abandoned And Expected To Be Demolished*

Conversion Equipment  
Furnace

30% 2018 \$8,300 1 \$3,000 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Ceiling Mounted*  
*Explanation : Direct Fired Unit Heaters - Mostly Unaccessible*

Hot Water Boiler 70% Now \$7,100 2028 \* \* 1 \$6,300 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : In Boiler Room Adjacent To Garage*  
*Explanation : 2 Units - Not In Service*

Distribution

Hot Wtr Piping/Pump 100% Now \$11,300 2031 \* \* 4 \$1,000 B  
*Not in Service, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

Terminal Devices

Fan Coil Unit/Heat 100% 2023 \$337,300 1 \$6,600 B  
*Not in Service, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

**Air Conditioning**

Energy Source  
Electricity

100% 2031 \* \* 1 B

Conversion Equipment

Window/Wall Unit 10% 2016 \$4,600 1 B

No Component 90% D

**Ventilation**

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II GARAGE**  
**Asset # : 2024**

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 Code
Ventilation									
	Exhaust Fans								
	Roof	100%			2018	\$17,900	2	\$600	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2021	\$67,300	1		B
	Water Heater								
	Oil Fired	100%			2016	\$7,000	1	\$600	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
Fixtures									
	Generic	100%							B

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

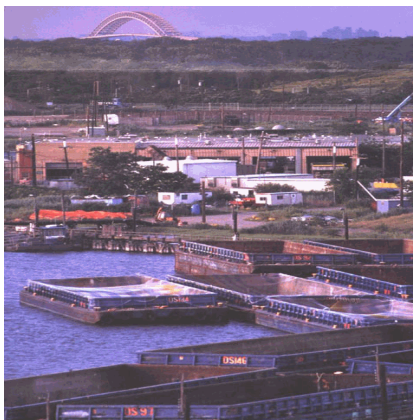
Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS II PUMP HOUSE & POWER HOUSE  
**Address** : SOUTH OF VICTORY BLVD.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0012.070 / 2789 **Yr Built/Renovated** :  
**Area Sq Ft** : 500 **Project Type** : SANITATION  
**Date of Survey** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2685 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$53,200	
Electrical	\$51,400	\$101,300
<b>Total</b>	<b>\$104,600</b>	<b>\$101,300</b>
Priority A	\$53,200	
Priority B	\$51,400	\$101,300
<b>Total</b>	<b>\$104,600</b>	<b>\$101,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$9,700			
Interior Architecture	\$37,100			
Electrical	\$1,900			
Mechanical	\$3,200			
<b>Total</b>	<b>\$51,800</b>			
Priority A	\$9,700			
Priority B	\$29,500			
Priority C	\$12,600			
<b>Total</b>	<b>\$51,800</b>			



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II PUMP HOUSE & POWER HOUSE**  
**Asset # : 2789**

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 Code
Exterior									
Exterior Walls									
	Concrete Masonry Unit	100%	Now	\$53,200	LIFE	* *	5	\$1,000	A
Diagonal Cracks, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Windows									
	Steel	100%	Now	\$3,500	2048	* *	5	\$400	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Roof									
	Built-Up (BUR)	100%	Now	\$6,200	2033	* *			A
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Interior									
Floors									
	Cast in Place Concrete	100%	Now	\$2,500	LIFE	* *	5	\$1,200	C
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	100%	0-2	\$10,100	LIFE	* *	5	\$400	C
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Ceilings									
	Exposed Struc: Steel	100%	Now	\$24,500	LIFE	* *			B
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : Throughout									

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$9,800	5		B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Section Area								
Explanation : Main Service Rated @ 600 Amps								

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

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

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



**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II PUMP HOUSE & POWER HOUSE**  
**Asset # : 2789**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$48,300	5		B
Raceway								
Conduit	100%			2023	\$3,700	1		B
Panelboards								
Molded Case Bkrs	100%			2022	\$52,900	5		B
Wiring								
Thermoplastic	100%			2023	\$3,400	1		B
Motor Controllers								
Locally Mounted	100%	Now	\$51,400	2043	* *	5		B
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%	0-2	\$200	2033	* *			B
<i>Inadequate Ltg Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fluorescent	65%	Now	\$1,500	2033	* *			B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
HID	25%			2018	\$400	10		B
Exterior Lighting								
HID	100%	Now	\$200	2033	* *			B
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2033	* *	1		B
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Salt Water Spraying System No Longer Used</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pump House</i>								
<i>Explanation : Building Is Abandoned And Expected To Be Demolished</i>								
Conversion Equipment								
Radiant Heater	100%			2018	\$1,800	2	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 5 Units</i>								
<b>Air Conditioning</b>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS II PUMP HOUSE & POWER HOUSE**

**Asset # : 2789**

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 Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Cooling	100%	Now	\$1,900	2033	* *	2		B
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Ventilation									
	Exhaust Fans								
	Roof	100%			2018	\$300	2		B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$1,200	2043	* *	1		B
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : GREENPOINT MARINE TRANSFER STA.  
**Address** : N. HENRY ST. & NEWTOWN CREEK  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0007.000 / 2017 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 59,882 **Project Type** : SANITATION  
**Date of Survey** : 28-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2508 **Lot** : 1 **BIN** : 3064006

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$1,423,600	\$436,800
Interior Architecture		\$564,700	\$127,100
Electrical		\$38,600	\$277,300
Mechanical		\$482,100	\$102,100
<b>Total</b>		<b>\$2,509,000</b>	<b>\$943,300</b>
Priority A		\$1,423,600	\$436,800
Priority B		\$842,900	\$379,400
Priority C		\$242,600	\$127,100
<b>Total</b>		<b>\$2,509,000</b>	<b>\$943,300</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$33,500			
Interior Architecture	\$75,800			\$400
Electrical	\$1,700	\$700	\$45,300	
Mechanical	\$67,400	\$2,200	\$13,100	\$3,000
<b>Total</b>	<b>\$178,500</b>	<b>\$2,900</b>	<b>\$58,500</b>	<b>\$3,400</b>
Priority A	\$33,500			
Priority B	\$90,200	\$2,900	\$58,500	\$3,000
Priority C	\$54,800			\$400
<b>Total</b>	<b>\$178,500</b>	<b>\$2,900</b>	<b>\$58,500</b>	<b>\$3,400</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**GREENPOINT MARINE TRANSFER STA.**  
**Asset # : 2017**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$141,100	2041	* *	5	\$171,100	A
	Deformed/Dented, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : This Building Is Scheduled To Be Demolished							
Windows								
Aluminum	10%	Now	\$128,700	2046	* *	5	\$1,400	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
	Location : At Office							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%							
	Location : Office							
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
	Location : Office							
Fiberglass Panel	90%	Now	\$853,000	2029	* *	5	\$46,200	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Parapets								
Metal Rail	100%	Now	\$130,400	2026	* *	5	\$219,500	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Cast in Place Concrete	25%	Now	\$33,500	LIFE	* *			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Over Garbage Disposal Area							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Garbage Disposal Area							
Metal Panel	75%	Now	\$170,400	2026	* *			A
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Over Garbage Disposal Area							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Garbage Disposal Area							
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$172,800	LIFE	* *	5	\$127,100	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$69,800	2036	* *	5	\$1,600	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Vinyl Tile	5%	Now	\$30,000	2031	* *	3	\$1,200	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2017**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior									
Interior Walls									
Cast in Place Concrete	20%	Now	\$10,400	LIFE	**			C	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Concrete Masonry Unit	5%	Now	\$3,000	LIFE	**	5	\$300	C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Equipment Room									
Concrete Masonry Unit	35%			LIFE	**	5	\$2,300	C	
Glass: Single Pane	5%	Now	\$3,900	LIFE	**	5	\$600	C	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Throughout									
SGFT/Glazed Masonry	10%	Now	\$7,400	LIFE	**			C	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : At Offices									
SGFT/Glazed Masonry	25%			LIFE	**			C	
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$21,000	2041	**	5	\$1,600	B	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Exposed Concrete	25%	Now	\$121,500	LIFE	**	5	\$2,500	B	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Lower Level									
Exposed Reinforcement, Extent : Moderate, Area Affected : 15%									
Location : Lower Level									
Exposed Struc: Steel	70%	4+	\$200,600	LIFE	**			B	
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Garbage Disposal Area									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2021	\$28,000	5	\$1,300	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1200 Amps Main Disconnect Switch							
	Transformers								
	Dry Type	100%			2019	\$13,600	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Kva 480v/208/120v							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2021	\$101,800	5	\$1,300	B

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

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

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

**Asset # : 2017**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2021	\$32,400	1		B
Panelboards								
Molded Case Bkrs	100%			2020	\$71,600	5	\$1,300	B
Wiring								
Thermoplastic	100%			2021	\$29,200	1		B
Motor Controllers								
Locally Mounted	10%			2019	\$1,000	5		B
Motor Control Center	90%			2019	\$103,800	5	\$1,200	B
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$900	LIFE	* *	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
HID	40%			2016	\$33,600	10	\$600	B
Incandescent	60%			2016	\$38,600	2	\$600	B
Egress Lighting								
No Component	50%							D
No Component	50%							D
Exterior Lighting								
HID	100%			2016	\$9,600	10	\$200	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Electricity	100%			2021		1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Level</i>								
<i>Explanation : This Facility Being Used For Temporary Storage</i>								
Conversion Equipment								
Radiant Heater	5%			2016	\$10,600	2	\$1,000	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office Only</i>								
<i>Explanation : Elec. Radiant Heater</i>								
No Component	95%							D
Distribution								
Steam Piping/Pump	100%	Now	\$16,800	2051	* *	4	\$2,100	B
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

**Asset # : 2017**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convactor/Radiator	40%	Now	\$9,100	2041	* *	1	\$5,000	B
	Damaged, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
Fan Coil Unit/Heat	60%	Now	\$21,600	2031	* *	1	\$7,500	B
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Air Conditioning								
Energy Source								
Electricity	100%			2020	\$102,100	1		B
Conversion Equipment								
Window/Wall Unit	5%			2014	\$4,900	1		B
No Component	95%							D
Ventilation								
Exhaust Fans								
Interior	60%	Now	\$149,200	2031	* *	2	\$600	B
	Not in Service, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
No Component	40%							D
Plumbing								
H/C Water Piping								
Brass/Copper	40%	Now	\$57,400	2051	* *	1		B
	Corroded, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
No Component	60%							D
HW Heat Exchanger								
Low Temp	100%	Now	\$14,900	2051	* *	4	\$4,300	B
	Obsolete Equipment, Extent : Severe, Area Affected : 100%							
	Location : Mech Room							
Sanitary Piping								
Cast Iron	100%	Now	\$104,300	LIFE	* *	1		B
	Corroded, Extent : Severe, Area Affected : 80%							
	Location : Lower Level							
Fixtures								
Generic	100%							B
	Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$171,300	2051	* *	1-5	\$15,300	B
	Corroded, Extent : Severe, Area Affected : 100%							
	Location : Throughout							

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : MANHATTAN 11 GARAGE  
**Address** : 343 E. 99TH ST. BTWN: FIRST AVE. - SECOND AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0044.000 / 4184 **Yr Built/Renovated** : 1919 / 1990  
**Area Sq Ft** : 37,000 **Project Type** : SANITATION  
**Date of Survey** : 09-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,c  
**Block** : 1671 **Lot** : 23 **BIN** : 1052640

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$1,287,100	\$77,900
Interior Architecture		\$2,307,900	\$80,000
Electrical		\$35,300	
Mechanical		\$42,200	\$400,300
<b>Total</b>		<b>\$3,672,500</b>	<b>\$558,200</b>
Priority A		\$1,287,100	\$77,900
Priority B		\$2,075,000	\$400,300
Priority C		\$310,400	\$80,000
<b>Total</b>		<b>\$3,672,500</b>	<b>\$558,200</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture		\$7,400		
Interior Architecture	\$26,500			\$500
Electrical	\$7,400	\$100	\$300	\$46,200
Mechanical	\$96,900	\$12,100	\$7,500	\$39,500
<b>Total</b>	<b>\$130,800</b>	<b>\$19,600</b>	<b>\$7,800</b>	<b>\$86,200</b>
Priority A		\$7,400		
Priority B	\$130,800	\$12,200	\$7,800	\$85,700
Priority C				\$500
<b>Total</b>	<b>\$130,800</b>	<b>\$19,600</b>	<b>\$7,800</b>	<b>\$86,200</b>



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

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

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 11 GARAGE**  
**Asset # : 4184**

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 Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$3,000	A
Masonry: Brick	80%	Now	\$623,900	LIFE	* *	5	\$38,000	A
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Diagonal Cracks, Extent : Severe, Area Affected : 30%								
Location : Corners								
Misaligned/Bulging, Extent : Severe, Area Affected : 40%								
Location : South Facade, Southeast And Southwest Corners								
Spalling, Extent : Moderate, Area Affected : 40%								
Location : West Facade								
Metal Coiling Doors	10%			2035	* *	5	\$14,900	A
Windows								
Steel	100%	Now	\$364,400	2047	* *	5	\$39,900	A
Air Infiltration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Bent/Warped Elements, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Parapets								
Masonry: Brick	100%	Now	\$164,500	LIFE	* *	5	\$2,500	A
Misaligned/Bulging, Extent : Moderate, Area Affected : 35%								
Location : South Facade, Corners, Coping								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Inside Face								
Worn/Eroded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Roof								
Single Ply Membrane	100%	Now	\$134,300	2032	* *			A
Debris Present, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Drains Clogged, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : North								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Structurally Unstable Due To Rotted Wood Beams								

**Interior**

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 11 GARAGE**  
**Asset # : 4184**

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 Code
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$163,100	LIFE	**	5	\$80,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : 1st Floor, 2nd Floor							
	Deflection Evident, Extent : Severe, Area Affected : 15%							
	Location : 2nd Floor							
Vinyl Tile	10%	Now	\$37,800	2032	**	3	\$1,500	C
	Deflection Evident, Extent : Severe, Area Affected : 10%							
	Location : Garage							
	Worn/Eroded, Extent : Severe, Area Affected : 75%							
	Location : 2nd Floor							
Interior Walls								
Cast Stone/Terra Cotta	25%			LIFE	**			C
Concrete Masonry Unit	25%			LIFE	**	5	\$1,700	C
Masonry: Brick	50%	0-2	\$109,500	LIFE	**			C
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$26,500	2042	**	5	\$2,000	B
	Worn/Eroded, Extent : Moderate, Area Affected : 65%							
	Location : Throughout							
Exposed Struc: Wood	90%	Now	\$1,997,500	LIFE	**			B
	Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
	Location : Wood Joist Framing System							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Wood Joist Framing System							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2048	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Rated At 200 Amps								
Raceway								
Conduit	100%			2022	\$21,100	1		B
Panelboards								
Molded Case Bkrs	80%			2021	\$13,200	5	\$600	B
Molded Case Bkrs	20%			2038	* *	5	\$200	B
Wiring								
Braided Cloth	50%	2-4	\$7,400	2047	* *	1		B
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	50%			2022	\$7,400	1		B

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 11 GARAGE**  
**Asset # : 4184**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2020	\$16,600	5	\$200	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	60%			2017	\$35,300	10	\$14,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	20%			2017	\$3,300	10	\$200	B
Incandescent	20%			2017	\$11,800	2	\$100	B
Egress Lighting								
Exit, Service	50%			2017	\$2,200	1		B
Exit, Battery	50%			2017	\$11,000	10	\$900	B
Exterior Lighting								
HID	100%			2017	\$1,800	10	\$100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2032	* *	5	\$8,400	B
<i>Exposed Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard - One Tank 2500 Gal</i>								
Conversion Equipment								
Steam Boiler	100%			2020	\$147,100	1	\$26,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$21,100	2032	* *	4	\$1,300	B
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Steam Traps Faulty, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Garage And Boiler Room</i>								
Terminal Devices								
Convactor/Radiator	60%	Now	\$17,100	2027	* *	1	\$4,700	B
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	40%			2022	\$181,000	1	\$3,500	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Works Off The Steam Coils</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 11 GARAGE**  
**Asset # : 4184**

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 Code
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	25%			2017	\$15,500	1		B
	No Component	75%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$26,100	LIFE	* *	2-5	\$15,100	B
				Damaged, Extent : Moderate, Area Affected : 20%					
				Location : 2nd Floor					
	Exhaust Fans								
	Interior	20%			2017	\$6,700	2	\$200	B
	Roof	40%	0-2	\$9,600	2032	* *	2	\$300	B
				Not in Service, Extent : Severe, Area Affected : 30%					
				Location : Roof					
	Wall Unit	40%	Now	\$18,300	2032	* *	2	\$300	B
				Broken, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2022	\$18,000	1		B
	Galv Iron/Steel	80%			2020	\$72,200	1		B
				Corroded, Extent : Light, Area Affected : 25%					
				Location : Basement					
	Water Heater								
	Electric	100%			2017	\$4,700	4	\$200	B
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Garage					
				Explanation : Not Accessible For Examination					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$42,200	LIFE	* *	1		B
				Blockage /Clogged, Extent : Severe, Area Affected : 20%					
				Location : Roof					
	Sump Pump(s)								
	Submersible	100%			2015	\$6,100	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$1,700	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$13,700	B
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$7,600	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : MANHATTAN 12 GARAGE  
**Address** : 301 WEST 215TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0029.000 / 140 **Yr Built/Renovated** : 1983 / 2008  
**Area Sq Ft** : 89,267 **Project Type** : SANITATION  
**Date of Survey** : 12-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$142,700	\$133,100
Interior Architecture	\$47,400	\$185,000
Electrical	\$71,000	\$28,800
Mechanical		\$1,133,100
<b>Total</b>	<b>\$261,100</b>	<b>\$1,479,900</b>
Priority A	\$142,700	\$133,100
Priority B	\$71,000	\$1,161,900
Priority C	\$47,400	\$185,000
<b>Total</b>	<b>\$261,100</b>	<b>\$1,479,900</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$40,600			
Interior Architecture	\$32,600	\$3,700	\$5,000	\$600
Electrical	\$35,300	\$55,500		
Mechanical	\$58,400	\$33,300	\$13,000	\$6,200
<b>Total</b>	<b>\$167,000</b>	<b>\$92,400</b>	<b>\$18,000</b>	<b>\$6,800</b>
Priority A	\$40,600			
Priority B	\$103,200	\$88,700	\$13,000	\$6,200
Priority C	\$23,200	\$3,700	\$5,000	\$600
<b>Total</b>	<b>\$167,000</b>	<b>\$92,400</b>	<b>\$18,000</b>	<b>\$6,800</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	53%			LIFE	* *	5	\$28,500	A
Concrete Masonry Unit	10%	Now	\$29,200	LIFE	* *	5	\$5,400	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Pilar At Southeast Corner								
Masonry: Brick	10%	Now	\$5,600	LIFE	* *	5	\$8,600	A
Other Observation, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Of Facade Facing River								
Explanation : Soffit Cover Loose								
Masonry: Granite	2%			LIFE	* *	5	\$1,300	A
Metal Sect. OHD	25%			2033	* *	5	\$67,200	A
Windows								
Aluminum	93%	Now	\$50,500	2036	* *	5	\$5,400	A
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Glass Block	5%			LIFE	* *	5	\$400	A
Metal Louvers	2%			2023	\$7,500	10	\$1,400	A
Parapets								
Masonry: Brick	75%			LIFE	* *	5	\$6,900	A
Metal Panel	5%	Now	\$1,900	2040	* *	5	\$900	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Metal Rail	20%	Now	\$3,900	2033	* *	5	\$13,000	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Roof								
Modified Bitumen	95%			2030	* *	10	\$133,100	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$92,100	2040	* *			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over Locker Rooms								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Locker Rooms								

**Interior**

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	65%	0-2	\$47,400	LIFE	**	5	\$139,400	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Garage								
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
Location : Garage								
Ceramic Tile	10%	Now	\$21,200	2029	**	5	\$4,900	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Mechanics Exit, Restrooms								
Quarry Tile	15%			2033	**	5	\$22,100	C
Sheet Vinyl/Rubber	5%			2025	**	5	\$7,400	C
Other Observation, Extent : Light, Area Affected : 100%								
Location : Stairs								
Explanation : Rubber Vinyl								
Vinyl Tile	5%			2020	\$45,600	3	\$2,500	C
Interior Walls								
Ceramic Tile	7%			2029	**	5	\$2,800	C
Concrete Masonry Unit	85%			LIFE	**	5	\$13,500	C
Glass: Single Pane	3%			LIFE	**	5	\$900	C
Metal Coiling Doors	5%			2036	**	5	\$10,000	C
Ceilings								
AcousTileSusp.Lay-In	13%	Now	\$1,700	2025	**	5	\$6,400	B
Staining/Discoloring, Extent : Severe, Area Affected : 15%								
Location : Offices								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Offices								
Worn/Eroded, Extent : Light, Area Affected : 5%								
Location : Offices								
Exposed Struc: Steel	80%			LIFE	**			B
Gypsum Board	2%			LIFE	**	5	\$2,500	B
Metal Panel	5%	0-2	\$7,800	LIFE	**	5	\$6,100	B
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Restrooms								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2020	\$5,100	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2000 Amps Service								
Switchgear / Switchboard								
Fused Disc Sw	75%			2020	\$21,800	5	\$200	B
Molded Case Bkrs	25%			2020	\$7,300	5	\$500	B

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Estimates are rounded to the nearest hundred dollars.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	80%			2020	\$28,800	1		B
Conduit	20%			2030	* *	1		B
Panelboards								
Molded Case Bkrs	80%			2019	\$22,000	5	\$1,600	B
Molded Case Bkrs	20%			2028	* *	5	\$400	B
Wiring								
Thermoplastic	80%			2020	\$21,400	1		B
Thermoplastic	20%			2030	* *	1		B
Motor Controllers								
Locally Mounted	70%			2018	\$26,100	5	\$300	B
Motor Control Center	30%			2018	\$11,200	5	\$600	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2015	\$71,000	10	\$30,000	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	15%	Now	\$21,300	2030	* *			B
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	30%			2015	\$11,800	10	\$600	B
Incandescent	5%			2015	\$7,100	2	\$100	B
Egress Lighting								
Emergency, Battery	50%	Now	\$13,300	2030	* *			B
	<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Exit, Service	50%			2015	\$5,300	1		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2030	* *	5	\$20,300	B
Conversion Equipment								
Hot Water Boiler	100%			2033	* *	1	\$32,500	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$18,300	2028	* *	4	\$3,200	B
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boost Pumps And Pipings</i>					
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room And Throughout</i>					
Terminal Devices								
Air Handler	20%	Now	\$3,900	2020	\$78,600	1	\$7,300	B
			<i>Not in Service, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : For Locker Room, Toilet Room, Penthouse</i>					
Convactor/Radiator	10%			2025	* *	1	\$2,100	B
Fan Coil Unit/Heat	70%			2020	\$764,000	1	\$14,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%	Now	\$29,000	2018	\$290,400	2	\$600	B
			<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : For Locker Room, Toilet Room, Penthouse</i>					
No Component	80%							D
Heat Rejection								
Air Condenser Unit	20%			2020	\$5,800	2	\$9,100	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$36,500	B
Exhaust Fans								
Roof	100%			2025	* *	2	\$2,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2030	* *	1		B
Galv Iron/Steel	50%			2033	* *	1		B
Water Heater								
Gas Fired	100%	Now	\$300	2015	\$17,000	2	\$800	B
			<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : #1 Hot Water Storage Tank</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : MANHATTAN 2 GARAGE GANSEVOORT  
**Address** : 2 BLOOMFIELD STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0041.000 / 4181 **Yr Built/Renovated** : 1953 / 2010  
**Area Sq Ft** : 35,890 **Project Type** : SANITATION  
**Date of Survey** : 21-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 651 **Lot** : 1 **BIN** : 1083566

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$888,500	\$352,900
Interior Architecture	\$139,700	\$133,700
Electrical		\$40,000
<b>Total</b>	<b>\$1,028,300</b>	<b>\$526,500</b>
Priority A	\$888,500	\$352,900
Priority B		\$40,000
Priority C	\$139,700	\$133,700
<b>Total</b>	<b>\$1,028,300</b>	<b>\$526,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$46,700			
Interior Architecture	\$48,500	\$1,000		\$1,000
Electrical	\$7,400	\$400	\$300	\$15,700
Mechanical	\$6,200	\$1,500	\$2,400	\$26,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$112,700</b>	<b>\$6,800</b>	<b>\$6,700</b>	<b>\$47,600</b>
Priority A	\$46,700			
Priority B	\$39,700	\$6,800	\$6,700	\$46,600
Priority C	\$26,300			\$1,000
<b>Total</b>	<b>\$112,700</b>	<b>\$6,800</b>	<b>\$6,700</b>	<b>\$47,600</b>



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

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

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$514,400	LIFE	* *	5	\$39,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : North West Corner							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : North Facade, East Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : North Facade, East Facade							
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : South East Corner							
Masonry: Granite	5%	Now	\$30,400	LIFE	* *	5	\$1,700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : At Entrance On North Side							
Metal Coiling Doors	10%	Now	\$82,800	2020	\$276,100	5	\$7,200	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Windows								
Aluminum	100%	Now	\$291,200	2047	* *	5	\$3,100	A
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$14,400	LIFE	* *	5	\$2,200	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : At South East Corner							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : East Facade							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : South And West Facades							
Pre-Cast Concrete	10%	Now	\$1,900	LIFE	* *	5	\$1,500	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Modified Bitumen	100%			2032	* *	10	\$37,500	A
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	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.

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

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

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 Code

## Interior

## Floors

Cast in Place Concrete	70%	Now	\$82,000	LIFE	* *	5	\$60,300	C
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 20%*

*Location : 1st Floor Of 3 Story Structure*

Ceramic Tile	10%	Now	\$4,300	2025	* *	5	\$2,000	C
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Vinyl Tile	20%	Now	\$22,000	2022	\$73,300	3	\$3,000	C
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*Cracking/Crumbling, Extent : Severe, Area Affected : 30%*

*Location : Throughout*

## Interior Walls

Cast in Place Concrete	15%			LIFE	* *			C
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Concrete Masonry Unit	5%			LIFE	* *	5	\$300	C
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SGFT/Glazed Masonry	80%	Now	\$57,700	LIFE	* *			C
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Garage*

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

## Ceilings

AcousTileSusp.Lay-In	5%			2035	* *	5	\$2,000	B
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Exposed Concrete	20%			LIFE	* *	5	\$1,200	B
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Exposed Concrete	5%	Now	\$22,200	LIFE	* *	5	\$300	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%*

*Location : Over Interior Driveway At North Side*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 5%*

*Location : 1st Floor Of 3 Story Structure*

Exposed Concrete	60%			LIFE	* *	5	\$3,700	B
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*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Garage Area*

Exposed Struc: Steel	5%			LIFE	* *			B
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Gypsum Board	5%			LIFE	* *	5	\$2,500	B
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2022	\$1,600	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Name Plate Missing*

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									
Transformers									
Dry Type	100%			2027	* *	5	\$100	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Rated At 208/480v									
Switchgear / Switchboard									
Air Circuit Breaker	100%			2022	\$19,400	5	\$200	B	
Raceway									
Conduit	95%			2022	\$20,100	1		B	
Conduit	5%			2032	* *	1		B	
Panelboards									
Fused Disc Sw	10%			2030	* *	5	\$100	B	
Molded Case Bkrs	85%			2021	\$14,100	5	\$700	B	
Molded Case Bkrs	5%			2030	* *	5		B	
Wiring									
Braided Cloth	50%	0-2	\$7,400	2047	* *	1		B	
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Thermoplastic	5%			2032	* *	1		B	
Thermoplastic	45%			2022	\$6,600	1		B	
Motor Controllers									
Locally Mounted	25%			2020	\$4,100	5	\$100	B	
Motor Control Center	75%			2020	\$12,400	5	\$600	B	
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$400	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Pump Room									
Explanation : Water Main									
Lighting									
Interior Lighting									
Fluorescent	70%			2022	\$40,000	10	\$16,900	B	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-12 Lamps									
HID	30%			2022	\$4,800	10	\$300	B	
Egress Lighting									
Exit, Service	50%			2017	\$2,100	1		B	
Exit, Battery	50%			2017	\$10,700	10	\$900	B	
Exterior Lighting									
HID	100%			2017	\$1,800	10	\$100	B	

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 Code

Heating

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

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 Code
Heating									
	Energy Source								
	Electricity	5%			2032	**	1		B
	Natural Gas	95%			2032	**	1		B
	Conversion Equipment								
	Radiant Heater	5%			2022	\$6,500	2	\$600	B
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor							
		Explanation : 5 Electric Baseboard Heaters							
	No Component	95%							D
Terminal Devices									
	Fan Coil Unit/Heat	95%			2030	**	1	\$8,100	B
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Throughout Garage							
		Explanation : 11 Gas Fired Units							
	No Component	5%							D
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	1		B
	Conversion Equipment								
	Window/Wall Unit	30%			2017	\$18,100	1		B
	No Component	70%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$4,400	B
	No Component	70%							D
	Exhaust Fans								
	Roof	50%	Now	\$600	2022	\$11,700	2	\$300	B
		Broken, Extent : Moderate, Area Affected : 10%							
		Location : One Exhaust Fan Out Of Two							
	Wall Unit	50%			2022	\$22,200	2	\$400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2032	**	1		B
	Galv Iron/Steel	80%			2027	**	1		B
	Water Heater								
	Gas Fired	50%	Now	\$3,400	2022	\$3,400	2	\$200	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 2 Units							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 4 Units							
	Gas Fired	50%			2017	\$3,400	2	\$200	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B

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

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2 GARAGE GANSEVOORT**  
**Asset # : 4181**

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 Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2022	\$2,800	1	\$1,600	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : 1 Unit - Not In Service							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	* *	1-5	\$13,800	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)  
**Address** : 2 BLOOMFIELD STREET WEST STREET & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0003.000 / 118 **Yr Built/Renovated** : 1950 / 1990  
**Area Sq Ft** : 58,632 **Project Type** : SANITATION  
**Date of Survey** : 09-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 651 **Lot** : 1 **BIN** : 1083564

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,189,800	\$366,000
Interior Architecture	\$1,619,600	\$62,200
Electrical		\$150,900
Mechanical		\$546,400
<b>Total</b>	<b>\$2,809,500</b>	<b>\$1,125,600</b>
Priority A	\$1,189,800	\$366,000
Priority B	\$1,177,300	\$697,300
Priority C	\$442,300	\$62,200
<b>Total</b>	<b>\$2,809,500</b>	<b>\$1,125,600</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$40,700			
Interior Architecture	\$65,400			\$800
Electrical	\$35,900	\$200	\$200	\$400
Mechanical	\$15,400	\$2,300	\$4,800	\$1,600
<b>Total</b>	<b>\$157,400</b>	<b>\$2,500</b>	<b>\$5,100</b>	<b>\$2,900</b>
Priority A	\$40,700			
Priority B	\$51,300	\$2,500	\$5,100	\$2,100
Priority C	\$65,400			\$800
<b>Total</b>	<b>\$157,400</b>	<b>\$2,500</b>	<b>\$5,100</b>	<b>\$2,900</b>



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

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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

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 Code
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	0-2	\$22,500	LIFE	**	5	\$35,700	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cement-Fiber Panel	35%	Now	\$74,000	2023	\$246,500			A
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
	Location : Lower Level							
	Other Observation, Extent : Moderate, Area Affected : 25%							
	Location : Steel Members At Lower Level							
	Explanation : Corrosion Rusting							
Concrete Masonry Unit	2%	Now	\$18,200	LIFE	**	5	\$1,100	A
	Diagonal Cracks, Extent : Severe, Area Affected : 25%							
	Location : Pump Room At Lower Level							
	Horizontal Cracks, Extent : Severe, Area Affected : 15%							
	Location : Pump Room At Lower Level							
	Vertical Cracks, Extent : Severe, Area Affected : 20%							
	Location : Pump Room At Lower Level							
Exposed Struc: Steel	5%	2-4	\$99,200	LIFE	**	5	\$14,000	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
	Location : Steel Columns							
Fiberglass Panel	50%			2026	**	5	\$167,500	A
Windows								
Steel	100%	Now	\$191,500	2048	**	5	\$21,000	A
	Bent/Warped Elements, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Roof								
Metal Panel	100%	Now	\$741,400	2043	**			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Explanation : null							
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Explanation : null							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

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 Code	
Interior									
Floors									
Asphalt Macadam	40%	Now	\$62,100	2028	* *	5	\$6,300	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Upper Level								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Upper Level								
	Explanation : Water Penetration								
Cast in Place Concrete	45%	Now	\$253,800	LIFE	* *	5	\$62,200	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
Ceramic Tile	1%	Now	\$5,500	2026	* *	5	\$300	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Vinyl Tile	10%	Now	\$58,800	2033	* *	3	\$2,400	C	
	Adhesion Failure, Extent : Moderate, Area Affected : 15%								
	Location : Offices								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Offices								
Wood	4%	4+	\$26,200	2038	* *	5	\$2,400	C	
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
Concrete Masonry Unit	4%	0-2	\$7,100	LIFE	* *	5	\$300	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Fiberglass Panel	65%	Now	\$67,700	LIFE	* *			C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Gypsum Board	1%	Now	\$1,100	LIFE	* *	5	\$100	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Outside Electrical Room								
Metal Panel	5%	0-2	\$7,500	LIFE	* *			C	
	Deformed/Dented, Extent : Severe, Area Affected : 60%								
	Location : Throughout								
SGFT/Glazed Masonry	25%	0-2	\$18,100	LIFE	* *			C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Office								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Office								

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Estimates are rounded to the nearest hundred dollars.

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

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 Code

Interior

Ceilings

Exposed Concrete

50%	Now	\$475,700	LIFE	* *	5	\$4,900	B
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*Corrosion/Rusting, Extent : Severe, Area Affected : 25%*  
*Location : Steel Members At Lower Level*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Steel Members At Lower Level*  
*Loose/Delam Surface, Extent : Severe, Area Affected : 20%*  
*Location : Steel Members At Lower Level*  
*Water Penetration, Extent : Severe, Area Affected : 25%*  
*Location : Lower Level*

Exposed Struc: Steel

50%	0-2	\$701,600	LIFE	* *			B
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*Corrosion/Rusting, Extent : Severe, Area Affected : 30%*  
*Location : Throughout*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

70%			2023	\$19,600	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two 1200 Amps Main Disconnect Switch*

Fused Disc Sw

30%			2043	* *	5	\$100	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 800 Amps Main Disconnect Switch*

Transformers

Dry Type

100%			2036	* *	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 225 Kva 480hv-208/120lv*

Switchgear / Switchboard

Molded Case Bkrs

75%			2023	\$76,400	5	\$1,000	B
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Molded Case Bkrs

25%			2049	* *	5	\$300	B
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Raceway

Conduit

75%			2023	\$24,300	1		B
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Conduit

25%			2049	* *	1		B
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Panelboards

Fused Disc Sw

5%			2045	* *	5	\$100	B
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Fused Disc Sw

10%			2022	\$7,200	5	\$100	B
-----	--	--	------	---------	---	-------	---

Molded Case Bkrs

25%			2045	* *	5	\$300	B
-----	--	--	------	-----	---	-------	---

Molded Case Bkrs

60%			2022	\$43,000	5	\$800	B
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$11,700	2048	* *	1		B
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2023	\$8,700	1		B
Thermoplastic	30%			2049	* *	1		B
Motor Controllers								
Locally Mounted	75%			2021	\$7,600	5	\$200	B
Locally Mounted	25%			2040	* *	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,400	B
Lighting								
Interior Lighting								
Fluorescent	50%			2018	\$31,500	10	\$19,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2031	* *	10	\$7,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Building Only</i>								
<i>Explanation : T-8 Lamps</i>								
HID	10%			2031	* *	10	\$100	B
HID	20%			2018	\$16,500	10	\$300	B
Egress Lighting								
Emergency, Battery	35%			2018	\$6,000	10	\$3,600	B
Emergency, Battery	15%			2031	* *	10	\$1,500	B
Exit, Service	35%			2018	\$2,400	1		B
Exit, Service	15%			2031	* *	1		B
Exterior Lighting								
HID	75%			2018	\$7,000	10	\$100	B
HID	25%			2031	* *	10		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Electricity	100%			2043	* *	1		B
<i>Recent Installation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : New Power For Modular Buildings</i>								
Terminal Devices								
Fan Coil Unit/Heat	40%			2028	* *	1	\$5,500	B
Fan Coil Unit/Heat	60%			2023	\$422,300	1	\$8,200	B
Air Conditioning								

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

**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 2/4 GARAGE (FORMER GANSEVOORT MTS)**

**Asset # : 118**

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 Code
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	40%			2018	\$86,800	2	\$1,000	B
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,300	B
Exhaust Fans								
Roof	100%			2023	\$37,400	2	\$1,300	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2028	* *	1		B
Water Heater								
Electric	100%			2018	\$7,300	4	\$400	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Recent Replace Evident, Extent : Light, Area Affected : 10% Location : Lines To Septic Tank								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Compressed Air	100%			2023	\$26,000	4	\$2,000	B
Fixtures								
Generic	100%							B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : MANHATTAN 8 GARAGE (FORMER INCINERATOR)  
**Address** : 341 WEST 215 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0060.000 / 13643 **Yr Built/Renovated** : 1935 / 2007  
**Area Sq Ft** : 56,830 **Project Type** : SANITATION  
**Date of Survey** : 12-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2196 **Lot** : 1 **BIN** : 1064485

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$2,582,000	\$257,400
Interior Architecture	\$1,068,600	\$271,400
Electrical	\$157,300	\$71,600
Mechanical		\$458,900
<b>Total</b>	<b>\$3,807,900</b>	<b>\$1,059,300</b>
Priority A	\$2,582,000	\$257,400
Priority B	\$400,900	\$530,600
Priority C	\$825,000	\$271,400
<b>Total</b>	<b>\$3,807,900</b>	<b>\$1,059,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$20,700	\$6,500		\$1,200
Interior Architecture	\$43,700			\$900
Electrical	\$62,000	\$23,800		
Mechanical	\$50,600	\$33,700	\$3,300	\$3,300
<b>Total</b>	<b>\$177,100</b>	<b>\$64,000</b>	<b>\$3,300</b>	<b>\$5,400</b>
Priority A	\$20,700	\$6,500		\$1,200
Priority B	\$130,500	\$57,500	\$3,300	\$3,300
Priority C	\$25,900			\$900
<b>Total</b>	<b>\$177,100</b>	<b>\$64,000</b>	<b>\$3,300</b>	<b>\$5,400</b>



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

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

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

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

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 Code
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$392,200	LIFE	* *	5	\$64,600	A
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Crazing, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Brick	80%	Now	\$868,100	LIFE	* *	5	\$132,300	A
Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
Location : Throughout								
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : Corners								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Granite	5%	Now	\$108,900	LIFE	* *	5	\$6,200	A
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Building Base								
Metal Sect. OHD	10%	Now	\$348,700	2033	* *	5	\$25,800	A
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Explanation : Broken/missing Elements								
Windows								
Aluminum	20%			2042	* *	5	\$2,400	A
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Steel	80%	Now	\$551,900	2045	* *	5	\$60,400	A
Bent/Warped Elements, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Cracking/Crumbling, Extent : Severe, Area Affected : 95%								
Location : Throughout								
Deformed/Dented, Extent : Severe, Area Affected : 70%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Severe, Area Affected : 90%								
Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Parapets									
Cast Stone/Terra Cotta	15%	Now	\$20,700	LIFE	* *	5	\$3,100	A	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Coping								
	Crazing, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
	Location : Coping								
Masonry: Brick	85%	Now	\$44,200	LIFE	* *	5	\$2,300	A	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Diagonal Cracks, Extent : Severe, Area Affected : 25%								
	Location : Corners								
	Vertical Cracks, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Roof									
Built-Up (BUR)	25%			2025	* *	10	\$6,500	A	
Built-Up (BUR)	70%	Now	\$96,400	2030	* *			A	
	Blisters, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Garage Area								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$171,600	2050	* *			A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
	Location : Main Roof								
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Main Roof								
Interior									
Floors									
Cast in Place Concrete	83%	Now	\$175,100	LIFE	* *	5	\$128,800	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Ceramic Tile	5%			2023	\$76,700	5	\$3,500	C	
Steel Plate	2%	Now	\$107,100	LIFE	* *	1		C	
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Uneven Surface, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
Vinyl Tile	10%			2020	\$66,000	3	\$3,500	C	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Interior Walls								
Cast in Place Concrete	25%	Now	\$107,700	LIFE	* *			C
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Old Incinerator Area								
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Old Incinerator Area								
Concrete Masonry Unit	10%	Now	\$25,000	LIFE	* *	5	\$2,700	C
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Office								
Masonry: Brick	40%	Now	\$358,900	LIFE	* *			C
Staining/Discoloring, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Multiple Locations								
SGFT/Glazed Masonry	25%	Now	\$76,200	LIFE	* *			C
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Near Restroom Entrance								
Ceilings								
Exposed Concrete	50%	Now	\$133,400	LIFE	* *	5	\$5,500	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Garage Area								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Garage Area								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Garage Area								
Exposed Struc: Steel	35%	Now	\$110,200	LIFE	* *			B
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Garage Area								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Garage Area								
Plaster	15%	Now	\$17,800	LIFE	* *	5	\$6,600	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Office								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**MANHATTAN 8 GARAGE (FORMER INCINERATOR)**

**Asset # : 13643**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Knife Sw	100%	0-2	\$28,000	2050	* *	5	\$100	B
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 1000 Amps Service							
Switchgear / Switchboard								
Molded Case Bkrs	100%	0-2	\$101,800	2050	* *	5	\$600	B
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
Raceway								
Conduit	100%			2020	\$32,400	1		B
Panelboards								
Molded Case Bkrs	100%			2019	\$71,600	5	\$1,200	B
Wiring								
Braided Cloth	50%	2-4	\$14,600	2045	* *	1		B
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	50%			2020	\$14,600	1		B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	B
Lighting								
Interior Lighting								
Fluorescent	20%			2015	\$14,200	10	\$8,700	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Fluorescent	10%	Now	\$7,100	2030	* *			B
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : 1st Floor							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
HID	60%			2015	\$55,400	10	\$900	B
HID	10%	Now	\$9,200	2030	* *			B
	Not in Service, Extent : Moderate, Area Affected : 100%							
	Location : Outside, Ground Floor							
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$2,500	2060	* *	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Stacks							
	Explanation : Not In Service							

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

**Asset # : 13643**

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Energy Source									
Fuel Oil No 2	100%			2030	* *	5	\$14,700	B	
Conversion Equipment									
Hot Water Boiler	100%			2037	* *	1	\$23,500	B	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 1 Unit									
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$26,500	2028	* *	4	\$2,300	B	
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Boiler Room And Throughout									
Terminal Devices									
Convactor/Radiator	20%			2025	* *	1	\$3,100	B	
Fan Coil Unit/Heat	30%	Now	\$11,800	2020	\$236,900	1	\$4,100	B	
Not in Service, Extent : Severe, Area Affected : 15%									
Location : 2nd Floor Locker Room									
No Component	50%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2028	* *	1		B	
Conversion Equipment									
Window/Wall Unit	10%			2015	\$10,800	1		B	
No Component	90%							D	
Ventilation									
Exhaust Fans									
Roof	50%			2020	\$64,400	2	\$700	B	
Wall Unit	10%	Now	\$1,600	2020	\$8,000	2	\$100	B	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : 1st Foor Mechanical Repair Area									
Explanation : Lack Of Air Ventilation In Mechanical Repair Area									
No Component	40%							D	
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%	0-2	\$7,900	2018	\$157,500	1		B	
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Water Heater									
Gas Fired	100%			2015	\$12,300	2	\$700	B	
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Fixtures									
Generic	100%							B	

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

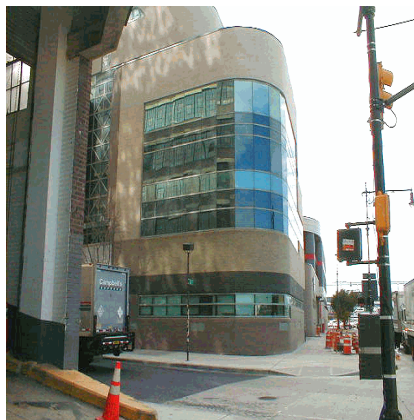
Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : MANHATTAN BOROUGH REPAIR SHOP  
**Address** : 640 W. 26 ST @12TH AVENUE  
**Borough** : MANHATTAN **Agency's Number** : S214-232  
**Program / Asset #** : DOS0058.000 / 4517 **Yr Built/Renovated** : 1994 /  
**Area Sq Ft** : 205,215 **Project Type** : SANITATION  
**Date of Survey** : 13-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 670 **Lot** : 50 **BIN** : 1012267

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,250,100	\$340,800
Interior Architecture	\$35,900	\$263,800
Electrical		\$217,200
Mechanical	\$384,100	\$81,700
<b>Total</b>	<b>\$1,670,100</b>	<b>\$903,500</b>
Priority A	\$1,250,100	\$340,800
Priority B	\$384,100	\$298,900
Priority C	\$35,900	\$263,800
<b>Total</b>	<b>\$1,670,100</b>	<b>\$903,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$64,300	\$43,400	\$2,800	
Interior Architecture	\$55,300		\$151,200	\$24,100
Electrical	\$5,200	\$6,800	\$5,200	\$5,200
Mechanical	\$3,600	\$12,500	\$23,300	\$13,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$136,300</b>	<b>\$70,600</b>	<b>\$190,300</b>	<b>\$50,400</b>
Priority A	\$64,300	\$43,400	\$2,800	
Priority B	\$16,700	\$27,200	\$36,300	\$50,400
Priority C	\$55,300		\$151,200	
<b>Total</b>	<b>\$136,300</b>	<b>\$70,600</b>	<b>\$190,300</b>	<b>\$50,400</b>



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$38,900	LIFE	**	5	\$59,300	A
Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%								
Location : West Facade								
Metal Panel	15%			2040	**	5-10	\$94,100	A
Metal Sect. OHD	10%	Now	\$32,100	2033	**	5	\$14,300	A
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Explanation : Broken/missing Elements								
Window Wall	10%			2040	**	5	\$34,200	A
Windows								
Aluminum	40%			2036	**	5	\$5,500	A
Metal Louvers	60%			2029	**	10	\$51,900	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$6,600	A
Metal Panel	5%			2040	**	5	\$1,300	A
Roof								
Built-Up (BUR)	55%	Now	\$465,500	2030	**			A
Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%								
Location : Roof Over Repair Shop								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Roof Over Repair Shop								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Repair Shop								
Metal Panel	35%	Now	\$745,700	2040	**			A
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Over Parking Area								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Parking Area								
Paver: Asphalt	10%	Now	\$32,200	2023	\$161,100			A
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over Garage								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Garage								
Interior								
Floors								
Asphalt Poured	20%	Now	\$31,200	2033	**	5	\$12,100	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Parking Area Over Third Floor								
Carpet	10%			2016	\$139,200	3	\$36,200	C
Cast in Place Concrete	10%	Now	\$35,900	LIFE	**	5	\$52,800	C
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Stock Room In 1m								
Cast in Place Concrete	40%			LIFE	**	5	\$211,000	C
Ceramic Tile	20%			2029	**	5	\$48,200	C

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

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

## Interior

## Interior Walls

Concrete Masonry Unit	78%			LIFE	**	5	\$32,800	C
Glass: Single Pane	2%			LIFE	**	5	\$1,600	C
Gypsum Board	15%			LIFE	**	5	\$9,500	C
Masonry: Brick	5%			LIFE	**			C

## Ceilings

AcousTileSusp.Lay-In	20%			2037	**	5	\$48,200	B
Exposed Struc: Steel	80%			LIFE	**			B

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

*Location : Parking Area Over Third Floor, Repair Shops*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2030	**	5	\$800	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 4000 Amperes.*

## Transformers

Dry Type	100%			2025	**	5	\$600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : 75 Kva*

## Switchgear / Switchboard

Fused Disc Sw	100%			2030	**	5	\$800	B
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## Raceway

Conduit	100%			2030	**	1		B
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## Panelboards

Fused Disc Sw	5%			2028	**	5	\$200	B
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Molded Case Bkrs	95%			2028	**	5	\$4,200	B
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## Wiring

Thermoplastic	100%			2030	**	1		B
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## Motor Controllers

Locally Mounted	100%			2025	**	5	\$1,100	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$2,500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Sprinkler / Standpipe Room*

*Explanation : Connected To Main Water Pipe*

## Stand-by Power

## Transfer Switches

Automatic	100%			2025	**	1	\$51,800	B
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## Lighting

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

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

**Lighting**

Interior Lighting  
Fluorescent

30% 2020 \$104,900 10 \$44,300 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

HID

70% 2020 \$68,000 10 \$3,700 B

Egress Lighting

Emergency, Battery

50% 2020 \$32,600 10 \$19,500 B

Exit, Service

50% 2020 \$13,000 1 B

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

**Heating**

Energy Source

Natural Gas

100% 2040 \* \* 1 B

Conversion Equipment

Furnace

80% Now \$384,100 2030 \* \* 1 \$57,500 B  
*Other Observation, Extent : Severe, Area Affected : 80%*  
*Location : Roof Level*  
*Explanation : 14 Units, All Need To Be Replaced*

Hot Water Boiler

20% 2033 \* \* 1 \$16,000 B  
*Other Observation, Extent : Light, Area Affected : 20%*  
*Location : Basement*  
*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

20% 2036 \* \* 4 \$1,600 B

No Component

80% D

Terminal Devices

Convactor/Radiator

10% 2033 \* \* 1 \$5,200 B

Unit Heater-Stm/HW

10% 2025 \* \* 4 \$1,500 B

No Component

80% D

**Air Conditioning**

Energy Source

Electricity

100% 2036 \* \* 1 B

Conversion Equipment

Heat Pump

20% 2021 \$1,300 2 \$2,000 B

Ext Pkg Unit -

80% 2025 \* \* 2 \$8,000 B

Heating/Cooling

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$89,900 B

Exhaust Fans

Interior

60% 2025 \* \* 2 \$3,000 B

Roof

20% 2025 \* \* 2 \$1,000 B

Wall Unit

20% 2025 \* \* 2 \$1,000 B

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

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

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

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

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 Code
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2033	* *	1		B
	Water Heater								
	Gas Fired	100%			2018	\$41,800	2	\$2,400	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$10,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-3								
	Explanation : 2 Units								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS - WEST DISTRICT 5 GARAGE  
**Address** : 48-01 58 ROAD  
**Borough** : QUEENS **Agency's Number** : S211-238  
**Program / Asset #** : DOS0059.000 / 4518 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 119,300 **Project Type** : SANITATION  
**Date of Survey** : 16-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$625,000	\$231,700
Interior Architecture		\$206,300
Electrical		\$162,100
Mechanical		\$95,200
<b>Total</b>	<b>\$625,000</b>	<b>\$695,300</b>
Priority A	\$625,000	\$231,700
Priority B		\$257,300
Priority C		\$206,300
<b>Total</b>	<b>\$625,000</b>	<b>\$695,300</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$27,000		\$10,300	
Interior Architecture	\$21,900		\$1,600	
Electrical		\$900	\$1,300	
Mechanical	\$36,800	\$5,700	\$13,500	\$5,700
<b>Total</b>	<b>\$85,700</b>	<b>\$6,500</b>	<b>\$26,700</b>	<b>\$5,700</b>
Priority A	\$27,000		\$10,300	
Priority B	\$49,600	\$6,500	\$14,800	\$5,700
Priority C	\$9,100		\$1,600	
<b>Total</b>	<b>\$85,700</b>	<b>\$6,500</b>	<b>\$26,700</b>	<b>\$5,700</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	80%	Now	\$416,000	LIFE	* *	5	\$76,700	A
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Metal Sect. OHD	15%			2033	* *	5	\$71,900	A
Window Wall	5%	Now	\$20,600	2040	* *	5	\$14,400	A
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Windows								
Aluminum	100%			2036	* *	5	\$20,600	A
Parapets								
Concrete Masonry Unit	90%	Now	\$43,000	LIFE	* *	5	\$8,300	A
Expansion Jnt Failure, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 25%								
Location : Corners								
Pre-Cast Concrete	10%	Now	\$6,400	LIFE	* *	5	\$5,100	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Roof								
Built-Up (BUR)	95%	Now	\$125,100	2025	* *			A
Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%								
Location : Around Mechanical Units								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads, Locker Rooms								
Sloped Glazing	5%	Now	\$40,800	LIFE	* *	5	\$83,200	A
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	* *	5	\$200,600	C
Cast in Place Concrete	2%	Now	\$7,800	LIFE	* *	5	\$5,700	C
Other Observation, Extent : Severe, Area Affected : 60%								
Location : At Trench Drains Throughout								
Explanation : Grating Support Loose And Damaged								
Ceramic Tile	15%			2033	* *	5	\$19,600	C
Terrazzo	3%			LIFE	* *	5	\$3,100	C
Vinyl Tile	10%			2025	* *	3	\$4,900	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.

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

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

## Interior

## Interior Walls

Ceramic Tile	5%			2029	**	5	\$2,700	C
Concrete Masonry Unit	78%			LIFE	**	5	\$16,600	C
Glass: Single Pane	2%			LIFE	**	5	\$800	C
Gypsum Board	5%			LIFE	**	5	\$1,600	C
SGFT/Glazed Masonry	10%			LIFE	**			C

## Ceilings

AcousTileSusp.Lay-In	15%	Now	\$12,800	2025	**	5	\$9,800	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office Area, Second Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area Locker Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms</i>								

Exposed Struc: Steel	83%			LIFE	**			B
Gypsum Board	2%			LIFE	**	5	\$3,300	B

*Water Penetration, Extent : Light, Area Affected : 5%*  
*Location : Bulkheads And Locker Rooms*

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

## Under 600 Volts

## Switchgear / Switchboard

Fused Disc Sw	100%			2040	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Amp Main Fused Disconnect Switch In The Switchboard</i>								

## Raceway

Conduit	100%			2040	**	1		B
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## Panelboards

Molded Case Bkrs	100%			2036	**	5	\$2,600	B
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## Wiring

Thermoplastic	100%			2040	**	1		B
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## Motor Controllers

Locally Mounted	20%			2033	**	5	\$100	B
Locally Mounted	40%			2025	**	5	\$300	B
Motor Control Center	40%			2025	**	5	\$1,100	B

## Ground

## Grounding Devices

Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : Covered With Insulation</i>								

## Lighting

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

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

**Lighting**

Interior Lighting  
Fluorescent

60%  
 2020 \$113,900 10 \$48,200 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

HID

40% 2020 \$21,100 10 \$1,100 B

Egress Lighting

Emergency, Battery

40% 2020 \$14,200 10 \$8,500 B

Exit, Service

60% 2020 \$8,500 1 B

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

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100% 2040 \* \* 1 B

Conversion Equipment

Furnace

80% Now \$19,000 2020 \$95,200 1 \$31,200 B  
*Not Energy Efficient, Extent : Moderate, Area Affected : 80%*  
*Location : Roof*  
*Not in Service, Extent : Severe, Area Affected : 30%*  
*Location : Roof - According To Building Maintenance, Replacement Parts Are No Longer Available*  
*Other Observation, Extent : Light, Area Affected : 80%*  
*Location : Roof*  
*Explanation : 17 Units*

Hot Water Boiler

20% 2033 \* \* 1 \$8,700 B  
*Other Observation, Extent : Light, Area Affected : 20%*  
*Location : Boiler Room*  
*Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump  
No Component

20% 2036 \* \* 4 \$900 B  
 80% D

Terminal Devices

Convactor/Radiator  
No Component

20% 2033 \* \* 1 \$5,700 B  
 80% D

**Air Conditioning**

Energy Source

Electricity

100% 2036 \* \* 1 B

Conversion Equipment

Ext Pkg Unit - Cooling  
No Component

20% 2025 \* \* 2 \$1,100 B  
 80% D

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$48,800 B

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS - WEST DISTRICT 5 GARAGE**  
**Asset # : 4518**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$15,500	2025	* *	2	\$2,200	B
		Not in Service, Extent : Severe, Area Affected : 25%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2033	* *	1		B
	Water Heater								
	Gas Fired	100%			2018	\$22,700	2	\$1,300	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2025	* *	1	\$5,400	B
	Fixtures								
	Generic	100%							B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS 1 GARAGE QW1  
**Address** : 34-28 21ST ST.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0048.000 / 4188 **Yr Built/Renovated** : 1930 / 1982  
**Area Sq Ft** : 35,000 **Project Type** : SANITATION  
**Date of Survey** : 08-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 523 **Lot** : 12 **BIN** : 4005787

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$938,000	
Interior Architecture	\$371,500	\$75,700
Electrical		\$22,300
Mechanical		\$92,500
<b>Total</b>	<b>\$1,309,500</b>	<b>\$190,400</b>
Priority A	\$938,000	
Priority B		\$114,800
Priority C	\$371,500	\$75,700
<b>Total</b>	<b>\$1,309,500</b>	<b>\$190,400</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$9,500			
Interior Architecture	\$35,300	\$1,400		\$200
Electrical	\$900	\$100	\$400	\$13,600
Mechanical	\$36,600	\$3,000	\$4,600	\$25,300
<b>Total</b>	<b>\$82,300</b>	<b>\$4,500</b>	<b>\$5,000</b>	<b>\$39,200</b>
Priority A	\$9,500			
Priority B	\$45,800	\$3,100	\$5,000	\$38,900
Priority C	\$27,000	\$1,400		\$200
<b>Total</b>	<b>\$82,300</b>	<b>\$4,500</b>	<b>\$5,000</b>	<b>\$39,200</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS 1 GARAGE QW1**  
**Asset # : 4188**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$498,000	LIFE	* *	5	\$30,400	A
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : West Facade							
	Efflorescence, Extent : Moderate, Area Affected : 20%							
	Location : West Facade							
	Loose Units, Extent : Moderate, Area Affected : 5%							
	Location : Concrete Coping At Chimney							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : East Facade, West Facade							
	Vertical Cracks, Extent : Light, Area Affected : 5%							
	Location : North Facade							
Wood Overhead Doors	10%	Now	\$35,600	2027	* *	5	\$8,400	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : East Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
	Location : East Facade							
Windows								
Steel	100%	Now	\$258,600	2047	* *	5	\$28,300	A
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : North Facade							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : North Facade							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : North Facade							
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	10%	Now	\$7,000	LIFE	* *	5	\$400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : Coping At North And South Facades							
Masonry: Limestone	2%	Now	\$2,500	LIFE	* *	5	\$100	A
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Throughout							
No Component	88%							D
Roof								
Metal Panel	100%	Now	\$145,900	2027	* *			A
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 100%							
	Location : North Facade							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS 1 GARAGE QW1**  
**Asset # : 4188**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$205,800	LIFE	* *	5	\$75,700	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Garage Area							
	Uneven Surface, Extent : Moderate, Area Affected : 15%							
	Location : Garage Area							
Quarry Tile	5%			2035	* *	5	\$2,900	C
Vinyl Tile	5%	Now	\$7,200	2022	\$17,900	3	\$700	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Interior Walls								
Concrete Masonry Unit	15%	Now	\$17,300	LIFE	* *	5	\$900	C
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Fiberglass Panel	5%	Now	\$2,500	LIFE	* *			C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	80%	Now	\$165,700	LIFE	* *			C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTile,Adhered	5%	Now	\$4,500	2035	* *	5	\$1,000	B
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
AcousTileSusp.Lay-In	5%	Now	\$3,800	2027	* *	5	\$1,000	B
	Cracking/Crumbling, Extent : Light, Area Affected : 30%							
	Location : Throughout							
Exposed Struc: Steel	90%			LIFE	* *			B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$1,600	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Amps And Four 400 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2022	\$9,700	5	\$100	B
Molded Case Bkrs	50%			2022	\$9,700	5	\$400	B

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

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

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



**DEPARTMENT OF SANITATION - 827**  
**QUEENS 1 GARAGE QW1**  
**Asset # : 4188**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Raceway								
Conduit	90%			2022	\$19,000	1		B
Conduit	10%			2032	* *	1		B
Panelboards								
Molded Case Bkrs	85%			2021	\$14,100	5	\$600	B
Molded Case Bkrs	15%			2021	\$2,500	5	\$100	B
Wiring								
Thermoplastic	80%			2022	\$11,800	1		B
Thermoplastic	20%			2032	* *	1		B
Motor Controllers								
Locally Mounted	75%			2020	\$12,400	5	\$100	B
Locally Mounted	25%			2027	* *	5		B
Ground								
Grounding Devices								
Generic	100%	0-2	\$900	LIFE	* *	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$22,300	10	\$9,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Fluorescent	50%			2030	* *	10	\$11,800	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Garage								
Explanation : T-5 Lamps								
HID	10%			2017	\$1,500	10	\$100	B
Egress Lighting								
Emergency, Battery	50%			2017	\$5,200	10	\$3,100	B
Exit, Service	50%			2017	\$2,100	1		B
Exterior Lighting								
HID	70%			2017	\$1,200	10	\$100	B
HID	30%			2027	* *	10		B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Fuel Oil No 2	100%			2032	* *	5	\$8,000	B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 1 GARAGE QW1**  
**Asset # : 4188**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Conversion Equipment								
Hot Water Boiler	100%	4+	\$1,300	2027	* *	1	\$11,500	B
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 - #2 Oil Burning Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$28,700	2030	* *	4	\$1,300	B
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Of 3 Defective Hot Water Pumps</i>								
Terminal Devices								
Air Handler	60%			2022	\$92,500	1	\$9,500	B
Convactor/Radiator	30%			2027	* *	1	\$2,500	B
Unit Heater-Stm/HW	10%			2022	\$18,500	4	\$400	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Window/Wall Unit	15%			2017	\$8,800	1		B
No Component	85%							D
Terminal Devices								
Direct Expansion	10%	Now	\$1,300	2032	* *	1		B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Space, Defective Spilt A C Unit</i>								
Direct Expansion	15%			2027	* *	1		B
No Component	75%							D
Heat Rejection								
Air Condenser Unit	25%			2022	\$2,100	2	\$4,500	B
No Component	75%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$5,700	B
No Component	60%							D
Exhaust Fans								
Interior	20%			2022	\$6,300	2	\$200	B
Roof	10%	Now	\$2,300	2032	* *	2	\$100	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multiple Mechanical Defects</i>								
Roof	20%			2022	\$4,500	2	\$200	B
Wall Unit	50%			2027	* *	2	\$400	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS 1 GARAGE QW1**  
**Asset # : 4188**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Water Heater								
	Gas Fired	100%			2017	\$6,700	2	\$400	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Not Accessible	100%							D
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	No Component	25%							D
	Generic	75%			2032	* *	1-5	\$10,100	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS 11 GARAGE  
**Address** : 75-05 DOUGLASTON PKWY.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0039.000 / 4135 **Yr Built/Renovated** : 1991 /  
**Area Sq Ft** : 100,228 **Project Type** : SANITATION  
**Date of Survey** : 16-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7860 **Lot** : 1 **BIN** : 4445411

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$714,400	\$47,600
Interior Architecture	\$702,500	\$302,100
Electrical	\$1,000,700	\$147,100
Mechanical		\$416,300
<b>Total</b>	<b>\$2,417,600</b>	<b>\$913,100</b>
Priority A	\$714,400	\$47,600
Priority B	\$1,353,300	\$563,400
Priority C	\$350,000	\$302,100
<b>Total</b>	<b>\$2,417,600</b>	<b>\$913,100</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$16,400	\$14,300		
Interior Architecture			\$10,100	
Electrical	\$8,100	\$5,300	\$6,200	\$8,200
Mechanical	\$52,400	\$6,000	\$14,900	\$6,000
<b>Total</b>	<b>\$76,800</b>	<b>\$25,600</b>	<b>\$31,300</b>	<b>\$14,200</b>
Priority A	\$16,400	\$14,300		
Priority B	\$60,400	\$11,300	\$21,100	\$14,200
Priority C			\$10,100	
<b>Total</b>	<b>\$76,800</b>	<b>\$25,600</b>	<b>\$31,300</b>	<b>\$14,200</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 11 GARAGE**  
**Asset # : 4135**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	78%	Now	\$156,100	LIFE	**	5	\$47,600	A
Diagonal Cracks, Extent : Light, Area Affected : 5%								
Location : West Facade								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : South Facade								
Metal Coiling Doors	15%			2035	**	5	\$28,600	A
Pre-Cast Concrete	2%			LIFE	**	5	\$4,000	A
Window Wall	5%	Now	\$16,400	2042	**	5	\$5,700	A
Glazing Clouded, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Windows								
Aluminum	95%			2038	**	5	\$5,000	A
Metal Louvers	5%			2031	**	10	\$1,600	A
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$4,600	A
Masonry: Brick	48%			LIFE	**	5	\$3,900	A
Pre-Cast Concrete	2%			LIFE	**	5	\$1,000	A
Roof								
Built-Up (BUR)	95%	Now	\$515,500	2032	**			A
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Roof Over Garage								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Over Garage								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Lunch Room, Locker Room, Offices, Exercise Room								
Skylight, Plastic	5%	Now	\$42,800	2035	**	1		A
Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
Location : Roof Over Garage								

**Interior**

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 11 GARAGE**  
**Asset # : 4135**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$255,600	LIFE	* *	5	\$187,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Queens 11 And Ramp</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	15%	Now	\$39,800	2031	* *	5	\$9,200	C
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Terrazzo	5%			LIFE	* *	5	\$4,800	C
Vinyl Tile	10%			2022	\$114,200	3	\$4,600	C
Interior Walls								
Cast in Place Concrete	10%	Now	\$54,600	LIFE	* *			C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	45%			LIFE	* *			C
Ceramic Tile	10%			2031	* *	5	\$17,200	C
Concrete Masonry Unit	15%			LIFE	* *	5	\$10,300	C
Gypsum Board	10%			LIFE	* *	5	\$10,300	C
Masonry: Brick	5%			LIFE	* *			C
SGFT/Glazed Masonry	5%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$80,000	2042	* *	5	\$6,100	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms, Lunch Room, Exercise Room</i>								
Exposed Struc: Steel	70%			LIFE	* *			B
Exposed Struc: Steel	10%	Now	\$272,500	LIFE	* *			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Telephone Room, Boiler Room, Queens 13 Garage Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Queens 13 Garage Floor, Boiler Room</i>								
Gypsum Board	10%			LIFE	* *	5	\$15,300	B

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

Under 600 Volts

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 11 GARAGE**  
**Asset # : 4135**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$15,600	5	\$400	B
	Enclosure Corroded, Extent : Moderate, Area Affected : 25%							
	Location : Electrical Room							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 2 Main Service Switches Rated @ 2000 Amperes Each							
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$48,500	5	\$400	B
Raceway								
Conduit	80%			2032	**	1		B
Conduit	20%			2022	\$11,200	1		B
Panelboards								
Fused Disc Sw	5%			2030	**	5	\$100	B
Molded Case Bkrs	90%			2021	\$34,700	5	\$2,000	B
Molded Case Bkrs	5%	2-4	\$1,900	2047	**	5	\$100	B
	Enclosure Corroded, Extent : Severe, Area Affected : 100%							
	Location : Garage							
Wiring								
Thermoplastic	100%			2032	**	1		B
Motor Controllers								
Locally Mounted	5%			2027	**	5		B
Motor Control Center	95%			2027	**	5	\$2,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	B
Lighting								
Interior Lighting								
Fluorescent	60%			2030	**	10	\$45,100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	10%			2030	**	10	\$7,500	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : T-5 Lamps							
HID	30%			2030	**	10	\$800	B
Egress Lighting								
Emergency, Battery	20%			2022	\$6,600	10	\$4,000	B
Exit, Service	80%			2030	**	1		B
Exterior Lighting								
HID	100%			2030	**	10	\$300	B
Alarm								

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 11 GARAGE**  
**Asset # : 4135**

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

**Alarm**

## Security System

No Component

80%

Generic

20% Now

\$55,200

2032

\* \*

1

\$5,500

D

B

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

## Fire/Smoke Detection

Generic

100%

2017

\$945,500

1-3

\$52,200

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station And Alarm Bells*

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

**Heating**

## Energy Source

Natural Gas

100%

2042

\* \*

1

B

## Conversion Equipment

Furnace

85%

2022

\$94,800

1

\$34,600

B

*Other Observation, Extent : Light, Area Affected : 85%**Location : Roof & Garage Ceiling**Explanation : 3 Roof Top Units, 7 Interior Units*

Hot Water Boiler

15% Now

\$3,100

2027

\* \*

1

\$5,500

B

*Corroded, Extent : Severe, Area Affected : 10%**Location : Bottom Of The Boiler**Other Observation, Extent : Light, Area Affected : 15%**Location : Boiler Room**Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump

15% Now

\$6,900

2030

\* \*

4

\$600

B

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Boiler Room**Other Observation, Extent : Severe, Area Affected : 15%**Location : Various**Explanation : Zoom Control System Is Not Functioning*

No Component

85%

D

## Terminal Devices

Convector/Radiator

10%

2027

\* \*

1

\$2,700

B

Fan Coil Unit/Heat

5%

2022

\$68,300

1

\$1,300

B

No Component

85%

D

**Air Conditioning**

## Energy Source

Electricity

100%

2038

\* \*

1

B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 11 GARAGE**  
**Asset # : 4135**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Air Conditioning</b>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2022	\$180,600	2	\$1,500	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 3 Package Units On The Roof</i>					
No Component	70%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$45,700	B
Exhaust Fans								
Roof	100%			2022	\$72,600	2	\$2,500	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	50%			2032	* *	1		B
Galv Iron/Steel	50%			2035	* *	1		B
Water Heater								
Gas Fired	100%	0-2	\$21,200	2022	\$21,200	2	\$1,000	B
			<i>Corroded, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Bottom Of The Heater</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%	0-2	\$12,700	LIFE	* *	1		B
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,100	4	\$2,000	B
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								
Sprinkler								
Generic	100%			2032	* *	1-2	\$23,000	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS 13 GARAGE  
**Address** : 153-67 146 AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0034.000 / 2009 **Yr Built/Renovated** : 1987 /  
**Area Sq Ft** : 55,495 **Project Type** : SANITATION  
**Date of Survey** : 15-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 15001 **Lot** : 73 **BIN** : 4433112

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$85,600	\$309,300
Interior Architecture		\$151,000
Electrical		\$157,000
Mechanical	\$97,700	\$127,400
<b>Total</b>	<b>\$183,300</b>	<b>\$744,700</b>
Priority A	\$85,600	\$309,300
Priority B	\$97,700	\$284,500
Priority C		\$151,000
<b>Total</b>	<b>\$183,300</b>	<b>\$744,700</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture		\$11,100		\$400
Interior Architecture		\$6,500	\$4,600	
Electrical	\$800	\$1,400	\$1,000	\$1,600
Mechanical	\$13,600	\$15,700	\$10,500	\$11,300
<b>Total</b>	<b>\$14,400</b>	<b>\$34,700</b>	<b>\$16,100</b>	<b>\$13,200</b>
Priority A		\$11,100		\$400
Priority B	\$14,400	\$23,200	\$11,500	\$12,800
Priority C		\$400	\$4,600	
<b>Total</b>	<b>\$14,400</b>	<b>\$34,700</b>	<b>\$16,100</b>	<b>\$13,200</b>



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

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

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 13 GARAGE**  
**Asset # : 2009**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	88%			LIFE	**	5	\$62,800	A
Metal Coiling Doors	10%			2035	**	5	\$22,300	A
Pre-Cast Concrete	2%			LIFE	**	5	\$4,600	A
Windows								
Aluminum	95%	Now	\$85,600	2030	**	5	\$4,600	A
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Offices</i>								
Glass Block	5%			LIFE	**	5	\$300	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$3,600	A
Metal Panel	5%			2042	**	5	\$700	A
Roof								
Single Ply Membrane	95%			2022	\$191,400	10	\$55,100	A
Skylight, Plastic	5%			2035	**	1		A
<b>Interior</b>								
Floors								
Cast in Place Concrete	80%			LIFE	**	5	\$106,600	C
Ceramic Tile	15%			2031	**	5	\$9,100	C
Vinyl Tile	5%			2027	**	3	\$1,100	C
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$8,900	C
Fabric on Framing	10%			2023	\$44,400	5	\$1,200	C
Ceilings								
AcousTileSusp.Lay-In	20%			2035	**	5	\$12,200	B
Exposed Struc: Steel	80%			LIFE	**			B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Bolted Pressure Contact Main Service Switch Rated @ 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	**	5	\$200	B
Raceway								
Conduit	100%			2032	**	1		B
Panelboards								
Fused Disc Sw	5%			2030	**	5	\$100	B
Molded Case Bkrs	95%			2030	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2032	**	1		B

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## DEPARTMENT OF SANITATION - 827

## QUEENS 13 GARAGE

Asset # : 2009

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

## Under 600 Volts

## Motor Controllers

Locally Mounted

5%

2027

\* \*

5

B

Motor Control Center

95%

2027

\* \*

5

\$1,200

B

## Ground

## Grounding Devices

Not Accessible

100%

D

*Other Observation, Extent : Light, Area Affected : 0%**Location : Water Main Room**Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible - Covered**With Insulation*

## Lighting

## Interior Lighting

Fluorescent

20%

2022

\$17,700

10

\$7,500

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Offices**Explanation : T-8 Lamps*

HID

80%

2022

\$19,600

10

\$1,100

B

## Egress Lighting

Emergency, Battery

5%

2022

\$800

10

\$500

B

Exit, Service

95%

2022

\$6,300

1

B

## Exterior Lighting

HID

100%

2022

\$2,700

10

\$100

B

## Alarm

## Fire/Smoke Detection

No Component

70%

D

Generic

30%

2022

\$157,000

1-3

\$8,400

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Offices And Hallways**Explanation : Smoke Detector, Manual Pull Station, Horns*

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

## Heating

## Energy Source

Natural Gas

40%

2032

\* \*

1

B

Interruptible Gas/Dual

60%

2032

\* \*

1

B

Fuel

## Conversion Equipment

Furnace

40%

2022

\$22,200

1

\$8,100

B

*Other Observation, Extent : Light, Area Affected : 40%**Location : Throughout Garage**Explanation : 10 Units*

Hot Water Boiler

60%

0-2

\$6,100

2027

\* \*

1

\$10,900

B

*Corroded, Extent : Moderate, Area Affected : 25%**Location : Boiler Room*

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 13 GARAGE**  
**Asset # : 2009**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	60%			2030	* *	4	\$1,800	B
No Component	40%							D
Terminal Devices								
Air Handler	40%			2017	\$97,700	1	\$10,100	B
Convactor/Radiator	20%			2020	\$85,600	1	\$2,600	B
No Component	40%							D
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	20%			2022	\$41,800	2	\$500	B
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit</i>						
No Component	80%							D
Heat Rejection								
Remote Air Cond	20%			2022	\$10,800	2	\$5,700	B
No Component	80%							D
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,700	B
Exhaust Fans								
Interior	20%			2022	\$10,000	2	\$300	B
Roof	80%			2022	\$28,800	2	\$1,000	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2032	* *	1		B
Water Heater								
Gas Fired	100%			2015	\$10,500	2	\$600	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2022	\$4,400	1	\$2,500	B
Fixtures								
Generic	100%							B
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2032	* *	1-5	\$21,300	B
Sprinkler								
Generic	100%			2032	* *	1-2	\$11,400	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR  
**Address** : 58-73 53RD AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0015.000 / 2002 **Yr Built/Renovated** : 1957 /  
**Area Sq Ft** : 62,880 **Project Type** : SANITATION  
**Date of Survey** : 10-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2361 **Lot** : 268 **BIN** : 4462505

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$4,068,600	\$292,300
Interior Architecture	\$1,218,500	\$145,900
Electrical		\$1,325,900
Mechanical	\$249,400	\$861,400
<b>Total</b>	<b>\$5,536,500</b>	<b>\$2,625,500</b>
Priority A	\$4,068,600	\$292,300
Priority B	\$566,400	\$2,187,300
Priority C	\$901,600	\$145,900
<b>Total</b>	<b>\$5,536,500</b>	<b>\$2,625,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$49,300			
Interior Architecture	\$30,400			\$1,000
Electrical	\$23,900	\$3,600	\$4,600	\$6,500
Mechanical	\$99,200	\$9,400	\$10,600	\$8,100
<b>Total</b>	<b>\$202,800</b>	<b>\$13,000</b>	<b>\$15,200</b>	<b>\$15,600</b>
Priority A	\$49,300			
Priority B	\$123,100	\$13,000	\$15,200	\$14,600
Priority C	\$30,400			\$1,000
<b>Total</b>	<b>\$202,800</b>	<b>\$13,000</b>	<b>\$15,200</b>	<b>\$15,600</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**  
**Asset # : 2002**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%	Now	\$123,500	LIFE	* *	5	\$49,000	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Brick	30%	Now	\$1,929,000	LIFE	* *	5	\$58,800	A	
	Diagonal Cracks, Extent : Severe, Area Affected : 20%								
	Location : Bulkheads								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Bulkheads								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
	Location : Bulkheads								
	Vegetation Growth, Extent : Moderate, Area Affected : 40%								
	Location : East Facade								
Masonry: Brick	50%	Now	\$321,500	LIFE	* *	5	\$98,000	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Masonry: Granite	5%	Now	\$129,100	LIFE	* *	5	\$7,400	A	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Coiling Doors	10%	0-2	\$234,700	2028	* *	5	\$30,600	A	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
Metal Louvers	3%	0-2	\$1,400	2026	* *			A	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Steel	97%	Now	\$789,700	2048	* *	5	\$86,500	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Severe, Area Affected : 50%								
	Location : Throughout								

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**

**Asset # : 2002**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Parapets								
Masonry: Brick	50%	Now	\$23,000	LIFE	* *	5	\$1,200	A
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Corners							
	Horizontal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 40%							
	Location : East Side Parapets							
	Explanation : Netting Installed On Parapets							
Masonry: Limestone	43%	Now	\$23,700	LIFE	* *	5	\$1,300	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Coping							
Pre-Cast Concrete	7%	Now	\$1,300	LIFE	* *	5	\$1,000	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
	Location : Coping							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Coping							
Roof								
Built-Up (BUR)	70%	Now	\$85,300	2033	* *			A
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Entrance Under Canopy							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	30%	Now	\$455,700	2043	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Upper Roof							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%							
	Location : Upper Roof							

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**  
**Asset # : 2002**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Interior Floors									
Cast in Place Concrete	85%	Now	\$297,600	LIFE	* *	5	\$145,900	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$17,000	2032	* *	5	\$2,000	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile	10%	Now	\$73,000	2033	* *	3	\$2,900	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Offices								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Offices								
Interior Walls									
Cast in Place Concrete	20%	Now	\$95,300	LIFE	* *			C	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Concrete Masonry Unit	30%	Now	\$166,000	LIFE	* *	5	\$9,000	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Plaster	10%	Now	\$13,400	LIFE	* *	5	\$2,200	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
SGFT/Glazed Masonry	40%	Now	\$269,700	LIFE	* *			C	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Ceilings									
AcousTileSusp.Lay-In	10%	Now	\$51,200	2043	* *	5	\$3,900	B	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Exposed Concrete	90%	Now	\$265,800	LIFE	* *	5	\$11,000	B	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room and Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2023	\$71,300	5	\$1,000	B
Molded Case Bkrs	30%			2043	* *	5	\$400	B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**  
**Asset # : 2002**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	90%			2023	\$29,200	1		B
	Conduit	10%			2043	* *	1		B
Panelboards									
	Fused Disc Sw	20%			2022	\$14,300	5	\$200	B
	Molded Case Bkrs	50%			2022	\$35,800	5	\$700	B
	Molded Case Bkrs	30%			2039	* *	5	\$400	B
Wiring									
	Braided Cloth	60%	2-4	\$17,500	2048	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2043	* *	1		B
	Thermoplastic	30%			2023	\$8,700	1		B
Motor Controllers									
	Locally Mounted	5%			2036	* *	5		B
	Locally Mounted	15%			2021	\$181,100	5	\$100	B
	Motor Control Center	80%			2021	\$966,000	5	\$1,100	B
Ground									
Grounding Devices									
	Generic	100%	Now	\$900	LIFE	* *	5	\$800	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Stand-by Power									
Transfer Switches									
	Automatic	50%			2036	* *	1	\$7,900	B
	Automatic	50%			2021	\$5,300	1	\$7,900	B
Generators									
	Diesel	100%			2019	\$71,600	1	\$19,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One 250 Kw							
Batteries									
	Lead/Acid	100%			2014	\$600	5	\$1,900	B
Fuel Storage									
	Day Tank	50%			2022	\$2,100	5	\$4,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 50 Gals							
	Main Tank	50%			2026	* *	5	\$800	B
Lighting									
Interior Lighting									
	Fluorescent	70%			2031	* *	10	\$33,700	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	HID	30%			2031	* *	10	\$500	B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**  
**Asset # : 2002**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Exit, Service	50%			2031	* *	1		B
Exit, Service	50%			2023	\$4,200	1		B
Exterior Lighting								
HID	30%			2031	* *	10		B
HID	70%			2018	\$7,000	10	\$100	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Not Accessible	100%							D
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
Conversion Equipment								
Steam Boiler	75%	Now	\$95,400	2028	* *	1	\$35,100	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Controllers, 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Supplies Both Central Repair Shop And Police Repair Shop</i>								
<i>Explanation : 2 Units. Boilers Also Supply Other Nearby Buildings</i>								
Steam Boiler	25%			2043	* *	1	\$13,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$722,100	4	\$3,900	B
Terminal Devices								
Convactor/Radiator	70%	Now	\$154,000	2028	* *	1	\$10,700	B
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater-Stm/HW	30%	Now	\$32,600	2023	\$65,200	4	\$1,400	B
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		B
Conversion Equipment								
Window/Wall Unit	10%			2018	\$12,000	1		B
No Component	90%							D
Terminal Devices								
Fan Coil - Cooling	10%			2023	\$4,500	1	\$1,700	B
No Component	90%							D

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 6 GARAGE FORMER BETTS AVE. INCINERATOR**  
**Asset # : 2002**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Heat Rejection								
	Remote Air Cond	10%			2023	\$3,500	2	\$3,700	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	60%	Now	\$27,700	LIFE	* *	2-5	\$17,500	B
		Needs Cleaning, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	40%							D
Exhaust Fans									
	Interior	60%			2018	\$38,700	2	\$1,000	B
	Wall Unit	40%			2018	\$35,300	2	\$600	B
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2028	* *	1		B
Water Heater									
	Electric	100%			2018	\$9,100	4	\$500	B
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Submersible	100%			2014	\$6,100	4	\$2,000	B
Sewage Ejector(s)									
	Compressed Air	100%	Now	\$26,000	2053	* *	4	\$1,300	B
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Pneumatic System							
		Not in Service, Extent : Severe, Area Affected : 50%							
		Location : 1 Unit In Ejector Room							
Backflow Preventer									
	Generic	100%			2028	* *	1	\$3,200	B
Fire Suppression									
	Standpipe								
	No Component	50%							D
	Generic	50%			2049	* *	1-5	\$13,200	B

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS 7 GARAGE  
**Address** : 120-15 31 AVENUE BTWN: 30 AVE. - 31 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0022.000 / 139 **Yr Built/Renovated** : 1983 / 1986  
**Area Sq Ft** : 107,975 **Project Type** : SANITATION  
**Date of Survey** : 24-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$488,700	
Interior Architecture		\$160,400	\$295,000
Electrical			\$610,900
Mechanical		\$103,700	\$472,400
<b>Total</b>		<b>\$752,800</b>	<b>\$1,378,400</b>
Priority A		\$488,700	
Priority B		\$103,700	\$1,083,400
Priority C		\$160,400	\$295,000
<b>Total</b>		<b>\$752,800</b>	<b>\$1,378,400</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture				
Interior Architecture	\$28,500		\$4,000	
Electrical	\$2,500	\$3,100	\$3,800	\$48,300
Mechanical	\$28,700	\$9,000	\$40,900	\$10,600
<b>Total</b>	<b>\$59,800</b>	<b>\$12,100</b>	<b>\$48,700</b>	<b>\$58,900</b>
Priority A				
Priority B	\$43,600	\$12,100	\$44,800	\$58,900
Priority C	\$16,100		\$4,000	
<b>Total</b>	<b>\$59,800</b>	<b>\$12,100</b>	<b>\$48,700</b>	<b>\$58,900</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE**  
**Asset # : 139**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	65%			LIFE	**	5	\$17,300	A	
Metal Coiling Doors	35%	Now	\$89,400	2035	**	5	\$23,300	A	
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout.									
Deformed/Dented, Extent : Moderate, Area Affected : 15%									
Location : East Facade									
Windows									
Aluminum	95%	Now	\$289,000	2047	**	5	\$3,100	A	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Metal Louvers	5%			2031	**	10	\$2,000	A	
Parapets									
Concrete Masonry Unit	90%			LIFE	**	5	\$4,900	A	
Pre-Cast Concrete	10%			LIFE	**	5	\$3,100	A	
Roof									
Modified Bitumen	98%			2027	**	10	\$110,200	A	
Skylight, Plastic	2%			2035	**	1		A	
Interior									
Floors									
Cast in Place Concrete	85%	Now	\$160,400	LIFE	**	5	\$236,000	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Garage Area									
Ceramic Tile	5%			2031	**	5	\$6,300	C	
Terrazzo	5%			LIFE	**	5	\$5,000	C	
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : First Floor									
Vinyl Tile	5%			2022	\$59,000	3	\$2,400	C	
Interior Walls									
Concrete Masonry Unit	75%			LIFE	**	5	\$16,600	C	
Glass: Single Pane	2%			LIFE	**	5	\$800	C	
Metal Panel	3%			LIFE	**			C	
SGFT/Glazed Masonry	15%			LIFE	**			C	
Wood	5%	Now	\$16,100	LIFE	**	5	\$11,100	C	
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%									
Location : Throughout First Floor									

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE**  
**Asset # : 139**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In 15% Now \$12,400 2035 \* \* 5 \$9,500 B

*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*

*Location : Offices And First Floor Hallway.*

*Staining/Discoloring, Extent : Moderate, Area Affected : 20%*

*Location : Offices And Telephone Service Room.*

*Water Penetration, Extent : Moderate, Area Affected : 10%*

*Location : Offices*

Exposed Concrete 5% LIFE \* \* 5 \$1,000 B

Exposed Struc: Steel 80% LIFE \* \* B

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Garage Area*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2032 \* \* 5 \$400 B

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

*Location : Electrical Room*

*Explanation : One Electrical Service Rated At 2500 Ampere.*

## Transformers

Dry Type 100% 2027 \* \* 5 \$300 B

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Mechanical Room*

*Explanation : One Dry Type Rated At 75 Kva*

## Switchgear / Switchboard

Fused Disc Sw 100% 2032 \* \* 5 \$400 B

## Raceway

Conduit 100% 2032 \* \* 1 B

## Panelboards

Fused Disc Sw 5% 2030 \* \* 5 \$100 B

Molded Case Bkrs 50% 2030 \* \* 5 \$1,200 B

Molded Case Bkrs 45% 2021 \$17,400 5 \$1,100 B

## Wiring

Thermoplastic 100% 2032 \* \* 1 B

## Motor Controllers

Motor Control Center 100% 2027 \* \* 5 \$2,400 B

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$1,300 B

## Lighting

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE**  
**Asset # : 139**

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

**Lighting**

Interior Lighting  
Fluorescent

25% 2022 \$46,000 10 \$19,400 B  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

HID

75% 2022 \$38,300 10 \$2,100 B

Egress Lighting

Exit, Service

50% 2017 \$6,900 1 B

Exit, Battery

50% 2017 \$34,300 10 \$2,900 B

Exterior Lighting

HID

100% 2022 \$5,300 10 \$300 B

**Alarm**

Fire/Smoke Detection

No Component

50% D

Generic

50% 2022 \$509,300 1-3 \$27,300 B

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

**Heating**

Energy Source

Natural Gas

60% 2032 \* \* 1 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Serves Gas Fired Unit Heaters And Roof Top Units*

Interruptible Gas/Dual  
Fuel

40% 2048 \* \* 1 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Side Of Building*  
*Explanation : 1 - 2,500 Gallon Buried Tank For #2 Fuel, Serves Boilers*

Conversion Equipment

Furnace

25% Now \$103,700 2032 \* \* 1 \$9,500 B  
*Other Observation, Extent : Severe, Area Affected : 100%*  
*Location : Roof*  
*Explanation : All Roof Top Units Are Broken Causing Insufficient Heat For Garage*

Furnace

25% 2022 \$103,700 1 \$10,500 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Garage*  
*Explanation : Hanging Gas Fired Unit Heaters Serving Garage Space*

Hot Water Boiler

30% 2039 \* \* 1 \$12,600 B  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 2 Boilers*

Radiant Heater

20% 2022 \$83,100 2 \$7,900 B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE**  
**Asset # : 139**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Distribution								
	Hot Wtr Piping/Pump	40%			2038	* *	4	\$2,500	B
	No Component	60%							D
	Terminal Devices								
	Convactor/Radiator	40%			2035	* *	1	\$11,000	B
	Fan Coil Unit/Heat	30%			2027	* *	1	\$8,200	B
	No Component	30%							D
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	40%			2022	\$249,000	2	\$2,100	B
				R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Top Units Other Observation, Extent : Severe, Area Affected : 100% Location : Roof Explanation : Harsh Environment Affects Coil Life					
	No Component	60%							D
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$110,300	B
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$11,000	2022	\$36,600	2	\$2,100	B
				Malfunctioning, Extent : Severe, Area Affected : 60% Location : Roof					
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2035	* *	1		B
	Water Heater								
	Gas Fired	100%			2020	\$22,000	2	\$1,300	B
				Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 Units Share Storage Tank					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$5,200	B
	Fixtures								
	Generic	100%							B
Fire Suppression									

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE**  
**Asset # : 139**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$6,700	2042	* *	1-5	\$30,100	B
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Garage									
Explanation : 1 Connection Recently Used For Fire, Connected Hose Ice Filled									
<hr/>									
	Sprinkler								
	Generic	100%			2042	* *	1-2	\$23,800	B

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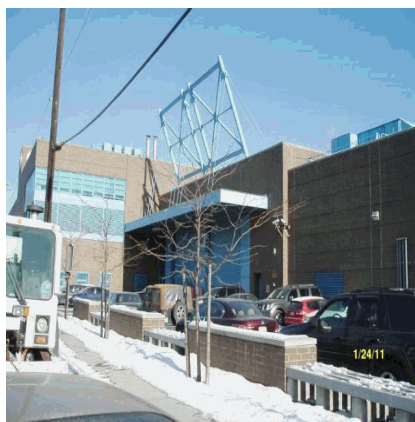
Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS 7 GARAGE ANNEX  
**Address** : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0022.010 / 13725 **Yr Built/Renovated** : 2005 /  
**Area Sq Ft** : 100,534 **Project Type** : SANITATION  
**Date of Survey** : 24-Jan-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$253,400	\$107,600
Interior Architecture		\$36,600	\$215,400
<b>Total</b>		<b>\$290,000</b>	<b>\$323,000</b>
Priority A		\$253,400	\$107,600
Priority C		\$36,600	\$215,400
<b>Total</b>		<b>\$290,000</b>	<b>\$323,000</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$38,800	\$30,300		
Interior Architecture	\$3,200	\$11,500		
Electrical	\$9,700	\$5,500	\$4,900	\$20,600
Mechanical	\$25,500	\$13,700	\$29,000	\$12,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$81,100</b>	<b>\$65,000</b>	<b>\$37,900</b>	<b>\$36,700</b>
Priority A	\$38,800	\$30,300		
Priority B	\$42,300	\$23,200	\$37,900	\$36,700
Priority C		\$11,500		
<b>Total</b>	<b>\$81,100</b>	<b>\$65,000</b>	<b>\$37,900</b>	<b>\$36,700</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE ANNEX**  
**Asset # : 13725**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$9,900	A
Masonry: Brick	70%			LIFE	**	5	\$69,000	A
Metal Panel	3%			2048	**	5-10	\$20,300	A
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : West Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Explanation : This Component Is Actually Steel Plate								
Metal Sect. OHD	25%	Now	\$43,300	2039	**	5	\$38,500	A
Other Observation, Extent : Light, Area Affected : 15%								
Location : Throughout								
Explanation : Deteriorated Finish								
Windows								
Aluminum	15%			2044	**	5	\$400	A
Metal Louvers	85%			2035	**	10	\$13,000	A
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$21,200	A
Masonry: Brick	10%	Now	\$32,600	LIFE	**	5	\$2,500	A
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Corners								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : At Northeast And Southeast Corners								
Pre-Cast Concrete	5%			LIFE	**	5	\$7,900	A
Roof								
Modified Bitumen	91%			2027	**	10	\$210,000	A
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Over Garage Floor								
Other Observation, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Explanation : Covered With Snow								
Paver: Asphalt	5%			2035	**	10	\$17,300	A
Skylight, Metal/Glass	1%	Now	\$6,100	2048	**			A
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : Over Third Floor Lobby								
Skylight, Plastic	3%			2039	**	1		A

**Interior**

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE ANNEX**  
**Asset # : 13725**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%	Now	\$36,600	LIFE	**	5	\$26,900	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay</i>								
<i>Explanation : Topping Over Floor Is Dilapidating</i>								
Cast in Place Concrete	70%			LIFE	**	5	\$188,500	C
Ceramic Tile	15%			2035	**	5	\$18,500	C
Vinyl Tile	5%			2030	**	3	\$2,300	C
<b>Interior Walls</b>								
Ceramic Tile	10%			2035	**	5	\$2,900	C
Concrete Masonry Unit	73%			LIFE	**	5	\$8,500	C
Glass: Single Pane	2%			LIFE	**	5	\$400	C
Gypsum Board	5%			LIFE	**	5	\$900	C
Masonry: Brick	10%			LIFE	**			C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%	Now	\$3,200	2039	**	5	\$12,300	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Control Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Room And Control Room</i>								
Exposed Struc: Steel	75%			LIFE	**			B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$7,700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2048	**	5	\$400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 4000a.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2048	**	5	\$400	B
<b>Raceway</b>								
Conduit	100%			2048	**	1		B
<b>Panelboards</b>								
Fused Disc Sw	10%			2044	**	5	\$200	B
Molded Case Bkrs	90%			2044	**	5	\$2,000	B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE ANNEX**  
**Asset # : 13725**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Wiring								
Thermoplastic	100%			2048	* *	1		B
Motor Controllers								
Locally Mounted	20%			2039	* *	5	\$100	B
Motor Control Center	80%			2039	* *	5	\$1,800	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Electrical Room, Mezzanine Level</i> <i>Explanation : Motor Control Center Controls 80% Of The Mechanical Load.</i>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i> <i>Location : First Floor</i> <i>Explanation : Connected To Water Main Pipe, Point Of Contact Not Visible Due To Insulation Covering</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	15%			2027	* *	10	\$11,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout Office Areas.</i> <i>Explanation : T-8 Lamps</i>								
HID	85%			2027	* *	10	\$2,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout Garage Area</i> <i>Explanation : H. I. D. Type</i>								
Egress Lighting								
Exit, LED	60%			2050	* *	1		B
Exit, Service	30%			2022	\$4,000	1		B
Exit, Battery	10%			2027	* *	10	\$600	B
Exterior Lighting								
HID	100%			2027	* *	10	\$300	B
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2057	* *	5	\$2,400	B
<b>Alarm</b>								
Security System								
Generic	99%			2027	* *	1	\$30,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Inside And Outside The Building</i> <i>Explanation : 12 Cctv Cameras</i>								
Generic	1%	Now	\$2,800	2032	* *	1	\$300	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i> <i>Location : Security Room</i>								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE ANNEX**  
**Asset # : 13725**

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

**Alarm**

## Fire/Smoke Detection

No Component

60%

Generic

40%

2027

\* \*

1-3

\$20,300

D

B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Room And Garage**Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors*

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

**Heating**

## Energy Source

Natural Gas

100%

2048

\* \*

1

B

## Conversion Equipment

Furnace

75%

2030

\* \*

1

\$30,600

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Garage**Explanation : Gas Fired Roof Top Units And Gas Fired Unit Heaters Hung In Garage Space*

Hot Water Boiler

25%

2039

\* \*

1

\$10,200

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Boilers Serve Office Areas*

## Distribution

Hot Wtr Piping/Pump

25%

2044

\* \*

4

\$1,000

B

No Component

75%

D

## Terminal Devices

Air Handler

5%

2030

\* \*

1

\$2,600

B

Fan Coil Unit/Heat

20%

2030

\* \*

1

\$5,300

B

No Component

75%

D

**Air Conditioning**

## Energy Source

Natural Gas

100%

2048

\* \*

1

B

## Conversion Equipment

Absorption

25%

2030

\* \*

1

\$22,300

B

Chiller/Direct Fire

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 8 Chiller Units, Using R-717*

No Component

75%

D

## Distribution

Chilled Wtr Pipe/Pump

25%

2048

\* \*

4

\$1,000

B

No Component

75%

D

## Terminal Devices

Air Handler/Cool/Ht

25%

2027

\* \*

1

\$12,700

B

No Component

75%

D

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 7 GARAGE ANNEX**  
**Asset # : 13725**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Heat Rejection								
	Remote Air Cond	100%			2030	* *	2	\$57,300	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$18,300	B
	No Component	60%							D
	Exhaust Fans								
	Roof	100%			2030	* *	2	\$2,500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	* *	1		B
	Water Heater								
	Gas Fired	100%			2021	\$21,300	2	\$1,200	B
	Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : 2 - 500 Gallon Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$5,100	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100% Location : 1, M, 2. Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2048	* *	1-5	\$41,500	B
	Sprinkler								
	Generic	100%			2048	* *	1-2	\$23,100	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS 8/10/12 GARAGE BERGENLANDING  
**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-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 11884 **Lot** : 1 **BIN** : 4257531

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,827,200	\$236,600
Interior Architecture	\$676,100	\$320,600
Electrical	\$34,800	\$201,300
Mechanical	\$178,400	\$149,200
<b>Total</b>	<b>\$2,716,600</b>	<b>\$907,700</b>
Priority A	\$1,827,200	\$236,600
Priority B	\$473,500	\$444,200
Priority C	\$415,900	\$227,000
<b>Total</b>	<b>\$2,716,600</b>	<b>\$907,700</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture				\$19,000
Interior Architecture	\$1,400			\$1,400
Electrical	\$2,300	\$300	\$1,100	\$67,700
Mechanical	\$30,800	\$6,900	\$13,400	\$57,100
<b>Total</b>	<b>\$34,500</b>	<b>\$7,200</b>	<b>\$14,500</b>	<b>\$145,300</b>
Priority A				\$19,000
Priority B	\$33,100	\$7,200	\$14,500	\$124,900
Priority C	\$1,400			\$1,400
<b>Total</b>	<b>\$34,500</b>	<b>\$7,200</b>	<b>\$14,500</b>	<b>\$145,300</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 8/10/12 GARAGE BERGENLANDING**  
**Asset # : 4189**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	65%	Now	\$215,800	LIFE	**	5	\$65,800	A	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%								
	Location : At Door Openings								
Metal Panel	10%			2032	**	5-10	\$69,600	A	
Metal Coiling Doors	25%	Now	\$302,900	2027	**	5	\$39,500	A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : North Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : North Facade								
Windows									
Aluminum	5%			2038	**	5	\$700	A	
Steel	95%	Now	\$736,800	2047	**	5	\$80,700	A	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Bent/Warped Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Roof									
Single Ply Membrane	100%	Now	\$571,700	2032	**			A	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : West Side								
	Recent Repair Evident, Extent : Light, Area Affected : 10%								
	Location : Over Queens 10 Garage								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : Over Garage Area								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Queens 10 Garage								
Interior									
Floors									
Cast in Place Concrete	90%	Now	\$308,600	LIFE	**	5	\$227,000	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Uneven Surface, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	10%			2017	\$107,300	3	\$5,800	C	
	Worn/Eroded, Extent : Moderate, Area Affected : 70%								
	Location : Throughout								

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 8/10/12 GARAGE BERGENLANDING**  
**Asset # : 4189**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Concrete Masonry Unit	85%			LIFE	**	5	\$15,900	C
	Gypsum Board	10%			LIFE	**	5	\$2,800	C
	SGFT/Glazed Masonry	5%			LIFE	**			C
Ceilings									
	AcousTileSusp.Lay-In	10%	0-2	\$75,200	2042	**	5	\$5,800	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Locker Rooms								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Locker Rooms								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Locker Rooms								
	Exposed Struc: Steel	25%			LIFE	**			B
	Gypsum Board	65%	Now	\$185,100	LIFE	**	5	\$93,700	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Garage 8								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2022	\$15,600	5	\$400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room / Garage 10								
Explanation : Main Service Switch Rated @ 1200 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$48,500	5	\$400	B
Raceway								
Conduit	100%			2022	\$56,000	1		B
Panelboards								
Fused Disc Sw	10%			2021	\$3,900	5	\$200	B
Molded Case Bkrs	90%			2021	\$34,700	5	\$2,100	B
Wiring								
Thermoplastic	100%			2022	\$43,000	1		B
Motor Controllers								
Locally Mounted	100%			2020	\$53,800	5	\$600	B
Ground								
Grounding Devices								
Not Accessible	100%							D

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 8/10/12 GARAGE BERGENLANDING**  
**Asset # : 4189**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	20%			2017	\$33,400	10	\$14,100	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Boiler Room And Offices</i> <i>Explanation : T-8 Lamps</i>							
HID	75%			2017	\$34,800	10	\$1,900	B
HID	5%	Now	\$2,300	2032	* *			B
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : 1st Floor</i>							
Egress Lighting Exit, Service	100%			2017	\$12,500	1		B
Exterior Lighting HID	100%			2017	\$5,200	10	\$300	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	80%			2032	* *	1		B
Interruptible Gas/Dual Fuel	20%			2032	* *	1		B
Conversion Equipment Furnace	80%			2027	* *	1	\$30,600	B
	<i>Other Observation, Extent : Light, Area Affected : 80%</i> <i>Location : Throughout</i> <i>Explanation : 60 Units</i>							
Hot Water Boiler	20%			2027	* *	1	\$7,600	B
	<i>Other Observation, Extent : Light, Area Affected : 20%</i> <i>Location : 2 Boiler Rooms</i> <i>Explanation : 2 Units</i>							
Distribution Hot Wtr Piping/Pump	20%	0-2	\$1,700	2030	* *	4	\$800	B
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i>							
No Component	80%							D
Terminal Devices								
Air Handler	10%			2017	\$46,200	1	\$4,800	B
Convactor/Radiator	10%			2020	\$81,000	1	\$2,500	B
No Component	80%							D
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2030	* *	1		B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS 8/10/12 GARAGE BERGENLANDING**  
**Asset # : 4189**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2017	\$58,200	1	\$7,200	B
	Window/Wall Unit	10%			2017	\$17,600	1		B
	No Component	70%							D
Terminal Devices									
	Air Handler/Cool/Ht	20%			2017	\$21,900	1	\$9,500	B
	No Component	80%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$74,000	LIFE	* *	2-5	\$43,000	B
		Insul. Deteriorating, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : All Rooms							
		Explanation : Registers And Diffusers Need Cleaning							
Exhaust Fans									
	Roof	100%	Now	\$6,800	2022	\$68,200	2	\$1,900	B
		Malfunctioning, Extent : Severe, Area Affected : 40%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2032	* *	1		B
Water Heater									
	Oil Fired	100%			2020	\$26,600	1	\$2,300	B
Sanitary Piping									
	Cast Iron	100%	Now	\$9,300	LIFE	* *	1		B
		Blockage /Clogged, Extent : Severe, Area Affected : 25%							
		Location : Sewage Keeps Clogging At Northwest Side							
Storm Drain Piping									
	Cast Iron	100%	Now	\$6,000	LIFE	* *	1		B
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Outside Garage 8 And 12							
Sump Pump(s)									
	Rigid Piping	100%			2017	\$10,100	4	\$1,300	B
Backflow Preventer									
	Generic	100%			2022	\$8,300	1	\$4,800	B
Fixtures									
	Generic	100%							B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS DISTRICT 14 GARAGE  
**Address** : 51-10 ALMEDA AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0065.000 / 14558 **Yr Built/Renovated** : 2004 / 2010  
**Area Sq Ft** : 62,100 **Project Type** : SANITATION  
**Date of Survey** : 10-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 15980 **Lot** : 2 **BIN** :

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$194,500	\$253,000
Interior Architecture		\$95,500	
<b>Total</b>		<b>\$290,000</b>	<b>\$253,000</b>
Priority A		\$194,500	\$253,000
Priority B		\$95,500	
<b>Total</b>		<b>\$290,000</b>	<b>\$253,000</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$39,900			
Interior Architecture	\$42,300	\$900		
Electrical	\$3,700	\$3,300	\$3,000	\$3,000
Mechanical	\$37,600	\$7,300	\$12,100	\$7,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$127,500</b>	<b>\$15,400</b>	<b>\$19,000</b>	<b>\$14,500</b>
Priority A	\$39,900			
Priority B	\$49,000	\$14,500	\$19,000	\$14,500
Priority C	\$38,600	\$900		
<b>Total</b>	<b>\$127,500</b>	<b>\$15,400</b>	<b>\$19,000</b>	<b>\$14,500</b>



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 Estimates are rounded to the nearest hundred dollars.

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

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

## Exterior

## Exterior Walls

Alum/Vinyl Siding	5%			2053	**	10	\$1,200	A
Metal/Glass Curt Wall	10%			LIFE	**	5	\$29,900	A
Metal Sect. OHD	10%			2043	**	5	\$24,900	A
Pre-Cast Concrete	75%			LIFE	**	5	\$389,000	A

## Windows

Aluminum	100%			2048	**	5	\$10,700	A
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## Parapets

Concrete Masonry Unit	45%			LIFE	**	5-10	\$10,500	A
Masonry: Limestone	10%			LIFE	**	5-10	\$5,200	A
Pre-Cast Concrete	45%			LIFE	**	5	\$24,000	A

## Roof

Modified Bitumen	90%			2033	**	10	\$58,500	A
Skylight, Metal/Glass	10%			2053	**	10	\$21,700	A

## Interior

## Floors

Cast in Place Concrete	10%			LIFE	**	5	\$29,800	C
Ceramic Tile	20%			2038	**	5	\$13,600	C
Traffic Topping	60%			2033	**	5	\$51,100	C
Vinyl Tile	10%			2033	**	3	\$2,600	C

## Interior Walls

Cast in Place Concrete	20%			LIFE	**	10	\$13,900	C
Ceramic Tile	10%			2038	**	5	\$2,800	C
Concrete Masonry Unit	15%			LIFE	**	5	\$3,300	C
Glazed Ceramic Panel	5%			LIFE	**	10	\$1,200	C
SGFT/Glazed Masonry	50%			LIFE	**	10	\$6,900	C

## Ceilings

AcousTileSusp.Lay-In	25%			2043	**	5	\$17,000	B
Exposed Concrete	5%			LIFE	**	5-10	\$4,300	B
Exposed Struc: Steel	70%			LIFE	**	10	\$95,500	B

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	70%			2053	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : One 2500 Amps &amp; 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2053	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outside</i> <i>Explanation : One 3000 Amps Main Disconnect Switch</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Transformers								
Dry Type	50%			2043	**	5	\$100	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 500 Kva 480hv-208/120lv							
Liquid Filled	50%			2043	**	5	\$200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : No Ratings Available							
Switchgear / Switchboard								
Fused Disc Sw	50%			2053	**	5	\$100	B
Molded Case Bkrs	50%			2053	**	5	\$700	B
Raceway								
Conduit	100%			2053	**	1		B
Panelboards								
Fused Disc Sw	20%			2048	**	5	\$200	B
Molded Case Bkrs	80%			2048	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2053	**	1		B
Motor Controllers								
Locally Mounted	20%			2043	**	5	\$100	B
Motor Control Center	80%			2043	**	5	\$1,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$15,700	B
Lighting								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$20,900	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Fluorescent	10%			2033	**	10	\$4,200	B
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-5 Lamps							
HID	40%			2033	**	10	\$600	B
Egress Lighting								
Emergency, Service	30%			2033	**	1		B
Emergency, Battery	20%			2033	**	10	\$2,200	B
Exit, LED	40%			2063	**	1		B
Exit, Service	10%			2033	**	1		B
Exterior Lighting								
HID	100%			2033	**	10	\$200	B

**Alarm**

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

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

**Alarm**

Security System									
	No Component	70%							D
	Generic	30%			2033	* *	1	\$5,700	B
Fire/Smoke Detection									
	No Component	70%							D
	Generic	30%			2033	* *	1-3	\$9,400	B

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 Code

**Heating**

Energy Source									
	Natural Gas	100%			2049	* *	1		B
Conversion Equipment									
	Furnace	75%			2031	* *	1	\$16,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 8 Heating And Ventilation Units Covering The Garage Area</i>									
	Hot Water Boiler	10%			2040	* *	1	\$2,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Room</i>									
<i>Explanation : 5 Units Covering The Offices Area</i>									
	Radiant Heater	15%			2031	* *	2	\$3,200	B
Distribution									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$30,200	B
	Hot Wtr Piping/Pump	10%			2045	* *	4	\$200	B
	No Component	15%							D
Terminal Devices									
	Fan Coil Unit/Heat	25%			2031	* *	1	\$3,700	B
	No Component	75%							D

**Air Conditioning**

Energy Source									
	Electricity	90%			2045	* *	1		B
	Natural Gas	10%			2049	* *	1		B
Conversion Equipment									
	Absorption	10%			2031	* *	1	\$4,900	B
	Chiller/Direct Fire								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 9 Units, Using Ammonia And Water As A Refrigerant</i>									
	No Component	90%							D
Distribution									
	Chilled Wtr Pipe/Pump	10%			2049	* *	4	\$200	B
	No Component	90%							D

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS DISTRICT 14 GARAGE**  
**Asset # : 14558**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning									
	Terminal Devices								
	Fan Coil - Cool/Heat	10%			2031	* *	1	\$1,500	B
	No Component	90%							D
Heat Rejection									
	Air Condenser Unit	10%			2031	* *	2	\$3,200	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$40,200	B
Exhaust Fans									
	Roof	100%			2031	* *	2	\$1,400	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		B
	Water Heater								
	Gas Fired	100%			2022	\$11,800	2	\$700	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Rooms								
	Explanation : 2 Tanks Of 400 Gallons Each And One Tank Of 80 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		B
Sump Pump(s)									
	Submersible	100%			2018	\$6,100	4	\$2,000	B
Backflow Preventer									
	Generic	100%			2031	* *	1	\$2,800	B
Fixtures									
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : L-2								
	Explanation : One Unit								
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$23,000	B
Sprinkler									
	Generic	100%			2049	* *	1-2	\$12,800	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS NORTH BORO REPAIR SHOP  
**Address** : 52-07 58TH STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0019.000 / 4430 **Yr Built/Renovated** : 1985 / 2009  
**Area Sq Ft** : 189,270 **Project Type** : SANITATION  
**Date of Survey** : 17-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,m  
**Block** : 2347 **Lot** : 55 **BIN** : 4054170

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture		\$167,500
Interior Architecture	\$92,800	\$383,600
Electrical		\$777,300
Mechanical		\$1,525,400
<b>Total</b>	<b>\$92,800</b>	<b>\$2,853,800</b>
Priority A		\$167,500
Priority B		\$2,302,700
Priority C	\$92,800	\$383,600
<b>Total</b>	<b>\$92,800</b>	<b>\$2,853,800</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture		\$27,900	\$5,700	\$31,700
Interior Architecture		\$9,200	\$5,200	\$15,300
Electrical	\$4,300	\$6,400	\$5,200	\$7,300
Mechanical	\$23,600	\$16,200	\$32,100	\$39,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$35,900</b>	<b>\$67,600</b>	<b>\$56,200</b>	<b>\$101,600</b>
Priority A		\$27,900	\$5,700	\$31,700
Priority B	\$35,900	\$30,500	\$45,300	\$69,900
Priority C		\$9,200	\$5,200	
<b>Total</b>	<b>\$35,900</b>	<b>\$67,600</b>	<b>\$56,200</b>	<b>\$101,600</b>



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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2031	**	5	\$11,400	A
Masonry: Brick	78%			LIFE	**	5	\$47,600	A
Metal Panel	5%			2042	**	5-10	\$21,000	A
Metal Coiling Doors	10%			2035	**	5	\$19,100	A
Pre-Cast Concrete	2%			LIFE	**	5	\$4,000	A
Windows								
Aluminum	85%			2038	**	5	\$4,400	A
Glass Block	10%			LIFE	**	5	\$300	A
Metal Louvers	5%			2031	**	10	\$1,600	A
Parapets								
Concrete Masonry Unit	43%			LIFE	**	5	\$4,000	A
	Recent Repair Evident, Extent : Light, Area Affected : 25% Location : Interior Face							
Masonry: Brick	45%			LIFE	**	5	\$3,700	A
Metal Panel	2%			2042	**	5	\$600	A
Metal Rail	10%			2035	**	5-10	\$14,700	A
Roof								
Metal Panel	5%			2035	**	10	\$9,400	A
Modified Bitumen	25%			2027	**	10	\$25,700	A
Traffic Topping	70%			2030	**	10	\$119,900	A
	Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Parking Area Above Repair Shop							
Interior								
Floors								
Carpet	15%			2021	\$106,200	3	\$27,600	C
Cast in Place Concrete	55%			LIFE	**	5	\$147,700	C
Cast in Place Concrete	10%	Now	\$54,800	LIFE	**	5	\$26,800	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Loading Dock Near Tire Shop							
	Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Loading Dock Near Tire Shop							
Ceramic Tile	2%			2031	**	5	\$2,500	C
Panel/Paver: Cer/Brk	3%			2038	**	5	\$8,300	C
Vinyl Tile	15%			2022	\$171,300	3	\$6,900	C
Interior Walls								
Ceramic Tile	2%			2031	**	5	\$3,400	C
Concrete Masonry Unit	53%			LIFE	**	5	\$36,400	C
Concrete Masonry Unit	2%	Now	\$38,100	LIFE	**	5	\$1,400	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Section At Tire Shop Entrance							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50% Location : Section At Tire Shop Entrance							
Glass: Single Pane	5%			LIFE	**	5	\$6,400	C
Gypsum Board	13%			LIFE	**	5	\$13,400	C
Plaster	15%			LIFE	**	5	\$7,700	C
SGFT/Glazed Masonry	10%			LIFE	**			C

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	25%			2027	**	5	\$30,700	B
Exposed Concrete	10%			LIFE	**	5	\$1,900	B
Exposed Struc: Steel	60%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$7,700	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2032	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Switches Rated @ 2000 Amperes Each</i>								

## Transformers

Dry Type	100%			2027	**	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Storage Room</i>								
<i>Explanation : 112.5 Kva ,480/208/120v And 2-30 Kva</i>								

## Switchgear / Switchboard

Fused Disc Sw	100%			2032	**	5	\$700	B
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## Raceway

Conduit	100%			2032	**	1		B
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## Panelboards

Fused Disc Sw	10%			2030	**	5	\$400	B
Molded Case Bkrs	90%			2030	**	5	\$3,700	B

## Wiring

Thermoplastic	100%			2032	**	1		B
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## Motor Controllers

Locally Mounted	10%			2027	**	5	\$100	B
Motor Control Center	90%			2027	**	5	\$3,800	B

## Ground

## Grounding Devices

Not Accessible	100%							D
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible - Covered With Insulation</i>								

## Lighting

## Interior Lighting

Fluorescent	60%			2030	**	10	\$85,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								

HID	40%			2030	**	10	\$2,000	B
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$18,700	B
Exit, Service	50%			2030	* *	1		B
Exterior Lighting								
HID	100%			2022	\$9,300	10	\$500	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%			2022	\$156,500	1	\$17,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior And Hallways</i>								
<i>Explanation : Cctv Camera And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2022	\$535,600	1-3	\$28,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Bells And Manual Pull Stations</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2042	* *	1		B
Conversion Equipment								
Furnace	85%			2022	\$179,000	1	\$65,300	B
<i>Other Observation, Extent : Light, Area Affected : 85%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 5 Roof Top Package Units, 12 Induct Units, 20 Ceiling Mount Units</i>								
Hot Water Boiler	15%			2027	* *	1	\$11,500	B
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	15%			2038	* *	4	\$1,700	B
No Component	85%							D
Terminal Devices								
Convactor/Radiator	15%			2027	* *	1	\$7,500	B
Fan Coil Unit/Heat	30%			2022	\$774,300	1	\$15,000	B
No Component	55%							D
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	* *	1		B

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**DEPARTMENT OF SANITATION - 827**  
**QUEENS NORTH BORO REPAIR SHOP**  
**Asset # : 4430**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2022	\$341,000	2	\$2,900	B
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Roof							
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Roof							
	Explanation : 5 Roof Top Package Units							
No Component	70%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$86,400	B
Exhaust Fans								
Interior	80%			2022	\$152,500	2	\$3,800	B
Roof	20%			2022	\$27,400	2	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2032	* *	1		B
Galv Iron/Steel	30%			2035	* *	1		B
Water Heater								
Gas Fired	100%			2021	\$40,100	2	\$2,300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : B, M, 1							
	Explanation : 1 Unit							
Hydraulic	50%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : B, M, 1, 2							
	Explanation : 1 Unit							
Fire Suppression								
Standpipe								
Generic	100%			2032	* *	1-5	\$81,100	B
Sprinkler								
Generic	100%			2032	* *	1-2	\$43,500	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : QUEENS WEST 5-A BROOM GARAGE  
**Address** : 58-02 48 STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0059.010 / 13422 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 100,000 **Project Type** : SANITATION  
**Date of Survey** : 16-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2600 **Lot** : 1 **BIN** : 4307983

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$452,700	\$65,900
Interior Architecture		\$175,300
Mechanical		\$69,800
<b>Total</b>	<b>\$452,700</b>	<b>\$311,000</b>
Priority A	\$452,700	\$65,900
Priority B		\$69,800
Priority C		\$175,300
<b>Total</b>	<b>\$452,700</b>	<b>\$311,000</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$10,400		\$8,400	
Interior Architecture	\$21,500		\$1,400	
Electrical		\$40,800	\$1,100	
Mechanical	\$37,000	\$5,000	\$11,700	\$5,000
<b>Total</b>	<b>\$68,900</b>	<b>\$45,800</b>	<b>\$22,500</b>	<b>\$5,000</b>
Priority A	\$10,400		\$8,400	
Priority B	\$58,500	\$45,800	\$12,800	\$5,000
Priority C			\$1,400	
<b>Total</b>	<b>\$68,900</b>	<b>\$45,800</b>	<b>\$22,500</b>	<b>\$5,000</b>



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

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

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



**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Exterior</b>								
Exterior Walls								
Concrete Masonry Unit	82%	Now	\$357,400	LIFE	* *	5	\$65,900	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
Metal Sect. OHD	15%			2033	* *	5	\$60,200	A
Window Wall	3%	Now	\$10,400	2040	* *	5	\$7,200	A
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
<b>Windows</b>								
Aluminum	97%			2036	* *	5	\$16,700	A
Metal Louvers	3%			2029	* *	10	\$3,200	A
<b>Parapets</b>								
Concrete Masonry Unit	100%	Now	\$40,100	LIFE	* *	5	\$7,700	A
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$55,200	2025	* *			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Mechanical Units</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Locker Rooms, Bulkheads</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	73%			LIFE	* *	5	\$175,300	C
Ceramic Tile	15%			2033	* *	5	\$16,500	C
Terrazzo	2%			LIFE	* *	5	\$1,700	C
Vinyl Tile	10%			2025	* *	3	\$4,100	C
<b>Interior Walls</b>								
Concrete Masonry Unit	90%			LIFE	* *	5	\$16,100	C
SGFT/Glazed Masonry	10%			LIFE	* *			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.

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In 15% Now \$21,500 2033 \* \* 5 \$8,200 B

*Misaligned/Bulging, Extent : Moderate, Area Affected : 30%*

*Location : Corridors*

*Staining/Discoloring, Extent : Moderate, Area Affected : 5%*

*Location : Locker Rooms*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Locker Rooms*

Exposed Struc: Steel 83% LIFE \* \* B

Gypsum Board 2% LIFE \* \* 5 \$2,700 B

*Water Penetration, Extent : Severe, Area Affected : 5%*

*Location : Bulkheads*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw 100% 2040 \* \* 5 \$400 B

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

*Location : Electrical Room*

*Explanation : 1200 Amps*

## Switchgear / Switchboard

Fused Disc Sw 100% 2040 \* \* 5 \$400 B

## Raceway

Conduit 100% 2040 \* \* 1 B

## Panelboards

Molded Case Bkrs 100% 2036 \* \* 5 \$2,200 B

## Wiring

Thermoplastic 100% 2040 \* \* 1 B

## Motor Controllers

Locally Mounted 50% 2033 \* \* 5 \$300 B

Motor Control Center 50% 2033 \* \* 5 \$1,100 B

## Ground

## Grounding Devices

Not Accessible 100% D

*Other Observation, Extent : Light, Area Affected : 0%*

*Location :*

*Explanation : Covered With Insulation*

## Lighting

## Interior Lighting

Fluorescent 45% 2025 \* \* 10 \$30,300 B

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

*Location : Throughout*

*Explanation : T-12 Lamps*

HID 55% 2025 \* \* 10 \$1,300 B

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

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

## Lighting

Egress Lighting								
Emergency, Battery	50%			2025	* *	10	\$8,900	B
Exit, Service	50%			2025	* *	1		B

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

## Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2040	* *	1		B

Conversion Equipment								
Furnace	70%	Now	\$14,000	2020	\$69,800	1	\$22,900	B

*Not Energy Efficient, Extent : Moderate, Area Affected : 75%*

*Location : Roof*

*Not in Service, Extent : Moderate, Area Affected : 20%*

*Location : Roof - According To Building Maintenance, Replacement Parts Are No Longer Available*

*Other Observation, Extent : Light, Area Affected : 70%*

*Location : Roof*

*Explanation : 9 Units*

Hot Water Boiler	30%			2033	* *	1	\$10,900	B
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*Other Observation, Extent : Light, Area Affected : 30%*

*Location : Boiler Room*

*Explanation : 2 Units*

Distribution								
Hot Wtr Piping/Pump	30%			2036	* *	4	\$1,100	B
No Component	70%							D

Terminal Devices								
Convactor/Radiator	25%			2033	* *	1	\$5,900	B
Fan Coil Unit/Heat	5%			2025	* *	1	\$1,200	B
No Component	70%							D

## Air Conditioning

Energy Source								
Electricity	100%			2036	* *	1		B

Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%			2025	* *	2	\$900	B
No Component	80%							D

## Ventilation

Distribution								
Ductwork/Diffusers	100%	Now	\$14,100	LIFE	* *	2-5	\$40,900	B
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**QUEENS WEST 5-A BROOM GARAGE**  
**Asset # : 13422**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$6,500	2025	* *	2	\$1,800	B
		Not in Service, Extent : Moderate, Area Affected : 15%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2033	* *	1		B
	Water Heater								
	Gas Fired	100%			2018	\$19,000	2	\$1,100	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$4,500	B
	Fixtures								
	Generic	100%							B

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : S.W.BROOKLYN MARINE TRANSFER STA  
**Address** : BAY 41ST ST. AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0008.000 / 2018 **Yr Built/Renovated** : 1967 /  
**Area Sq Ft** : 52,762 **Project Type** : SANITATION  
**Date of Survey** : 30-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6943 **Lot** : 2 **BIN** : 3170083

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,983,700	\$187,300
Interior Architecture	\$1,083,000	\$105,700
Electrical	\$51,900	\$265,700
Mechanical	\$151,000	
<b>Total</b>	<b>\$3,269,500</b>	<b>\$558,800</b>
Priority A	\$1,983,700	\$187,300
Priority B	\$760,800	\$265,700
Priority C	\$525,000	\$105,700
<b>Total</b>	<b>\$3,269,500</b>	<b>\$558,800</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture				\$700
Interior Architecture	\$30,500			
Electrical	\$1,400	\$600	\$40,700	
Mechanical	\$28,100	\$1,800	\$700	\$2,600
<b>Total</b>	<b>\$60,100</b>	<b>\$2,400</b>	<b>\$41,400</b>	<b>\$3,300</b>
Priority A				
Priority B	\$29,600	\$2,400	\$41,400	\$2,600
Priority C	\$30,500			\$700
<b>Total</b>	<b>\$60,100</b>	<b>\$2,400</b>	<b>\$41,400</b>	<b>\$3,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 MARINE TRANSFER STA**  
**Asset # : 2018**

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 Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	25%	Now	\$181,800	LIFE	**	5	\$16,800	A	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Metal Panel	75%	Now	\$186,500	2031	**	5	\$150,700	A	
	Deformed/Dented, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Windows									
Aluminum	100%	Now	\$1,512,100	2046	**	5	\$16,100	A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Roof									
Metal Panel	75%	Now	\$66,700	2034	**			A	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Roll Roofing	25%	0-2	\$36,600	2023	\$36,600	5	\$7,000	A	
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Vegetation Growth, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	85%	Now	\$143,800	LIFE	**	5	\$105,700	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$61,500	2036	**	5	\$1,400	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Vinyl Tile	10%	Now	\$52,900	2031	**	3	\$2,100	C	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
Ceramic Tile	3%	Now	\$12,500	2036	**	5	\$200	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Concrete Masonry Unit	65%	Now	\$104,100	LIFE	**	5	\$3,800	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Gypsum Board	7%	Now	\$18,000	LIFE	**	5	\$600	C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
SGFT/Glazed Masonry	25%	Now	\$162,700	LIFE	**			C	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA**  
**Asset # : 2018**

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 Code

## Interior

## Ceilings

AcousTileSusp.Lay-In	10%	Now	\$37,100	2041	* *	5	\$2,800	B
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*Cracking/Crumbling, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

Exposed Concrete	25%	Now	\$107,000	LIFE	* *	5	\$2,200	B
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%*  
*Location : Throughout*

Exposed Struc: Steel	60%	4+	\$378,800	LIFE	* *			B
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 40%*  
*Location : Throughout*

Gypsum Board	5%	Now	\$35,100	LIFE	* *	5	\$3,600	B
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*Cracking/Crumbling, Extent : Severe, Area Affected : 100%*  
*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2021	\$28,000	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Two 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2021	\$101,800	5	\$200	B
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## Raceway

Conduit	100%			2021	\$32,400	1		B
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## Panelboards

Molded Case Bkrs	100%			2020	\$71,600	5	\$1,100	B
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## Wiring

Thermoplastic	100%			2021	\$29,200	1		B
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## Motor Controllers

Locally Mounted	20%			2019	\$2,000	5	\$100	B
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Motor Control Center	80%			2019	\$92,300	5	\$900	B
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## Ground

## Grounding Devices

Generic	100%	2-4	\$900	LIFE	* *	5	\$600	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Water Main*  
*Explanation : Corroded*

## Lighting

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA**  
**Asset # : 2018**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	5%			2016	\$2,800	10	\$1,700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Using T-12 Lamps</i>							
HID	70%			2016	\$51,900	10	\$900	B
Incandescent	25%			2016	\$14,200	2	\$200	B
<b>Egress Lighting</b>								
Emergency, Battery	50%			2016	\$7,700	10	\$4,600	B
No Component	50%							D
<b>Exterior Lighting</b>								
HID	100%			2016	\$8,400	10	\$100	B
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source Electricity	100%			2031	* *	1		B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Entire Building</i>							
	<i>Explanation : This Is Vacant Building</i>							
Conversion Equipment Heat Pump	40%			2019	\$15,400	2	\$4,700	B
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : 1st Level</i>							
	<i>Explanation : 6 Units</i>							
No Component	60%							D
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2029	* *	1		B
Conversion Equipment Heat Pump	40%			2019	\$600	2	\$900	B
No Component	60%							D
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	15%	Now	\$19,000	2051	* *	1		B
	<i>Corroded, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : 1st Level Office Area</i>							
No Component	85%							D
Sanitary Piping Cast Iron	100%	Now	\$9,200	LIFE	* *	1		B
	<i>Corroded, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							

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

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

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



**DEPARTMENT OF SANITATION - 827**  
**S.W.BROOKLYN MARINE TRANSFER STA**  
**Asset # : 2018**

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 Code
Plumbing	Fixtures								
	Generic	100%							B
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Suppression	Standpipe								
	Generic	100%	Now	\$151,000	2051	* *	1-5	\$13,500	B
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : SANITATION DIST. 3/3A GARAGE  
**Address** : PIERS 36, EAST RIVER BET CLINTON & 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** : 21-Jun-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 241 **Lot** : 13 **BIN** : 1078939

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$573,800	\$1,964,200
Interior Architecture	\$415,800	\$332,800
Electrical		\$225,300
Mechanical	\$44,200	\$157,700
<b>Total</b>	<b>\$1,033,800</b>	<b>\$2,680,000</b>
Priority A	\$573,800	\$1,964,200
Priority B	\$85,900	\$383,000
Priority C	\$374,100	\$332,800
<b>Total</b>	<b>\$1,033,800</b>	<b>\$2,680,000</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$45,900			\$23,100
Interior Architecture		\$36,500		
Electrical	\$38,800	\$7,900	\$10,600	\$10,000
Mechanical	\$34,900	\$16,200	\$80,500	\$16,200
<b>Total</b>	<b>\$119,600</b>	<b>\$60,600</b>	<b>\$91,100</b>	<b>\$49,300</b>
Priority A	\$45,900			\$23,100
Priority B	\$73,700	\$24,100	\$91,100	\$26,200
Priority C		\$36,500		
<b>Total</b>	<b>\$119,600</b>	<b>\$60,600</b>	<b>\$91,100</b>	<b>\$49,300</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Concrete Masonry Unit	45%			LIFE	**	5	\$27,300	A	
Fiberglass Panel	20%			2030	**	5	\$72,700	A	
Metal Panel	20%			2041	**	5-10	\$133,300	A	
Metal Coiling Doors	15%			2034	**	5	\$45,400	A	
Windows									
Aluminum	100%			2037	**	5	\$46,100	A	
Parapets									
Metal Panel	95%			2041	**	5	\$155,300	A	
Metal Rail	5%			2034	**	5-10	\$38,100	A	
Roof									
Built-Up (BUR)	95%	0-2	\$350,700	2021	\$1,753,300			A	
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Over Lunch Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Lunch Room, Second Floor Corridor								
Skylight, Plastic	5%	Now	\$72,800	2034	**	1		A	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	70%	Now	\$200,800	LIFE	**	5	\$295,300	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Ceramic Tile	30%			2030	**	5	\$57,800	C	
Interior Walls									
Cast in Place Concrete	5%			LIFE	**			C	
Ceramic Tile	13%			2030	**	5	\$15,200	C	
Concrete Masonry Unit	80%	Now	\$173,400	LIFE	**	5	\$37,500	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Glass: Single Pane	2%			LIFE	**	5	\$1,800	C	
Ceilings									
AcousTileConcealSpLn	25%	Now	\$41,600	2034	**	5	\$34,500	B	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Lunch Room								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Lunch Room, Second Floor Corridor								
Exposed Struc: Steel	70%			LIFE	**			B	
Metal Panel	5%			LIFE	**	5	\$13,800	B	
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Under 600 Volts									

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2026	* *	5	\$500	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	* *	5	\$600	B
Raceway								
Conduit	100%			2031	* *	1		B
Panelboards								
Molded Case Bkrs	100%			2029	* *	5	\$3,700	B
Wiring								
Thermoplastic	100%			2031	* *	1		B
Motor Controllers								
Locally Mounted	10%			2026	* *	5	\$100	B
Motor Control Center	90%			2026	* *	5	\$3,500	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,100	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$76,800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	5%			2029	* *	10	\$5,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairway</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	30%			2029	* *	10	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : High Pressure Sodium</i>								
Egress Lighting								
Emergency, Battery	50%			2021	\$26,100	10	\$15,600	B
Exit, Service	50%			2021	\$10,400	1		B
Exterior Lighting								
HID	100%			2029	* *	10	\$400	B
<b>Alarm</b>								
Security System								
No Component	70%							D
Generic	30%	Now	\$28,500	2021	\$142,500	1	\$14,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance, Fuel Pump, Alleyway And Pier</i>								
<i>Explanation : Eight Cameras - Three Of Them Not Working</i>								

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

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

## Alarm

Fire/Smoke Detection

No Component

20%

2029

\* \*

1-3

\$71,800

D

Generic

80%

B

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

## Heating

Energy Source

Natural Gas

100%

2031

\* \*

1

B

Conversion Equipment

Furnace

90%

0-2

\$3,200

2021

\$157,700

1

\$51,700

B

*Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Temperature Control Panel, Office Area**Other Observation, Extent : Light, Area Affected : 90%**Location : Throughout**Explanation : 20 Units*

No Component

10%

D

## Air Conditioning

Energy Source

Electricity

100%

2029

\* \*

1

B

Conversion Equipment

Ext Pkg Unit - Cooling

15%

Now

\$19,900

2026

\* \*

2

\$1,000

B

*Unit Inoperable, Extent : Moderate, Area Affected : 15%**Location : Throughout Office Areas*

Window/Wall Unit

15%

2016

\$44,200

1

B

No Component

70%

D

Heat Rejection

Remote Air Cond

15%

2026

\* \*

2

\$13,500

B

No Component

85%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$71,900

B

Exhaust Fans

Roof

100%

2026

\* \*

2

\$4,000

B

## Plumbing

H/C Water Piping

Brass/Copper

100%

2041

\* \*

1

B

Water Heater

Gas Fired

100%

2016

\$33,400

2

\$1,900

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

Backflow Preventer

Generic

100%

2026

\* \*

1

\$8,000

B

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION DIST. 3/3A GARAGE**  
**Asset # : 2403**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2031	* *	1-5	\$65,100	B
	Sprinkler								
	Generic	100%			2031	* *	1-2	\$36,200	B
	Fire Pump								
	Generic	100%			2024	* *	1	\$24,100	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**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** : 08-Apr-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,5,12,9,P  
**Block** : 29 **Lot** : 73 **BIN** : 1000850

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,193,300	\$172,000
Interior Architecture	\$202,200	\$762,500
Electrical		\$326,200
Mechanical	\$422,700	
<b>Total</b>	<b>\$1,818,200</b>	<b>\$1,260,700</b>
Priority A	\$1,193,300	\$172,000
Priority B	\$521,300	\$860,200
Priority C	\$103,500	\$228,500
<b>Total</b>	<b>\$1,818,200</b>	<b>\$1,260,700</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$31,400			\$8,900
Interior Architecture	\$137,500	\$2,600	\$2,000	\$23,500
Electrical	\$16,500	\$1,600	\$1,300	\$11,300
Mechanical	\$23,300	\$6,800	\$32,100	\$13,400
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
<b>Total</b>	<b>\$256,000</b>	<b>\$58,400</b>	<b>\$82,800</b>	<b>\$104,500</b>
Priority A	\$31,400			\$8,900
Priority B	\$93,600	\$57,800	\$80,800	\$72,100
Priority C	\$131,000	\$500	\$2,000	\$23,500
<b>Total</b>	<b>\$256,000</b>	<b>\$58,400</b>	<b>\$82,800</b>	<b>\$104,500</b>



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 Estimates are rounded to the nearest hundred dollars.

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

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$232,800	LIFE	* *	5	\$35,500	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : West Facade								
Masonry: Limestone	10%	Now	\$11,600	LIFE	* *	5	\$3,500	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%			2042	* *	5-10	\$32,500	A
Granite Panels	5%			LIFE	* *	5	\$1,800	A
Windows								
Aluminum	35%	Now	\$137,100	2030	* *	5	\$3,600	A
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Hardware Missing, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Metal Clad	65%	Now	\$785,800	2047	* *	5	\$42,300	A
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	50%	Now	\$10,900	LIFE	* *	5	\$1,700	A
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade, West Facade								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : West Facade, South Facade								
Masonry: Brick	45%			LIFE	* *	5	\$1,500	A
Other Observation, Extent : Light, Area Affected : 100%								
Location : Interior Face								
Explanation : Stucco On Brick								
Masonry: Limestone	5%	Now	\$1,000	LIFE	* *	5	\$200	A
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
IRMA/Protected Membrane	88%	Now	\$37,700	2022	\$94,300			A	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 40%								
	Location : Corridor Near Lockers								
Modified Bitumen	5%	Now	\$1,700	2022	\$4,200			A	
	Broken/Missing Elements, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Modified Bitumen	5%			2022	\$4,200	10	\$600	A	
Skylight, Metal/Glass	2%	Now	\$6,200	2042	* *			A	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Bulkheads								
Interior									
Floors									
Carpet	50%	Now	\$94,500	2018	\$236,100	3	\$61,400	C	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	\$9,000	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%			2031	* *	5	\$4,100	C	
Terrazzo	5%	Now	\$6,000	LIFE	* *	5	\$3,200	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	30%	Now	\$45,700	2022	\$228,500	3	\$9,200	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Vinyl Tile	5%			2027	* *	3	\$1,500	C	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Health Clinic On First Floor								

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$23,300	2031	* *	5	\$2,000	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Glass: Single Pane	2%			LIFE	* *	5	\$1,200	C
	Gypsum Board	40%	Now	\$57,900	LIFE	* *	5	\$19,500	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Gypsum Board	5%			LIFE	* *	5	\$2,400	C
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Health Clinic On First Floor								
	Metal Panel	3%			LIFE	* *			C
	Marble Panels	5%			LIFE	* *			C
	Plaster	5%	Now	\$7,300	LIFE	* *	5	\$1,200	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Roof Stair								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Roof Stair								
	Plaster	35%			LIFE	* *	5	\$8,500	C
Ceilings									
	AcousTileConcealSpLn	80%	Now	\$98,600	2020	\$493,100	5	\$40,900	B
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : Corridors								
	AcousTileSusp.Lay-In	5%	Now	\$500	2027	* *	5	\$2,000	B
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	AcousTileSusp.Lay-In	5%			2035	* *	5	\$4,100	B
	Gypsum Board	5%	Now	\$2,500	LIFE	* *	5	\$5,100	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Plaster	5%	Now	\$3,400	LIFE	* *	5	\$2,600	B
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

Under 600 Volts

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Service Equipment									
Fused Disc Sw		100%			2022	\$28,000	5	\$200	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- Electrical Service Rated @ 2500 Amps									
Switchgear / Switchboard									
Fused Disc Sw		100%			2022	\$101,800	5	\$200	B
Raceway									
Conduit		90%			2022	\$69,400	1		B
Conduit		10%			2042	* *	1		B
Panelboards									
Fused Disc Sw		5%			2021	\$4,400	5	\$100	B
Molded Case Bkrs		35%			2030	* *	5	\$500	B
Molded Case Bkrs		50%			2021	\$44,100	5	\$700	B
Molded Case Bkrs		10%			2038	* *	5	\$100	B
Wiring									
Braided Cloth		20%	2-4	\$15,600	2047	* *	1		B
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Thermoplastic		50%			2022	\$39,000	1		B
Thermoplastic		30%			2042	* *	1		B
Motor Controllers									
Locally Mounted		50%			2020	\$31,800	5	\$200	B
Locally Mounted		50%			2027	* *	5	\$200	B
Ground									
Grounding Devices									
Generic		100%			LIFE	* *	5	\$800	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Water Main									
Lighting									
Interior Lighting									
Fluorescent		80%			2030	* *	10	\$40,100	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Fluorescent		20%			2027	* *	10	\$10,000	B
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
Egress Lighting									
Emergency, Battery		40%			2030	* *	10	\$5,300	B
Exit, Service		60%			2030	* *	1		B
Exterior Lighting									
HID		100%			2022	\$22,300	10	\$200	B

**Alarm**

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**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

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

**Alarm**

Fire/Smoke Detection

No Component

70%

2030

\* \*

1-3

\$10,200

D  
B

Generic

30%

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

**Heating**

Energy Source

Utility Steam

100%

2032

\* \*

1

B

Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100%

2025

\* \*

5

\$3,300

B

Distribution

Steam Piping/Pump

100%

Now

\$42,500

2032

\* \*

4

\$2,700

B

*Corroded, Extent : Moderate, Area Affected : 20%  
Location : Basement, Throughout*

Terminal Devices

Convactor/Radiator

40%

2027

\* \*

1

\$7,100

B

No Component

60%

D

*Other Observation, Extent : Light, Area Affected : 0%  
Location : Each Floor  
Explanation : Air Handlers Covered Under A C*

**Air Conditioning**

Energy Source

Electricity

100%

2030

\* \*

1

B

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$71,200

B

Terminal Devices

Air Handler/Cool/Ht

100%

0-2

\$258,600

2032

\* \*

1

\$30,500

B

*Not Energy Efficient, Extent : Moderate, Area Affected : 100%  
Location : Each Floor / Mechanical Room*

Heat Rejection

Air Condenser Unit

100%

0-2

\$121,600

2032

\* \*

2

\$30,500

B

*Noisy/Vibrating, Extent : Moderate, Area Affected : 100%  
Location : All Units - Mechanical Room  
Other Observation, Extent : Light, Area Affected : 100%  
Location : Mechanical Rooms, Each Floor  
Explanation : 12 Units In Door, Air Cooled Condenser Through Louvers R-22 Is Used*

**Ventilation**

Distribution

Ductwork/Diffusers

30%

LIFE

\* \*

2-5

\$9,200

B

No Component

70%

D

*Other Observation, Extent : Light, Area Affected : 0%  
Location : Mechanical Room - Each Floor  
Explanation : Fresh Air Provided Through A C Air Handlers*

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

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

**DEPARTMENT OF SANITATION - 827**  
**SANITATION HDQR. ANNEX**  
**Asset # : 4187**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ventilation									
	Exhaust Fans								
	Roof	20%			2022	\$9,700	2	\$300	B
	No Component	80%							D
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2032	**	1		B
	Galv Iron/Steel	90%			2027	**	1		B
	HW Heat Exchanger								
	Low Temp	100%	0-2	\$18,900	2052	**	4	\$5,400	B
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2022	\$10,100	4	\$2,000	B
	Sewage Ejector(s)								
	Electric	100%			2022	\$10,100	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			C
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-12							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2032	**	1-5	\$28,600	B
	Sprinkler								
	No Component	90%							D
	Generic	10%			2032	**	1-2	\$1,500	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : STATEN ISLAND 1 GARAGE  
**Address** : 92 BROOK STREET BTWN: VICTORY BLVD. - JERSEY ST.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0023.000 / 2004 **Yr Built/Renovated** : 1900 /  
**Area Sq Ft** : 88,417 **Project Type** : SANITATION  
**Date of Survey** : 13-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 34 **Lot** : 1 **BIN** : 5106487

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$3,337,700	\$197,600
Interior Architecture	\$2,026,500	\$180,500
Electrical	\$42,200	\$54,900
Mechanical	\$734,900	\$398,400
<b>Total</b>	<b>\$6,141,300</b>	<b>\$831,400</b>
Priority A	\$3,337,700	\$197,600
Priority B	\$2,131,600	\$453,300
Priority C	\$672,000	\$180,500
<b>Total</b>	<b>\$6,141,300</b>	<b>\$831,400</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$20,900			
Interior Architecture	\$73,800			\$1,200
Electrical	\$21,700	\$400	\$800	\$79,600
Mechanical	\$36,200	\$11,000	\$11,300	\$50,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$156,600</b>	<b>\$15,300</b>	<b>\$16,000</b>	<b>\$135,300</b>
Priority A	\$20,900			
Priority B	\$93,500	\$15,300	\$16,000	\$134,100
Priority C	\$42,200			\$1,200
<b>Total</b>	<b>\$156,600</b>	<b>\$15,300</b>	<b>\$16,000</b>	<b>\$135,300</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

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 Code
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$1,341,900	LIFE	**	5	\$102,300	A
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Metal Coiling Doors	10%	Now	\$204,100	2027	**	5	\$17,800	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Windows								
Steel	100%	Now	\$870,700	2047	**	5	\$95,400	A
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 55%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%							
	Location : Near Boiler Room							
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$20,900	LIFE	**	5	\$4,700	A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	90%	Now	\$176,900	LIFE	**	5	\$5,400	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Lower Roof							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

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 Code
Exterior								
Roof								
Modified Bitumen	55%	Now	\$359,300	2032	* *			A
	Debris Present, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Vegetation Growth, Extent : Severe, Area Affected : 5%							
	Location : Lower Roof, North Facade							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Roll Roofing	35%	2-4	\$141,400	2024	* *	5	\$27,000	A
	Blisters, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Skylight, Metal/Glass	10%	2-4	\$243,400	2032	* *			A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$245,400	LIFE	* *	5	\$180,500	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$21,000	2031	* *	5	\$2,400	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Vinyl Tile	10%	Now	\$90,300	2032	* *	3	\$3,600	C
	Adhesion Failure, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

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

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



**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

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 Code
Interior								
Interior Walls								
Concrete Masonry Unit	35%	Now	\$153,100	LIFE	**	5	\$5,500	C
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wash Bay Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Electrical Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%	Now	\$183,100	LIFE	**			C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Near Boiler Room</i>								
Masonry: Brick	20%			LIFE	**			C
Plaster	10%	Now	\$21,200	LIFE	**	5	\$1,200	C
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$31,600	2042	**	5	\$2,400	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : 1st Floor</i>								
Exposed Concrete	10%	Now	\$73,100	LIFE	**	5	\$1,500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%	4+	\$538,900	LIFE	**			B
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	35%	Now	\$742,500	LIFE	**			B
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2022	\$29,100	5	\$300	B

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
Raceway									
	Conduit	80%			2022	\$28,800	1		B
	Conduit	20%			2032	* *	1		B
Panelboards									
	Fused Disc Sw	10%			2021	\$2,800	5	\$200	B
	Molded Case Bkrs	70%			2021	\$19,300	5	\$1,300	B
	Molded Case Bkrs	20%			2030	* *	5	\$400	B
Wiring									
	Braided Cloth	50%	2-4	\$13,400	2047	* *	1		B
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2022	\$10,700	1		B
	Thermoplastic	10%			2032	* *	1		B
Motor Controllers									
	Locally Mounted	70%			2020	\$26,100	5	\$300	B
	Locally Mounted	20%	2-4	\$7,500	2042	* *	5		B
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Locally Mounted	10%			2035	* *	5		B
Ground									
Grounding Devices									
	Generic	100%	2-4	\$900	LIFE	* *	5	\$1,100	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
Interior Lighting									
	Fluorescent	30%			2017	\$42,200	10	\$17,800	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2027	* *	10	\$5,900	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	HID	60%			2017	\$23,500	10	\$1,300	B
Egress Lighting									
	Emergency, Battery	50%			2017	\$13,100	10	\$7,800	B
	Exit, Service	50%			2017	\$5,300	1		B
Exterior Lighting									
	HID	100%			2017	\$4,300	10	\$200	B

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 Code	

## Heating

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

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

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 Code
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2032	* *	5	\$20,100	B
	Conversion Equipment								
	Steam Boiler	100%			2035	* *	1	\$64,300	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Steam Piping/Pump	100%	0-2	\$151,200	2032	* *	4	\$3,200	B
	Corroded, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Terminal Devices								
	Convactor/Radiator	50%			2020	\$341,000	1	\$10,500	B
	Fan Coil Unit/Heat	50%	0-2	\$540,600	2032	* *	1	\$9,500	B
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Throughout Garage								
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		B
	Conversion Equipment								
	Window/Wall Unit	15%			2017	\$22,300	1		B
	No Component	85%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$7,200	B
	No Component	80%							D
	Exhaust Fans								
	Roof	100%	Now	\$17,200	2022	\$57,400	2	\$1,600	B
	Broken, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$43,100	2027	* *	1		B
	Corroded, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Heater								
	Gas Fired	100%			2020	\$16,800	2	\$1,000	B
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor And 2nd Floor								
	Explanation : 3 Units								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B

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

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 1 GARAGE**  
**Asset # : 2004**

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 Code
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	Now	\$10,100	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 15%							
		Location : Roof							
		Leak Evident, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor							
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2042	* *	1-5	\$32,800	B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : STATEN ISLAND 2 GARAGE/BORO OFFC  
**Address** : 2500 RICHMOND AVENUE  
**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** : 20-Jan-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2520 **Lot** : 1 **BIN** : 5041599

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$866,100	\$124,100
Interior Architecture	\$88,900	\$380,400
Electrical	\$102,900	
Mechanical	\$785,700	\$80,400
<b>Total</b>	<b>\$1,843,600</b>	<b>\$584,900</b>
Priority A	\$866,100	\$124,100
Priority B	\$942,000	\$80,400
Priority C	\$35,500	\$380,400
<b>Total</b>	<b>\$1,843,600</b>	<b>\$584,900</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$16,400			
Interior Architecture	\$58,900			\$1,000
Electrical	\$7,700	\$4,600	\$11,300	\$5,700
Mechanical	\$91,200	\$5,300	\$33,500	\$5,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$178,200</b>	<b>\$13,800</b>	<b>\$48,800</b>	<b>\$16,000</b>
Priority A	\$16,400			
Priority B	\$102,800	\$13,800	\$48,800	\$14,900
Priority C	\$58,900			\$1,000
<b>Total</b>	<b>\$178,200</b>	<b>\$13,800</b>	<b>\$48,800</b>	<b>\$16,000</b>



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	75%	0-2	\$118,100	LIFE	* *	5	\$72,000	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Various Locations							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Various Locations							
	Explanation : Deteriorated Control Joints And Rusted Relieving Angles							
Metal Panel	5%	0-2	\$700	2031	* *	5	\$9,000	A
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Wash Bay							
Metal Coiling Doors	20%	Now	\$57,500	2026	* *	5	\$30,000	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Wash Bay							
	Unit Inoperable, Extent : Moderate, Area Affected : 5%							
	Location : Wash Bay							
Windows								
Aluminum	100%	2-4	\$303,000	2029	* *	5	\$6,400	A
	Air Infiltration, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 80%							
	Location : Throughout							
	Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals							
Parapets								
Concrete Masonry Unit	10%	Now	\$700	LIFE	* *	5	\$600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations							
	Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%							
	Location : Various Locations							
Masonry: Brick	90%	Now	\$14,900	LIFE	* *	5	\$4,600	A
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Roof								
Built-Up (BUR)	94%	Now	\$387,600	2031	* *			A
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%							
	Location : Flashing Has Deteriorated							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Isolated Locations							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Womens Bathrooms, Storage And Male Locker Room							
Skylight, Plastic	1%			2034	* *	1		A
Sloped Glazing	5%			LIFE	* *	5	\$52,100	A

**Interior**

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$17,100	LIFE	* *	5	\$125,600	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$35,500	2024	* *	5	\$2,100	C
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%							
	Location : At Showers							
Quarry Tile	14%			2019	\$178,500	5	\$17,200	C
Terrazzo	1%			LIFE	* *	5	\$600	C
Vinyl Tile	10%	Now	\$7,600	2021	\$76,300	3	\$3,100	C
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 50%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	10%	Now	\$9,600	2030	* *	5	\$1,700	C
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Shower Rooms							
Concrete Masonry Unit	65%	Now	\$16,000	LIFE	* *	5	\$8,700	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Gypsum Board	10%			LIFE	* *	5	\$2,000	C
SGFT/Glazed Masonry	15%			LIFE	* *			C
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$53,500	2041	* *	5	\$4,100	B
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : Mens Locker Room Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Mens Locker Room Throughout							
Exposed Struc: Steel	85%			LIFE	* *			B
Gypsum Board	5%			LIFE	* *	5	\$5,100	B
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			C
Parking/Driveway								
Asphalt	95%			2030	* *			C
Cast in Place Concrete	5%			2034	* *			C

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	* *	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2-2000a Mains Disconnect								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2031	* *	5	\$300	B
Raceway								
Conduit	100%			2031	* *	1		B
Panelboards								
Molded Case Bkrs	85%			2029	* *	5	\$1,400	B
Molded Case Bkrs	15%			2029	* *	5	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : Tripping Of Breakers Due To Capacity.</i>								
Wiring								
Thermoplastic	100%			2031	* *	1		B
Motor Controllers								
Locally Mounted	50%			2026	* *	5	\$200	B
Locally Mounted	25%			2019	\$8,300	5	\$100	B
Motor Control Center	25%			2026	* *	5	\$400	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Sprinkler Room</i> <i>Explanation : Connected To Main Water Pipe.</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	23%			2021	\$27,300	10	\$11,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Offices</i> <i>Explanation : T-12 And T-8 Lamps</i>								
HID	70%			2021	\$23,100	10	\$1,200	B
HID	5% Now		\$1,700	2031	* *			B
<i>Damaged Fixtures, Extent : Light, Area Affected : 50%</i> <i>Location : Garage</i> <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i> <i>Location : Garage</i>								
Incandescent	2%			2016	\$2,400	2		B
Egress Lighting								
Emergency, Battery	50%			2021	\$11,100	10	\$6,600	B
Exit, Service	50%			2021	\$4,400	1		B
Exterior Lighting								
HID	98%			2016	\$3,600	10	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Exterior Wall</i> <i>Explanation : Photocell Controlled.</i>								
HID	2% Now			2031	* *			B
<i>Outdr Lights On During Daytime, Extent : Light, Area Affected : 100%</i> <i>Location : Exterior Wall</i>								

**Alarm**

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

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

**Alarm**

## Security System

No Component

50%

D

Generic

25%

Now

\$51,500

2031

\* \*

1

\$5,100

B

*Malfunctioning, Extent : Light, Area Affected : 100%**Location : Exterior Perimeter*

Generic

25%

2016

\$51,500

1

\$5,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior Perimeter**Explanation : In Working Order.*

## Fire/Smoke Detection

Generic

100%

2026

\* \*

1-3

\$38,900

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : In Working Order.*

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 Code

**Heating**

## Energy Source

Natural Gas

100%

2041

\* \*

1

B

## Conversion Equipment

Furnace

90%

Now

\$13,400

2016

\$67,100

1

\$22,000

B

*Broken, Extent : Severe, Area Affected : 20%**Location : Wash Area & Garage**Not in Service, Extent : Severe, Area Affected : 10%**Location : Roof**Other Observation, Extent : Light, Area Affected : 90%**Location : 7 Big Package Units On Roof, Small Unit Heaters Garage**Explanation : 21 Units*

Hot Water Boiler

10%

2026

\* \*

1

\$2,700

B

*Other Observation, Extent : Light, Area Affected : 10%**Location : Boiler Room Floor 1**Explanation : 1 Unit*

## Distribution

Ductwork/Diffusers

90%

0-2

\$327,900

LIFE

\* \*

2-5

\$27,500

B

*Corroded, Extent : Severe, Area Affected : 100%**Location : Garage, Offices, Locker Rooms**Other Observation, Extent : Severe, Area Affected : 100%**Location : All Areas**Explanation : Not Adequate Air Temperature And Quality Control*

Hot Wtr Piping/Pump

10%

0-2

\$6,100

2029

\* \*

4

\$300

B

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : All Areas; Inadequate Control Of Space Temperature.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Convactor/Radiator	10%	0-2	\$28,800	2026	* *	1	\$1,600	B
			<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> <i>Location : Offices, Locker Rooms; Inadequate Temperature Controls.</i>					
No Component	90%							D
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$40,200	2021	\$80,400	2	\$500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 15%</i> <i>Location : Roof</i> <i>Explanation : 4 Units, 1 Missing Door Off 1 Unit; Inadequate Temperature Control.</i>					
Window/Wall Unit	5%			2016	\$6,300	1		B
No Component	75%							D
Distribution								
Ductwork/Diffusers	20%	0-2	\$38,800	LIFE	* *	2	\$14,300	B
			<i>Damaged, Extent : Severe, Area Affected : 100%</i> <i>Location : Office, Locker Rooms, Storage Rooms.</i>					
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$263,200	LIFE	* *	2-5	\$30,600	B
			<i>Damaged, Extent : Severe, Area Affected : 15%</i> <i>Location : Wash Area And Garage</i>					
Exhaust Fans								
Roof	100%	Now	\$14,500	2016	\$48,500	2	\$1,400	B
			<i>Not in Service, Extent : Severe, Area Affected : 30%</i> <i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2026	* *	1		B
Water Heater								
Gas Fired	100%			2020	\$14,200	2	\$800	B
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$26,500	LIFE	* *	1		B
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i> <i>Location : 1st Floor Wash Area</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2016	\$10,100	4	\$1,300	B
Backflow Preventer								
Generic	100%			2021	\$5,900	1	\$3,400	B

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 2 GARAGE/BORO OFFC**

**Asset # : 2005**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Sprinkler								
	Generic	100%			2031	* *	1-2	\$15,400	B

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Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP  
**Address** : 1000 WEST SERVICE ROAD @MULDOON AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0025.000 / 130 **Yr Built/Renovated** : 1981 /  
**Area Sq Ft** : 82,366 **Project Type** : SANITATION  
**Date of Survey** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2685 **Lot** : 100 **BIN** : 5141714

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$1,473,700	\$91,000
Interior Architecture	\$611,800	\$158,300
Electrical	\$36,000	\$121,300
Mechanical		\$1,053,300
<b>Total</b>	<b>\$2,121,600</b>	<b>\$1,423,800</b>
Priority A	\$1,473,700	\$91,000
Priority B	\$248,700	\$1,174,500
Priority C	\$399,100	\$158,300
<b>Total</b>	<b>\$2,121,600</b>	<b>\$1,423,800</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$68,800			
Interior Architecture	\$28,900			\$1,700
Electrical	\$6,700		\$900	\$900
Mechanical	\$58,300	\$15,700	\$14,500	\$15,700
<b>Total</b>	<b>\$162,700</b>	<b>\$15,700</b>	<b>\$15,400</b>	<b>\$18,300</b>
Priority A	\$68,800			
Priority B	\$70,600	\$15,700	\$15,400	\$16,600
Priority C	\$23,300			\$1,700
<b>Total</b>	<b>\$162,700</b>	<b>\$15,700</b>	<b>\$15,400</b>	<b>\$18,300</b>



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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$269,200	LIFE	* *	5	\$49,600	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Northwest Corner							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : North Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : North Facade							
Metal Coiling Doors	25%	Now	\$633,700	2028	* *	5	\$41,300	A
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : North Facade, South Facade							
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : North Facade							
Windows								
Aluminum	97%	Now	\$129,700	2039	* *	5	\$6,900	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Metal Louvers	3%	Now	\$2,800	2032	* *			A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Parapets								
Concrete Masonry Unit	95%	Now	\$31,300	LIFE	* *	5	\$6,000	A
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	5%	Now	\$2,400	2033	* *	5	\$500	A
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Built-Up (BUR)	97%	Now	\$441,100	2033	* *			A
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Locker Rooms, Garage Area							
Skylight, Plastic	3%	Now	\$32,300	2036	* *	1		A
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%							
	Location : Over Garage Area							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Garage Area							

**Interior**

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Cast in Place Concrete	80%	0-2	\$215,200	LIFE	* *	5	\$158,300	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$4,900	2032	* *	5	\$2,300	C
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	15%	0-2	\$126,200	2033	* *	3	\$5,100	C
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
	Location : First And Second Floor Corridors							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : First And Second Floor Corridors							
Interior Walls								
Ceramic Tile	5%	0-2	\$5,300	2032	* *	5	\$900	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Concrete Masonry Unit	85%	0-2	\$57,700	LIFE	* *	5	\$12,500	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Gypsum Board	10%	0-2	\$13,100	LIFE	* *	5	\$2,200	C
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$59,000	2043	* *	5	\$4,500	B
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : First Floor Corridor, Second Floor							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Locker Rooms							
	Worn/Eroded, Extent : Light, Area Affected : 50%							
	Location : First Floor Corridor, Second Floor							
Exposed Struc: Steel	85%			LIFE	* *	10	\$153,700	B
	Corrosion/Rusting, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Gypsum Board	5%	0-2	\$5,600	LIFE	* *	5	\$5,700	B
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							

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

Under 600 Volts

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$5,100	5	\$300	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1600 Amps								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$29,100	5	\$300	B
Raceway								
Conduit	100%			2023	\$36,000	1		B
Panelboards								
Fused Disc Sw	10%			2022	\$2,800	5	\$200	B
Molded Case Bkrs	90%			2022	\$24,800	5	\$1,600	B
Wiring								
Thermoplastic	100%			2023	\$26,700	1		B
Motor Controllers								
Locally Mounted	10%			2021	\$3,700	5		B
Motor Control Center	90%			2021	\$33,500	5	\$1,700	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
Interior Lighting								
Fluorescent	65%			2018	\$85,200	10	\$36,000	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 And T-8 Lamps								
HID	35%			2018	\$12,700	10	\$700	B
Egress Lighting								
Emergency, Battery	40%			2018	\$9,800	10	\$5,800	B
Exit, Service	60%			2018	\$5,900	1		B
Exterior Lighting								
HID	100%			2018	\$4,000	10	\$200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	* *	1		B
Other Observation, Extent : Light, Area Affected : 100%								
Location : Under Ground Vault								
Explanation : (1) 10,000 Tank								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Conversion Equipment								
Hot Water Boiler	100%	2-4	\$7,600	2036	* *	1	\$27,000	B
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room, 2 Units Recently Refurbished</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$4,500	B
Terminal Devices								
Air Handler	40%			2023	\$145,100	1	\$15,000	B
Convactor/Radiator	10%			2028	* *	1	\$2,000	B
Fan Coil Unit/Heat	50%			2023	\$503,600	1	\$9,800	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		B
Conversion Equipment								
Reciprocating	20%			2023	\$45,700	1	\$5,600	B
Compr/Chiller								
Ext Pkg Unit - Cooling	80%	Now	\$24,800	2023	\$248,400	2	\$2,400	B
			<i>Broken, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Second Floor Locker Room, Rotted Out Package Unit Drip Pan</i>					
Distribution								
Chilled Wtr Pipe/Pump	20%			2033	* *	4	\$600	B
No Component	80%							D
Terminal Devices								
Air Handler/Cool/Ht	20%			2023	\$57,100	1	\$7,500	B
No Component	80%							D
Heat Rejection								
Air Condenser Unit	20%			2023	\$26,900	2	\$8,400	B
No Component	80%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$53,400	B
Exhaust Fans								
Roof	100%			2023	\$53,500	2	\$1,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	* *	1		B
Water Heater								
Electric	5%			2018	\$500	4		B
No Component	95%							D
HW Heat Exchanger								
Low Temp	100%			2033	* *	4	\$6,000	B
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room, Unit Was Reinsulated Recently</i>					

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

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

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



**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP**  
**Asset # : 130**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$10,100	4	\$2,000	B
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$30,500	B
	Sprinkler								
	Generic	100%			2033	* *	1-2	\$17,000	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : STATEN ISLAND TRANSFER STATION  
**Address** : WEST SERVICE ROAD FRESH KILLS  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS0063.000 / 13883 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 100,000 **Project Type** : SANITATION  
**Date of Survey** : 12-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$266,500	\$492,100
Interior Architecture	\$492,400	\$257,500
Electrical		\$37,500
<b>Total</b>	<b>\$758,900</b>	<b>\$787,100</b>
Priority A	\$266,500	\$492,100
Priority B	\$234,900	\$37,500
Priority C	\$257,500	\$257,500
<b>Total</b>	<b>\$758,900</b>	<b>\$787,100</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$36,600	\$400	\$51,700	
Interior Architecture	\$22,400		\$1,100	\$2,500
Electrical	\$3,900	\$3,700	\$1,800	\$1,400
Mechanical	\$29,600	\$3,900	\$10,000	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$96,400</b>	<b>\$11,900</b>	<b>\$68,600</b>	<b>\$11,700</b>
Priority A	\$36,600	\$400	\$51,700	
Priority B	\$41,700	\$11,500	\$15,800	\$9,300
Priority C	\$18,200		\$1,100	\$2,500
<b>Total</b>	<b>\$96,400</b>	<b>\$11,900</b>	<b>\$68,600</b>	<b>\$11,700</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND TRANSFER STATION**  
**Asset # : 13883**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Cast in Place Concrete	5%			LIFE	**	5	\$58,800	A	
Fiberglass Panel	15%			2036	**	5	\$66,100	A	
Metal Panel	70%			2049	**	5-10	\$565,900	A	
Metal Coiling Doors	10%			2036	**	5	\$36,800	A	
Windows									
Aluminum	95%			2045	**	5	\$800	A	
Metal Louvers	5%			2036	**	10	\$300	A	
Parapets									
Metal Panel	100%			2043	**	5	\$80,500	A	
Roof									
Metal Panel	98%	2-4	\$112,200	2036	**			A	
	Seams Open/Split, Extent : Light, Area Affected : 5%								
	Location : Main Roof								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Over Transfer Area								
Skylight, Plastic	2%	0-2	\$7,200	2040	**	1		A	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	90%			LIFE	**	5	\$515,000	C	
Ceramic Tile	2%			2032	**	5	\$2,600	C	
Quarry Tile	1%			2036	**	5	\$2,000	C	
Vinyl Tile	7%	0-2	\$4,300	2028	**	3	\$3,400	C	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	20%			LIFE	**	10	\$8,100	C	
Ceramic Tile	2%			2036	**	5	\$300	C	
Concrete Masonry Unit	1%			LIFE	**	5	\$100	C	
Gypsum Board	2%			LIFE	**	5-10	\$500	C	
Metal Panel	75%			LIFE	**	10	\$5,400	C	
Ceilings									
AcousTileSusp.Lay-In	10%	0-2	\$4,300	2036	**	5	\$6,500	B	
	Water Penetration, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Exposed Struc: Steel	90%			LIFE	**	10	\$234,900	B	
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Transfer Area								
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
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.

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND TRANSFER STATION**  
**Asset # : 13883**

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	* *	5	\$400	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : 3000 Amps, General Electric Spectra Series Power Breakers						
Transformers								
Dry Type	100%			2040	* *	5	\$300	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : 75 Kw						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	* *	5	\$2,200	B
Raceway								
Conduit	100%			2049	* *	1		B
Panelboards								
Fused Disc Sw	10%			2045	* *	5	\$200	B
Molded Case Bkrs	90%			2045	* *	5	\$2,000	B
Wiring								
Thermoplastic	100%			2049	* *	1		B
Motor Controllers								
Locally Mounted	5%			2040	* *	5		B
Motor Control Center	95%			2040	* *	5	\$2,100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,400	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Water Meter Room						
		Explanation : Connected To Main Water Pipe						
Lighting								
Interior Lighting								
Fluorescent	50%			2031	* *	10	\$37,500	B
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Offices						
		Explanation : T-8 Lamps						
HID	50%			2031	* *	10	\$1,300	B
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$9,900	B
Exit, Service	50%			2031	* *	1		B
Exterior Lighting								
HID	100%			2028	* *	10	\$300	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2031	* *	1-3	\$15,200	B

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**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND TRANSFER STATION**  
**Asset # : 13883**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		B
	Conversion Equipment								
	Furnace	5%			2031	* *	1	\$2,000	B
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
		Explanation : 2 Gas Fired Package Roof Top Units							
	No Component	95%							D
Terminal Devices									
	Fan Coil Unit/Heat	5%			2028	* *	1	\$1,300	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Equipment And Water Meter Rooms							
		Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And Other Metering Rooms							
	No Component	95%							D
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		B
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2028	* *	2	\$500	B
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	5%			LIFE	* *	2-5	\$3,600	B
	Ductwork/Diffusers	95%			LIFE	* *	2-5	\$68,600	B
	Exhaust Fans								
	Roof	100%			2028	* *	2	\$2,500	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		B
	Water Heater								
	Electric	10%			2021	\$1,400	4		B
	No Component	90%							D
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,300	B
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$5,100	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C

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

**DEPARTMENT OF SANITATION - 827**  
**STATEN ISLAND TRANSFER STATION**  
**Asset # : 13883**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	Generic	100%			2049	* *	1-2	\$23,000	B

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : W. 135TH MARINE TRANSFER STATION  
**Address** : 135TH ST & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0002.000 / 123 **Yr Built/Renovated** : 1955 /  
**Area Sq Ft** : 60,932 **Project Type** : SANITATION  
**Date of Survey** : 26-Jul-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2101 **Lot** : 120 **BIN** : 1062477

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$3,080,300	\$232,100
Interior Architecture	\$1,474,100	\$122,100
Electrical		\$68,100
Mechanical	\$1,149,100	
<b>Total</b>	<b>\$5,703,500</b>	<b>\$422,300</b>
Priority A	\$3,080,300	\$232,100
Priority B	\$2,263,400	\$68,100
Priority C	\$359,800	\$122,100
<b>Total</b>	<b>\$5,703,500</b>	<b>\$422,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture				
Interior Architecture	\$47,000			\$800
Electrical		\$600		
Mechanical	\$35,600		\$5,500	
<b>Total</b>	<b>\$82,500</b>	<b>\$600</b>	<b>\$5,500</b>	<b>\$800</b>
Priority A				
Priority B	\$35,600	\$600	\$5,500	
Priority C	\$47,000			\$800
<b>Total</b>	<b>\$82,500</b>	<b>\$600</b>	<b>\$5,500</b>	<b>\$800</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 135TH MARINE TRANSFER STATION**  
**Asset # : 123**

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 Code
Exterior								
Exterior Walls								
Fiberglass Panel	20%	Now	\$146,400	2036	**	5	\$34,800	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 2 Level Structure Has Been Extensively Vandalized, Many Components Are Missing							
Metal Panel	75%	Now	\$269,200	2031	**	5	\$130,600	A
	Deformed/Dented, Extent : Light, Area Affected : 60%							
	Location : Throughout							
Window Wall	5%	Now	\$249,300	2051	**	5	\$8,700	A
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Offices							
Windows								
Aluminum	100%	Now	\$1,309,700	2046	**	5	\$13,900	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Ithroughout							
Parapets								
Metal: Cage/Fence	100%	Now	\$452,800	2041	**	5	\$101,500	A
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Ithroughout							
Roof								
Cast in Place Concrete	20%	Now	\$36,400	LIFE	**			A
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal Panel	80%	Now	\$616,400	2041	**			A
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$166,100	LIFE	**	5	\$122,100	C
	Cracking/Crumbling, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$71,000	2036	**	5	\$1,600	C
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Vinyl Tile	10%	Now	\$61,100	2031	**	3	\$2,500	C
	Adhesion Failure, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

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

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



**DEPARTMENT OF SANITATION - 827**  
**W. 135TH MARINE TRANSFER STATION**  
**Asset # : 123**

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 Code

## Interior

## Interior Walls

Cast in Place Concrete	15%	Now	\$15,900	LIFE	* *			C
------------------------	-----	-----	----------	------	-----	--	--	---

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

Concrete Masonry Unit	10%	Now	\$61,700	LIFE	* *	5	\$700	C
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%*  
*Location : Offices*

Concrete Masonry Unit	50%			LIFE	* *	5	\$3,300	C
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Metal Panel	25%	Now	\$31,000	LIFE	* *			C
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 20%*  
*Location : Steel Members At Lower Level*  
*Deformed/Dented, Extent : Moderate, Area Affected : 20%*  
*Location : Rear Section Of Garbage Disposal Area*

## Ceilings

AcousTileSusp.Lay-In	10%	Now	\$42,800	2041	* *	5	\$3,300	B
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*Broken/Missing Elements, Extent : Severe, Area Affected : 50%*  
*Location : Electrical Room*

Exposed Concrete	25%	Now	\$123,600	LIFE	* *	5	\$2,600	B
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Concrete Beam Above Barge Dock*

Exposed Struc: Steel	65%	Now	\$947,900	LIFE	* *			B
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout*

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

## Under 600 Volts

## Panelboards

Molded Case Bkrs	95%			2020	\$68,100	5	\$1,300	B
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No Component	5%							D
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## Ground

## Grounding Devices

Not Accessible	100%							D
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Heating

## Energy Source

Not Accessible	100%							D
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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

**DEPARTMENT OF SANITATION - 827**  
**W. 135TH MARINE TRANSFER STATION**  
**Asset # : 123**

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 Code
Heating									
	Conversion Equipment								
	Radiant Heater	50%	Now	\$107,500	2031	* *	2	\$8,100	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Removed From Building							
	No Component	50%							D
Air Conditioning									
	Energy Source								
	Electricity	100%	Now	\$207,900	2046	* *	1		B
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Conversion Equipment								
	Int Pkg Unit - Cooling	10%	Now	\$15,300	2026	* *	2	\$200	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Removed From Building							
	No Component	90%							D
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$687,800	LIFE	* *	2-5	\$24,500	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Removed From Building							
	Exhaust Fans								
	Interior	5%	Now	\$12,600	2031	* *	2	\$100	B
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	95%							D
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	Now	\$145,900	2041	* *	1		B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Removed From Building							
	Water Heater								
	Electric	100%	Now	\$7,600	2021	\$7,600	4	\$300	B
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : W. 59TH ST. MARINE TRANSFER STA.  
**Address** : 59TH ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0004.000 / 2015 **Yr Built/Renovated** : 1987 /  
**Area Sq Ft** : 85,099 **Project Type** : SANITATION  
**Date of Survey** : 09-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1109 **Lot** : 99 **BIN** : 1076222

CAPITAL		FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture		\$188,000	\$324,200
Interior Architecture		\$277,100	\$180,600
Electrical			\$1,292,000
Mechanical		\$294,000	\$726,700
<b>Total</b>		<b>\$759,100</b>	<b>\$2,523,500</b>
Priority A		\$188,000	\$324,200
Priority B		\$449,900	\$2,018,700
Priority C		\$121,100	\$180,600
<b>Total</b>		<b>\$759,100</b>	<b>\$2,523,500</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$17,000			
Interior Architecture	\$51,100			\$800
Electrical	\$13,600	\$3,900	\$4,900	\$6,100
Mechanical	\$57,900	\$6,800	\$11,300	\$8,700
<b>Total</b>	<b>\$139,600</b>	<b>\$10,800</b>	<b>\$16,200</b>	<b>\$15,600</b>
Priority A	\$17,000			
Priority B	\$83,400	\$10,800	\$16,200	\$14,800
Priority C	\$39,200			\$800
<b>Total</b>	<b>\$139,600</b>	<b>\$10,800</b>	<b>\$16,200</b>	<b>\$15,600</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Fiberglass Panel	25%	0-2	\$17,000	2032	**	5	\$81,000	A
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	75%	0-2	\$50,100	2043	**	5	\$243,100	A
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	0-2	\$48,800	2039	**	5	\$25,900	A
Air Infiltration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Fiberglass Panel	10%			2032	**	1		A
Metal Panel	90%			2036	**	10	\$89,100	A
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$61,400	LIFE	**	5	\$180,600	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	3%	Now	\$6,000	2032	**	5	\$1,400	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Bathroom								
Vinyl Tile	7%	Now	\$59,700	2033	**	3	\$2,400	C
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$2,900	C
Concrete Masonry Unit	10%	4+	\$4,300	LIFE	**	5	\$900	C
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Top Of Foot Ramp To Upper Level								
Fiberglass Panel	35%	0-2	\$6,600	LIFE	**			C
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%	0-2	\$2,100	LIFE	**	5	\$1,400	C
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	40%	0-2	\$17,300	LIFE	**			C
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	5%	Now	\$9,000	2036	* *	5	\$2,300	B
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*Cracking/Crumbling, Extent : Severe, Area Affected : 60%*  
*Location : Throughout*

Exposed Struc: Steel	85%			LIFE	* *	10	\$155,900	B
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*Corrosion/Rusting, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Metal Panel	10%	0-2	\$2,900	LIFE	* *	5	\$11,500	B
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*Corrosion/Rusting, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2023	\$29,800	5	\$1,900	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Four 800 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$130,900	5	\$1,900	B
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## Raceway

Conduit	100%			2033	* *	1		B
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## Panelboards

Fused Disc Sw	10%			2022	\$8,800	5	\$200	B
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Molded Case Bkrs	90%			2022	\$79,400	5	\$1,700	B
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## Wiring

Thermoplastic	100%			2033	* *	1		B
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## Motor Controllers

Motor Control Center	100%			2021	\$170,700	5	\$1,900	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$2,100	B
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## Lighting

## Interior Lighting

Fluorescent	40%			2023	\$36,600	10	\$22,500	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-12 Lamps*

HID	60%			2023	\$71,700	10	\$1,200	B
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## Egress Lighting

Emergency, Battery	50%			2018	\$12,400	10	\$7,400	B
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Exit, Service	50%			2023	\$5,000	1		B
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## Exterior Lighting

HID	100%			2023	\$13,600	10	\$200	B
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*  
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*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

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

## Alarm

Fire/Smoke Detection

Generic

100%

2023

\$802,800

1-3

\$44,300

B

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

## Heating

Energy Source

Electricity

100%

2033

\* \*

1

B

Conversion Equipment

Radiant Heater

80%

2023

\$240,300

2

\$22,700

B

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units*

No Component

20%

D

Distribution

Ductwork/Diffusers

80%

LIFE

\* \*

2-5

\$43,300

B

No Component

20%

D

## Air Conditioning

Energy Source

Electricity

100%

2031

\* \*

1

B

Conversion Equipment

Int Pkg Unit - Cooling

10%

Now

\$21,400

2028

\* \*

2

\$300

B

*Not in Service, Extent : Severe, Area Affected : 100%**Location : 2nd Floor*

Window/Wall Unit

5%

2018

\$7,000

1

B

No Component

85%

D

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$54,100

B

*Not in Service, Extent : Light, Area Affected : 30%**Location : Throughout*

Exhaust Fans

Interior

80%

2018

\$282,600

2

\$1,500

B

Roof

20%

2018

\$10,900

2

\$400

B

## Plumbing

H/C Water Piping

Brass/Copper

100%

2023

\$203,800

1

B

Water Heater

Electric

100%

2018

\$10,600

4

\$500

B

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

B

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

B

Sewage Ejector(s)

Compressed Air

100%

2033

\* \*

4

\$1,300

B

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

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**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA.**  
**Asset # : 2015**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Plumbing									
	Fixtures								
	Generic	100%							B
Fire Suppression									
	Standpipe								
	Generic	100%	Now	\$243,500	2053	* *	1-5	\$21,800	B
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Fire Pump									
	Generic	100%	Now	\$50,500	2038	* *	1	\$10,300	B
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Barge Area							
		Explanation : Obsolete							

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Address** : **52ND ST. AND GOWANUS BAY**  
**Borough** : **BROOKLYN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0006.010 / 1818** **Yr Built/Renovated** :  
**Area Sq Ft** : **40,443** **Project Type** : **SANITATION**  
**Date of Survey** : **06-Jan-2012** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **803** **Lot** : **5** **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$3,919,100	\$102,200
<b>Total</b>	<b>\$3,919,100</b>	<b>\$102,200</b>
Priority A	\$2,673,800	\$102,200
Priority B	\$1,245,300	
<b>Total</b>	<b>\$3,919,100</b>	<b>\$102,200</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$34,900		\$26,700	\$5,900
<b>Total</b>	<b>\$34,900</b>		<b>\$26,700</b>	<b>\$5,900</b>
Priority A	\$19,200			
Priority B	\$12,400		\$26,700	\$5,900
Priority C	\$3,300			
<b>Total</b>	<b>\$34,900</b>		<b>\$26,700</b>	<b>\$5,900</b>



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

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

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



**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Asset # : 1818**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	45%	Now	\$972,800	LIFE	* *	5	\$27,700	A
	Other Observation, Extent : Severe, Area Affected : 70%							
	Location : Offshore Of Station 5+00 (From East)							
	Explanation : Collapsed/failed							
Concrete	25%	4+	\$54,000	LIFE	* *	5	\$15,400	A
	Cracking, Extent : Light, Area Affected : 10%							
	Location : Throughout Sta 0+00 To 5+00							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Isolated							
Not Accessible	30%							D
Firewalls								
Concrete	90%			LIFE	* *	5-10	\$6,700	C
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Station 2+15							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Station 2+15							
Not Accessible	10%							D
Pile Caps								
Timber	45%	Now	\$337,100	LIFE	* *	4	\$117,000	A
	Other Observation, Extent : Severe, Area Affected : 80%							
	Location : Offshore Of Station 5+00 (From East)							
	Explanation : Failed/collapsed							
Timber	35%	4+	\$131,100	LIFE	* *	4	\$91,000	A
	Rotting/Splitting, Extent : Moderate, Area Affected : 10%							
	Location : Isolated Throughout Station 0+00 To 5+00							
Not Accessible	20%							D
Piles and Bracing								
Timber	40%	Now	\$1,178,800	LIFE	* *	4-5	\$59,300	A
	Missing Pile, Extent : Severe, Area Affected : 15%							
	Location : Isolated Locations Station 0+00 To 5+00							
	Other Observation, Extent : Severe, Area Affected : 80%							
	Location : Offshore Of Station 5+00							
	Explanation : Collapsed/Failed							
Timber	15%			LIFE	* *	4-5	\$41,400	A
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : Isolated Throughout							
Not Accessible	45%							D
Fender								
Buffer								
Rubber	95%			2036	* *	4-5	\$37,400	B
Rubber	5%	Now	\$8,400	2038	* *	4-5	\$1,300	B
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : At Northeast End Of Pier							

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BROOKLYN SANITATION GARAGE CONCRETE PIER**  
**Asset # : 1818**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	20%			2032	* *	3	\$15,700	B
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : North Side Of Pier							
Timber	10%	Now	\$39,300	2038	* *	3	\$5,900	B
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : North Side Of Pier							
No Component	70%							D
Wales and Chocks								
Timber	55%	Now	\$204,400	2038	* *	4	\$44,800	B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Station 0+00 To 2+80 On North Side And 2+85 To 9+00 On South Side							
	Explanation : Failed							
Timber	15%			2032	* *	4	\$12,200	B
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : Southeast End Of Pier							
No Component	30%							D
Piles								
Timber	85%	Now	\$1,001,600	2038	* *	4	\$32,000	B
	Missing Pile, Extent : Severe, Area Affected : 100%							
	Location : Entire North Side Of Pier And Station 2+85 To 9+00 On South Side							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End							
	Explanation : Corrosion							
Timber	10%			2032	* *	4	\$3,800	B
	Rotting/Splitting, Extent : Light, Area Affected : 10%							
	Location : Southeast End Of Pier							
Not Accessible	5%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

<b>Asset Name</b>	: E. 91ST MARINE TRANSFER STATION BARGE DOCKS		
<b>Address</b>	: 91ST ST. & EAST RIVER		
<b>Borough</b>	: MANHATTAN	<b>Agency's Number</b>	: N/A
<b>Program / Asset #</b>	: DOS0001.010 / 1840	<b>Yr Built/Renovated</b>	: 1950 /
<b>Area Sq Ft</b>	: 20,900	<b>Project Type</b>	: SANITATION
<b>Date of Survey</b>	: 09-Oct-2007	<b>Landmark Status</b>	: NONE
<b>Areas Surveyed</b>	:		
<b>Block</b>	: 1587	<b>Lot</b>	: 27
		<b>BIN</b>	:

**CAPITAL**


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**Total**


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Priority

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**Total**
**EXPENSE**


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**Total**


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Priority

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**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**  
**E. 91ST MARINE TRANSFER STATION BARGE DOCKS**  
**Asset # : 1840**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
	Deck								
	Under Construction	100%							D
	Firewalls								
	Under Construction	100%							D
	Pile Caps								
	Under Construction	100%							D
	Piles and Bracing								
	Under Construction	100%							D
Fender									
	Facing								
	Under Construction	100%							D
	Piles								
	Under Construction	100%							D
Deck Elements									
	Railing								
	Under Construction	100%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST  
**Address** : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI1 / 4153 **Yr Built/Renovated** : 1948 /  
**Area Sq Ft** : 2,205 **Project Type** : SANITATION  
**Date of Survey** : 04-Jun-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Piers	\$113,200	
<b>Total</b>	<b>\$113,200</b>	
Priority B	\$113,200	
<b>Total</b>	<b>\$113,200</b>	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$67,100		\$1,700	
<b>Total</b>	<b>\$67,100</b>		<b>\$1,700</b>	
Priority A	\$62,800			
Priority B	\$4,300		\$1,700	
<b>Total</b>	<b>\$67,100</b>		<b>\$1,700</b>	



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST**  
**Asset # : 4153**

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural Deck									
Timber	5%	Now	\$9,200	LIFE	* *	5	\$400	A	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Timber	10%	4+	\$11,000	LIFE	* *	5	\$800	A	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Timber	85%			LIFE	* *	5	\$6,400	A	
Pile Caps									
Timber	20%	4+	\$10,200	LIFE	* *	4	\$2,800	A	
	Rotting/Splitting, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
Timber	75%			LIFE	* *	4	\$10,600	A	
Timber	5%	Now	\$5,100	LIFE	* *	4	\$700	A	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Explanation : Fire Damage								
Piles and Bracing									
Timber	20%	4+	\$19,300	LIFE	* *	4-5	\$1,600	A	
	Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Timber	5%	Now	\$8,000	LIFE	* *	4-5	\$400	A	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Near Mid-point Of Catwalk								
	Explanation : Broken-firedamage								
Timber	35%			LIFE	* *	4-5	\$2,800	A	
Not Accessible	40%							D	
Fender Piles									
Steel	5%			2028	* *	3-5	\$12,200	B	
	Corrosion, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Timber	10%	Now	\$45,300	2034	* *	4	\$1,400	B	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Timber	15%	4+	\$67,900	2028	* *	4	\$2,200	B	
	Rotting/Splitting, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Timber	20%			2028	* *	4	\$2,900	B	
No Component	50%							D	
Deck Elements									
Railing									
Timber	50%			2014				B	
No Component	50%							D	

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST**  
**Asset # : 4153**

Piers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Deck Elements								
Coping/Curb								
Timber	10%	4+	\$4,300	LIFE	* *			B
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Timber	90%			LIFE	* *			B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST  
**Address** : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI2 / 4154 **Yr Built/Renovated** : 1948 /  
**Area Sq Ft** : 3,020 **Project Type** : SANITATION  
**Date of Survey** : 04-Jun-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$344,000	
<b>Total</b>	<b>\$344,000</b>	
Priority B	\$344,000	
<b>Total</b>	<b>\$344,000</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$77,900		\$6,300	\$1,300
<b>Total</b>	<b>\$77,900</b>		<b>\$6,300</b>	<b>\$1,300</b>
Priority A	\$67,400			
Priority B	\$10,600		\$6,300	\$1,300
<b>Total</b>	<b>\$77,900</b>		<b>\$6,300</b>	<b>\$1,300</b>



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

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

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



**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST**  
**Asset # : 4154**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	5%	Now	\$12,500	LIFE	* *	5	\$500	A
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	10%	4+	\$10,000	LIFE	* *	5	\$1,000	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Timber	85%			LIFE	* *	5	\$8,800	A
Pile Caps								
Timber	20%	4+	\$14,000	LIFE	* *	4	\$3,900	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Timber	80%			LIFE	* *	4	\$15,500	A
Piles and Bracing								
Timber	20%	4+	\$26,400	LIFE	* *	4-5	\$2,200	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	2%	Now	\$4,400	LIFE	* *	4-5	\$200	A
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	28%			LIFE	* *	4-5	\$3,100	A
Not Accessible	50%							D
Fender Facing								
Timber	15%	4+	\$40,400	2028	* *	3	\$4,000	B
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
No Component	70%							D
Not Accessible	15%							D
Wales and Chocks								
Timber	30%			2028	* *	4	\$11,200	B
No Component	70%							D
Piles								
Steel	5%			2028	* *	3-5	\$14,500	B
Timber	10%	Now	\$53,800	2034	* *	4	\$1,700	B
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	15%	4+	\$32,300	2028	* *	4	\$2,600	B
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	5%			2028	* *	4	\$900	B
No Component	50%							D
Not Accessible	15%							D
Deck Elements								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST**  
**Asset # : 4154**

Piers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Deck Elements								
Railing								
Steel	40%			2017	\$175,400			B
	Corrosion, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Timber	5%	4+	\$3,500	2014	\$3,500			B
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Timber	55%			2014	\$38,600			B
Coping/Curb								
Timber	20%	4+	\$7,100	LIFE	* *			B
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Timber	80%			LIFE	* *			B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS, PLANT #2 MOORING DK MOORING DOCK & CATWALKS  
**Address** : FRESH KILLS, STATEN ISLAND NORTH SIDE OF THE RIVER  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI4 / 4156 **Yr Built/Renovated** : 1948 /  
**Area Sq Ft** : 3,485 **Project Type** : SANITATION  
**Date of Survey** : 05-Jun-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2685 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$183,300	
<b>Total</b>	<b>\$183,300</b>	
Priority B	\$183,300	
<b>Total</b>	<b>\$183,300</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$34,300		\$2,100	\$1,300
<b>Total</b>	<b>\$34,300</b>		<b>\$2,100</b>	<b>\$1,300</b>
Priority A	\$23,100			
Priority B	\$11,100		\$2,100	\$1,300
<b>Total</b>	<b>\$34,300</b>		<b>\$2,100</b>	<b>\$1,300</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #2 MOORING DK MOORING DOCK & CATWALKS**  
**Asset # : 4156**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
Deck									
	Timber	2%	Now	\$5,800	LIFE	* *	5	\$200	A
Broken, Extent : Severe, Area Affected : 100%									
Location : Isolated									
	Timber	20%	4+	\$17,400	LIFE	* *	5	\$2,400	A
Rotting/Splitting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Timber	78%			LIFE	* *	5	\$9,300	A
Pile Caps									
	Not Accessible	100%							D
Piles and Bracing									
	Not Accessible	100%							D
Fender									
Facing									
	Timber	5%	Now	\$42,600	2034	* *	3	\$1,300	B
Broken, Extent : Severe, Area Affected : 100%									
Location : Isolated									
	Timber	10%	2-4	\$85,200	2034	* *	3	\$2,600	B
Rotting/Splitting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Timber	25%			2028	* *	3	\$6,400	B
	No Component	50%							D
	Not Accessible	10%							D
Wales and Chocks									
	No Component	50%							D
	Not Accessible	50%							D
Piles									
	Not Accessible	100%							D
Deck Elements									
Railing									
	Timber	20%	Now	\$11,100	2014	\$22,200			B
Broken, Extent : Severe, Area Affected : 100%									
Location : Isolated									
	Timber	30%			2014	\$33,300			B
	No Component	50%							D
Coping/Curb									
	Timber	100%			LIFE	* *			B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS, WEST MOORING DOCK & CATWALK  
**Address** : GREAT FRESH KILLS, STATEN ISLAND W. AND S. MOST CATWALK AREAS  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI5 / 4157 **Yr Built/Renovated** : 1948 /  
**Area Sq Ft** : 27,344 **Project Type** : SANITATION  
**Date of Survey** : 05-Jun-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$1,693,800	\$286,500
<b>Total</b>	<b>\$1,693,800</b>	<b>\$286,500</b>
Priority A	\$476,800	\$137,500
Priority B	\$1,217,000	\$148,900
<b>Total</b>	<b>\$1,693,800</b>	<b>\$286,500</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$40,700		\$7,500	
<b>Total</b>	<b>\$40,700</b>		<b>\$7,500</b>	
Priority A				
Priority B	\$40,700		\$7,500	
<b>Total</b>	<b>\$40,700</b>		<b>\$7,500</b>	



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, WEST MOORING DOCK & CATWALK**  
**Asset # : 4157**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural Deck									
	Timber	2%	Now	\$45,400	LIFE	* *	5	\$1,900	A
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Isolated							
	Timber	20%	4+	\$136,200	LIFE	* *	5	\$18,800	A
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Timber	78%			LIFE	* *	5	\$73,300	A
Pile Caps									
	Timber	2%	Now	\$25,300	LIFE	* *	4	\$3,500	A
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Isolated							
	Timber	20%	4+	\$50,600	LIFE	* *	4	\$35,200	A
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Timber	78%			LIFE	* *	4	\$137,100	A
Piles and Bracing									
	Timber	5%	Now	\$99,600	LIFE	* *	4-5	\$5,000	A
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Isolated							
	Timber	20%	4+	\$119,600	LIFE	* *	4-5	\$20,000	A
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Timber	35%			LIFE	* *	4-5	\$35,100	A
	Not Accessible	40%							D
Fender Piles									
	Steel	5%			2028	* *	3-5	\$157,300	B
		Corrosion, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Timber	10%	Now	\$350,800	2034	* *	4	\$18,700	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Timber	10%	4+	\$175,400	2028	* *	4	\$18,700	B
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Timber	5%			2028	* *	4	\$9,300	B
	No Component	50%							D
	Not Accessible	20%							D
Deck Elements									

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, WEST MOORING DOCK & CATWALK**

**Asset # : 4157**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Deck Elements									
	Railing								
	Timber	2%	Now	\$12,700	2014	\$25,400			B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Isolated							
	Timber	8%	2-4	\$40,700	2014	\$101,700			B
		Rotting/Splitting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Timber	40%			2014	\$508,400			B
	No Component	50%							D
Coping/Curb									
	Timber	20%	4+	\$42,700	LIFE	* *			B
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Timber	80%			LIFE	* *			B

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : GANSEVOORT MARINE TRANSFER STA. BARGE DOCKS  
**Address** : GANSEVOORT ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0003.010 / 1842 **Yr Built/Renovated** : 1950 / 1990  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 20-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 651 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$1,564,000	\$116,800
<b>Total</b>	<b>\$1,564,000</b>	<b>\$116,800</b>
Priority A	\$385,800	\$49,700
Priority B	\$1,178,100	\$67,100
<b>Total</b>	<b>\$1,564,000</b>	<b>\$116,800</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$89,100			\$11,600
<b>Total</b>	<b>\$89,100</b>			<b>\$11,600</b>
Priority A	\$62,200			
Priority B	\$800			\$11,600
Priority C	\$26,100			
<b>Total</b>	<b>\$89,100</b>			<b>\$11,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**GANSEVOORT MARINE TRANSFER STA. BARGE DOCKS**

**Asset # : 1842**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	2%	Now	\$23,800	LIFE	* *	5	\$700	A
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : At Northwest End</i>							
	<i>Spalling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Random</i>							
Concrete	3%			LIFE	* *	5	\$2,000	A
Timber	15%	Now	\$166,200	LIFE	* *	5	\$11,500	A
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	15%	4+	\$138,500	LIFE	* *	5	\$11,500	A
	<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	35%			LIFE	* *	5	\$53,500	A
No Component	30%							D
Pile Caps								
Timber	10%			LIFE	* *	4	\$21,500	A
Not Accessible	90%							D
Piles and Bracing								
Timber	5%	4+	\$81,100	LIFE	* *	4-5	\$4,100	A
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Above Mlw</i>							
Timber	5%			LIFE	* *	4-5	\$7,600	A
Not Accessible	90%							D
Coping/Curb								
Timber	10%	Now	\$8,700	LIFE	* *			C
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Timber	20%	4+	\$17,400	LIFE	* *			C
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	70%			LIFE	* *			C
Fender								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**GANSEVOORT MARINE TRANSFER STA. BARGE DOCKS**

**Asset # : 1842**

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Fender									
Facing Timber	50%	Now	\$494,400	2038	**	3	\$24,800	B	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Berthing Area								
	Missing Part, Extent : Severe, Area Affected : 100%								
	Location : Berthing Area								
	Rotting/Splitting, Extent : Severe, Area Affected : 100%								
	Location : Berthing Area								
Timber	15%	4+	\$148,300	2032	**	3	\$7,400	B	
	Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Timber	5%			2032	**	3	\$3,300	B	
No Component	30%							D	
Wales and Chocks									
Timber	25%	Now	\$156,000	2038	**	4	\$17,100	B	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Timber	5%	4+	\$15,600	2032	**	4	\$3,400	B	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
No Component	70%							D	
Piles									
Timber	25%	Now	\$247,200	2038	**	4	\$7,900	B	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Timber	5%	4+	\$49,400	2038	**	4	\$1,600	B	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
No Component	70%							D	
Deck Elements									
Railing									
Steel	5%	4+	\$67,100	2023	\$67,100			B	
	Corrosion, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Loose Connections, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
No Component	95%							D	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : GREENPOINT MARINE TRANSFER STA. BARGE DOCKS  
**Address** : N. HENRY ST. & 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** : 31-Mar-2009 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2508 **Lot** : 1 **BIN** :

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Piers	\$40,700			\$8,700
<b>Total</b>	<b>\$40,700</b>			<b>\$8,700</b>
Priority A				
Priority B	\$40,700			\$8,700
<b>Total</b>	<b>\$40,700</b>			<b>\$8,700</b>



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

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

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

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

**Asset # : 1819**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	10%			LIFE	**	5	\$3,400	A
Timber	25%			LIFE	**	5	\$19,100	A
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Walkways Throughout</i>								
No Component	20%							D
Not Accessible	45%							D
Pile Caps								
Concrete	10%			LIFE	**	5	\$100	A
Timber	20%			LIFE	**	4	\$28,600	A
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Not Accessible	70%							D
Piles and Bracing								
Timber	10%			LIFE	**	4-5	\$8,200	A
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Mhw Elevation</i>								
<i>Explanation : Checking</i>								
Not Accessible	90%							D
Fender								
Buffer								
Rubber	5%			2033	**	4-5	\$1,400	B
No Component	95%							D
Facing								
Timber	38%			2029	**	3	\$21,800	B
Timber	2%	Now	\$28,700	2035	**	3	\$900	B
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North Side Of West Face Of Facility</i>								
No Component	30%							D
Not Accessible	30%							D
Wales and Chocks								
Not Accessible	100%							D
Piles								
Timber	20%			2029	**	4	\$5,500	B
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Above Mlw Elevation</i>								
No Component	70%							D
Not Accessible	10%							D
Deck Elements								
Railing								
Steel	20%			2018				B
No Component	80%							D

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

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

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

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

**Asset # : 1819**

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

Deck Elements

Coping/Curb

Timber

95%

LIFE

\* \*

B

Timber

5%

4+

\$6,500

LIFE

\* \*

B

*Broken, Extent : Severe, Area Affected : 2%*

*Location : Isolated Throughout*

*Rotting/Splitting, Extent : Moderate, Area Affected : 100%*

*Location : Isolated Throughout*

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : HAMILTON AVENUE MTS BARGE DOCKS  
**Address** : HAMILTON AVE & GOWANUS BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.010 / 2873 **Yr Built/Renovated** :  
**Area Sq Ft** : 40,086 **Project Type** : SANITATION  
**Date of Survey** : 29-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 2 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$73,900	
<b>Total</b>	<b>\$73,900</b>	
Priority B	\$73,900	
<b>Total</b>	<b>\$73,900</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$12,300		\$23,500	\$2,500
<b>Total</b>	<b>\$12,300</b>		<b>\$23,500</b>	<b>\$2,500</b>
Priority A				
Priority B	\$12,300		\$23,500	\$2,500
<b>Total</b>	<b>\$12,300</b>		<b>\$23,500</b>	<b>\$2,500</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**Asset # : 2873**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	50%			LIFE	* *	5	\$30,600	A
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Not Accessible	50%							D
Pile Caps								
Not Accessible	100%							D
Piles and Bracing								
Not Accessible	100%							D
Coping/Curb								
Timber	100%			LIFE	* *			C
Fender Buffer								
Rubber	15%			2028	* *	4-5	\$7,400	B
No Component	85%							D
Facing								
Timber	10%	4+	\$12,300	2028	* *	3	\$7,400	B
			<i>Worn, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Timber	40%			2028	* *	3	\$29,600	B
Not Accessible	50%							D
Wales and Chocks								
Timber	20%			2028	* *	4	\$20,400	B
Not Accessible	80%							D
Piles								
Timber	10%			2028	* *	4	\$4,700	B
Timber	5%	4+	\$73,900	2034	* *	4	\$2,400	B
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Not Accessible	85%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

<b>Asset Name</b>	: NORTH SHORE MARINE TRANSFER STA. BARGE DOCKS		
<b>Address</b>	: FLUSHING BAY BET 30TH & 31ST AVE.		
<b>Borough</b>	: QUEENS	<b>Agency's Number</b>	: N/A
<b>Program / Asset #</b>	: DOS0010.010 / 1805	<b>Yr Built/Renovated</b>	:
<b>Area Sq Ft</b>	: 22,248	<b>Project Type</b>	: SANITATION
<b>Date of Survey</b>	: 28-Oct-2004	<b>Landmark Status</b>	: NONE
<b>Areas Surveyed</b>	:		
<b>Block</b>	: 4346	<b>Lot</b>	: 75
		<b>BIN</b>	:

**CAPITAL**


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**Total**


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Priority

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**Total**
**EXPENSE**


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**Total**


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Priority

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**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**  
**NORTH SHORE MARINE TRANSFER STA. BARGE DOCKS**

**Asset # : 1805**

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
	Deck								
	Under Construction	100%							D
	Deck Surface								
	Under Construction	100%							D
	Firewalls								
	Under Construction	100%							D
	Pile Caps								
	Under Construction	100%							D
	Piles and Bracing								
	Under Construction	100%							D
Fender									
	Buffer								
	Under Construction	100%							D
	Facing								
	Under Construction	100%							D
	Wales and Chocks								
	Under Construction	100%							D
	Piles								
	Under Construction	100%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS  
**Address** : BAY 41ST ST. AND GRAVESEND BAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0008.010 / 1820 **Yr Built/Renovated** :  
**Area Sq Ft** : 16,564 **Project Type** : SANITATION  
**Date of Survey** : 19-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6943 **Lot** : 30 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$529,800	
<b>Total</b>	<b>\$529,800</b>	
Priority B	\$529,800	
<b>Total</b>	<b>\$529,800</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$12,200			\$10,300
<b>Total</b>	<b>\$12,200</b>			<b>\$10,300</b>
Priority A	\$7,600			
Priority B	\$4,600			\$10,300
<b>Total</b>	<b>\$12,200</b>			<b>\$10,300</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 MARINE TRANSFER STA BARGE DOCKS**

**Asset # : 1820**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
Deck									
	Concrete	30%			LIFE	* *	5	\$15,200	A
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout Concrete Access Walkways							
	Not Accessible	70%							D
Pile Caps									
	Concrete	2%			LIFE	* *	5		A
	Not Accessible	98%							D
Piles and Bracing									
	Not Accessible	100%							D
Fender									
Facing									
	Timber	20%	Now	\$192,600	2038	* *	3	\$5,800	B
		Broken, Extent : Severe, Area Affected : 60%							
		Location : Throughout Interior Of Bay And At Offshore							
		Missing Part, Extent : Severe, Area Affected : 40%							
		Location : Throughout Interior Bay And At Offshore							
	Timber	35%	2-4	\$337,100	2038	* *	3	\$10,100	B
		Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn, Extent : Moderate, Area Affected : 40%							
		Location : Splash Zone							
	Timber	45%			2032	* *	3	\$17,400	B
Wales and Chocks									
	Steel	5%			2032	* *	3-5	\$1,900	B
		Corrosion, Extent : Moderate, Area Affected : 30%							
		Location : Splash Zone							
	Not Accessible	95%							D
Deck Elements									
Coping/Curb									
	Timber	50%			LIFE	* *			B
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Isolated Throughout							
	No Component	50%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : SANITATION GARAGE BKLYN 10 & 7 TIMBER PILE SUPPORTED PLATFORM  
**Address** : NORTH SIDE OF DOS FACILITY #1821 @ FOOT OF 51ST STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.000 / 14149 **Yr Built/Renovated** :  
**Area Sq Ft** : 9,850 **Project Type** : SANITATION  
**Date of Survey** : 31-Jan-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 803 **Lot** : 5 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$726,500	
<b>Total</b>	<b>\$726,500</b>	
Priority A	\$458,300	
Priority B	\$268,200	
<b>Total</b>	<b>\$726,500</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers			\$11,300	
<b>Total</b>			<b>\$11,300</b>	
Priority A				
Priority B			\$11,300	
<b>Total</b>			<b>\$11,300</b>	



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

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

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

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

Piers		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Structural Deck									
Concrete	10%	Now	\$52,700	LIFE	* *	5	\$1,500	A	
	Broken, Extent : Severe, Area Affected : 100% Location : Sta.0+30 To Sta. 0+40								
Concrete	90%	4+	\$142,200	LIFE	* *	5	\$13,500	A	
	Cracking, Extent : Moderate, Area Affected : 20% Location : Throughout								
Pile Caps									
Timber	40%	4+	\$91,200	LIFE	* *	4	\$25,300	A	
	Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Throughout								
Timber	60%			LIFE	* *	4	\$38,000	A	
Piles and Bracing									
Timber	40%	4+	\$172,300	LIFE	* *	4-5	\$14,400	A	
	Rotting/Splitting, Extent : Moderate, Area Affected : 20% Location : Throughout								
Timber	40%			LIFE	* *	4-5	\$14,400	A	
Not Accessible	20%							D	
Fender									
Wales and Chocks									
Timber	20%	Now	\$42,100	2034	* *	4	\$4,600	B	
	Broken, Extent : Severe, Area Affected : 100% Location : Throughout								
Timber	5%	4+	\$10,500	2034	* *	4	\$1,200	B	
	Rotting/Splitting, Extent : Severe, Area Affected : 100% Location : Throughout								
Timber	75%			2028	* *	4	\$17,300	B	
Piles									
Timber	10%	Now	\$33,400	2034	* *	4	\$1,100	B	
	Broken, Extent : Severe, Area Affected : 100% Location : Throughout								
Timber	20%	2-4	\$66,800	2034	* *	4	\$2,100	B	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50% Location : Throughout								
Timber	50%			2028	* *	4	\$5,300	B	
Not Accessible	20%							D	
Deck Elements									
Coping/Curb									
Timber	60%	2-4	\$115,400	LIFE	* *			B	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50% Location : Throughout								
No Component	40%							D	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : SOUTH BRONX MARINE TRANSFER STA BARGE DOCKS  
**Address** : HUNTS PT. AVE. & EAST RIVER  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DOS0005.010 / 2778 **Yr Built/Renovated** :  
**Area Sq Ft** : 22,248 **Project Type** : SANITATION  
**Date of Survey** : 18-Oct-2007 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 301 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$1,812,500	
<b>Total</b>	<b>\$1,812,500</b>	
Priority A	\$890,800	
Priority B	\$921,700	
<b>Total</b>	<b>\$1,812,500</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers			\$5,900	\$3,300
<b>Total</b>			<b>\$5,900</b>	<b>\$3,300</b>
Priority A				
Priority B			\$5,900	\$3,300
<b>Total</b>			<b>\$5,900</b>	<b>\$3,300</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**SOUTH BRONX MARINE TRANSFER STA BARGE DOCKS**

**Asset # : 2778**

Piers		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck	Concrete	5%	4+	\$35,700	LIFE	* *	5	\$1,700	A
		<i>Cracking, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Surface</i>							
	Concrete	5%			LIFE	* *	5	\$1,700	A
	Timber	10%	Now	\$110,800	LIFE	* *	5	\$7,600	A
		<i>Broken, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Timber	20%	2-4	\$221,700	LIFE	* *	5	\$15,300	A
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
Pile Caps	Timber Not Accessible	10%			LIFE	* *	5	\$7,600	A
		50%							D
	Concrete	10%	Now	\$33,600	LIFE	* *	5	\$100	A
		<i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Missing Part, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Concrete	15%	4+	\$50,400	LIFE	* *	5	\$200	A
		<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
	Concrete	10%			LIFE	* *	5	\$100	A
	Timber	10%	Now	\$61,800	LIFE	* *	4	\$14,300	A
		<i>Broken, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : Random</i>							
	Timber	15%	2-4	\$92,700	LIFE	* *	4	\$21,500	A
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
	Timber Not Accessible	15%			LIFE	* *	4	\$21,500	A
		25%							D

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**SOUTH BRONX MARINE TRANSFER STA BARGE DOCKS**  
**Asset # : 2778**

Piers		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Piles and Bracing								
Concrete	6%	2-4	\$63,800	LIFE	**	5	\$3,500	A
	Other Observation, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Explanation : Section Loss							
Concrete	4%			LIFE	**	5	\$2,300	A
Steel	6%	Now	\$90,600	LIFE	**	5	\$16,800	A
	Corrosion, Extent : Severe, Area Affected : 20%							
	Location : Splash Zone And Below							
Steel	4%			LIFE	**	5	\$11,200	A
Timber	8%	Now	\$129,700	LIFE	**	4-5	\$6,500	A
	Broken, Extent : Severe, Area Affected : 20%							
	Location : Random							
Timber	2%			LIFE	**	4-5	\$1,600	A
Not Accessible	70%							D
Fender								
Facing								
Timber	10%	Now	\$98,900	2028	**	3	\$5,000	B
	Broken, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Missing Part, Extent : Severe, Area Affected : 50%							
	Location : West Side							
Timber	10%	4+	\$98,900	2028	**	3	\$5,000	B
	Rotting/Splitting, Extent : Moderate, Area Affected : 40%							
	Location : Random							
Timber	15%			2028	**	3	\$7,400	B
No Component	35%							D
Not Accessible	30%							D
Wales and Chocks								
Timber	60%	Now	\$374,300	2034	**	4	\$41,000	B
	Broken, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Timber	30%	2-4	\$112,300	2028	**	4	\$20,500	B
	Rotting/Splitting, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Timber	10%			2028	**	4	\$6,800	B
Piles								
Timber	30%	Now	\$178,000	2028	**	4	\$9,500	B
	Broken, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Timber	10%	2-4	\$59,300	2028	**	4	\$3,200	B
	Rotting/Splitting, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Not Accessible	60%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : W. 135TH MARINE TRANSFER STATION BARGE DOCKS  
**Address** : 135TH ST & 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** : 30-Oct-2007 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2101 **Lot** : 120 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$255,900	\$61,200
<b>Total</b>	<b>\$255,900</b>	<b>\$61,200</b>
Priority A	\$123,600	\$61,200
Priority B	\$132,300	
<b>Total</b>	<b>\$255,900</b>	<b>\$61,200</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$9,900		\$9,700	\$800
<b>Total</b>	<b>\$9,900</b>		<b>\$9,700</b>	<b>\$800</b>
Priority A				
Priority B	\$9,900		\$9,700	\$800
<b>Total</b>	<b>\$9,900</b>		<b>\$9,700</b>	<b>\$800</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 135TH MARINE TRANSFER STATION BARGE DOCKS**  
**Asset # : 1841**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural									
Deck									
	Concrete	10%			LIFE	**	5	\$3,400	A
	Timber	80%			LIFE	**	5	\$61,200	A
		Surface Wearing/Scaling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	No Component	10%							D
Pile Caps									
	Timber	20%	4+	\$123,600	LIFE	**	4	\$28,600	A
		Rotting/Splitting, Extent : Light, Area Affected : 5%							
		Location : Random							
	Not Accessible	80%							D
Piles and Bracing									
	Timber	15%			LIFE	**	4-5	\$12,200	A
	Not Accessible	85%							D
Fender									
Facing									
	Timber	55%			2028	**	3	\$27,200	B
	Timber	5%	Now	\$82,400	2034	**	3	\$2,500	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	20%							D
	Not Accessible	20%							D
Wales and Chocks									
	Timber	20%	4+	\$49,900	2034	**	4	\$13,700	B
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Random							
	Not Accessible	80%							D
Piles									
	Timber	4%			2028	**	4	\$1,300	B
	Timber	1%	Now	\$9,900	2034	**	4	\$300	B
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	No Component	95%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : W. 59TH ST. MARINE TRANSFER STA. W. 59TH STREET, NORTH PIER  
**Address** : 59TH ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS0004.010 / 1843 **Yr Built/Renovated** :  
**Area Sq Ft** : 49,400 **Project Type** : SANITATION  
**Date of Survey** : 20-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$633,200	\$49,000
<b>Total</b>	<b>\$633,200</b>	<b>\$49,000</b>
Priority A	\$92,000	\$49,000
Priority B	\$541,200	
<b>Total</b>	<b>\$633,200</b>	<b>\$49,000</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$75,300		\$18,200	\$14,700
<b>Total</b>	<b>\$75,300</b>		<b>\$18,200</b>	<b>\$14,700</b>
Priority A	\$69,900			
Priority B	\$5,300		\$18,200	\$14,700
<b>Total</b>	<b>\$75,300</b>		<b>\$18,200</b>	<b>\$14,700</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA. W. 59TH STREET, NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Structural									
Deck									
	Concrete	65%			LIFE	* *	5	\$97,900	A
	Steel	2%	Now	\$41,000	2028	* *	5	\$3,400	A
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Northeast Corner And South End									
Explanation : Missing Element									
	Steel	2%	0-2	\$2,100	2024	* *	5	\$3,400	A
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Explanation : Loose Connection									
	Steel	1%			2024	* *	5	\$3,400	A
	No Component	30%							D
Pile Caps									
	Concrete	5%			LIFE	* *	5	\$300	A
	Timber	1%	4+	\$22,900	LIFE	* *	4	\$3,200	A
Rotting/Splitting, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	Timber	4%			LIFE	* *	4	\$19,100	A
	Not Accessible	90%							D
Piles and Bracing									
	Steel	5%			LIFE	* *	5	\$62,100	A
Corrosion, Extent : Light, Area Affected : 5%									
Location : Splash Zone									
	Timber	5%			LIFE	* *	4-5	\$16,900	A
Rotting/Splitting, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Not Accessible	90%							D
Fender									
Buffer									
	Rubber	60%			2032	* *	4-5	\$21,300	B
	No Component	40%							D
Facing									
	Timber	10%	2-4	\$106,600	2038	* *	3	\$5,300	B
Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%									
Location : South End									
	Timber	30%			2032	* *	3	\$21,300	B
	No Component	50%							D
	Not Accessible	10%							D

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MARINE TRANSFER STA. W. 59TH STREET, NORTH PIER**  
**Asset # : 1843**

Piers		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fender								
Wales and Chocks								
Timber	20%	Now	\$134,500	2038	* *	4	\$14,700	B
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : Ne Corner, Se Corner, Station 6+00 - 6+20 From Ne Corner							
Timber	5%	0-2	\$33,600	2038	* *	4	\$3,700	B
	Rotting/Splitting, Extent : Severe, Area Affected : 75%							
	Location : Station 620 - 680 From Northeast Corner							
Timber	25%			2032	* *	4	\$18,400	B
Not Accessible	50%							D
Piles								
Timber	25%	Now	\$266,500	2038	* *	4	\$8,500	B
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Ne Corner							
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : West End							
Timber	35%			2032	* *	4	\$11,900	B
Not Accessible	40%							D
Deck Elements								
Railing								
Steel	80%			2021				B
No Component	20%							D
Coping/Curb								
Timber	90%			LIFE	* *			B
No Component	10%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : W. 59TH ST. MTS W. 59TH ST. SOUTH PIER  
**Address** : W. 59TH ST. & 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** : 20-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 25 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Piers	\$123,200	
<b>Total</b>	<b>\$123,200</b>	
Priority B	\$123,200	
<b>Total</b>	<b>\$123,200</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Piers	\$15,800		\$14,300	\$6,100
<b>Total</b>	<b>\$15,800</b>		<b>\$14,300</b>	<b>\$6,100</b>
Priority A	\$12,400			
Priority B	\$3,400		\$14,300	\$6,100
<b>Total</b>	<b>\$15,800</b>		<b>\$14,300</b>	<b>\$6,100</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MTS W. 59TH ST. SOUTH PIER**  
**Asset # : 2857**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	40%			LIFE	* *	5	\$9,800	A
			<i>Cracking, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Steel	3%			2024	* *	5	\$1,600	A
Steel	2%	0-2	\$300	2024	* *	5	\$500	A
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Loose Connection</i>					
Not Accessible	55%							D
Pile Caps								
Concrete	10%			LIFE	* *	5	\$100	A
Not Accessible	90%							D
Piles and Bracing								
Steel	5%			LIFE	* *	5	\$10,100	A
			<i>Corrosion, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Splash Zone</i>					
Timber	5%			LIFE	* *	4-5	\$2,700	A
Not Accessible	90%							D
Fender								
Buffer								
Rubber	45%			2032	* *	4-5	\$7,600	B
No Component	55%							D
Facing								
Timber	40%			2032	* *	3	\$13,400	B
			<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
No Component	50%							D
Not Accessible	10%							D
Wales and Chocks								
Timber	15%	Now	\$47,600	2038	* *	4	\$5,200	B
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : South end</i>					
Timber	55%			2032	* *	4	\$19,100	B
Not Accessible	30%							D
Piles								
Timber	15%	Now	\$75,500	2038	* *	4	\$2,400	B
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Timber	45%			2032	* *	4	\$7,200	B
Not Accessible	40%							D
Deck Elements								

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**W. 59TH ST. MTS W. 59TH ST. SOUTH PIER**  
**Asset # : 2857**

Piers		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Deck Elements								
Coping/Curb								
Timber	100%			LIFE		* *		B

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BULKHEAD  
**Address** : 91ST ST. & EAST RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH1 / 1827 **Yr Built/Renovated** :  
**Linear Ft** : 257 **Project Type** : SANITATION  
**Date of Survey** : 09-Oct-2007 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

**CAPITAL**

Total

Priority

Total

**EXPENSE**

Total

Priority

Total



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

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

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



## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1827

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Under Construction	100%							D
Piles and Bracing								
Under Construction	100%							D
Backfill								
Fill								
Under Construction	100%							D
Surface								
Under Construction	100%							D
Fender								
Facing								
Under Construction	100%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BULKHEAD  
**Address** : 135TH ST. & 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** : 12-Nov-2007 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Bulkheads	\$36,000	
<b>Total</b>	<b>\$36,000</b>	
Priority A	\$36,000	
<b>Total</b>	<b>\$36,000</b>	

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads		\$900		
<b>Total</b>		<b>\$900</b>		
Priority A				
Priority B		\$900		
Priority C				
<b>Total</b>		<b>\$900</b>		



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

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

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

## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1828

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall Concrete	5%			LIFE	* *	5		A
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : At South End							
	Explanation : Gravity Wall At South End							
No Component	95%							D
Revetment								
Stone	70%			LIFE	* *	5	\$800	C
No Component	30%							D
Sheet Piles								
Steel	65%			LIFE	* *			A
Steel	30%	4+	\$36,000	LIFE	* *			A
	Corrosion, Extent : Moderate, Area Affected : 50%							
	Location : Splash Zone							
No Component	5%							D
Pile Caps								
Concrete	100%			LIFE	* *	5	\$500	A
Backfill								
Fill								
Topsoil	10%			2047	* *	10		B
Not Accessible	90%							D
Surface								
Brick Pavers	90%			2035	* *	5	\$1,900	B
	Surface Wearing/Scaling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Behind Steel Sheet Pile Wall							
	Explanation : Settlement							
No Component	10%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BULKHEAD  
**Address** : GANESVOORT ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH3 / 1829 **Yr Built/Renovated** :  
**Linear Ft** : 450 **Project Type** : SANITATION  
**Date of Survey** : 20-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 651 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$462,400	
<b>Total</b>	<b>\$462,400</b>	
Priority A	\$305,300	
Priority B	\$120,600	
Priority C	\$36,600	
<b>Total</b>	<b>\$462,400</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$21,600			\$200
<b>Total</b>	<b>\$21,600</b>			<b>\$200</b>
Priority A	\$300			
Priority B	\$21,100			\$200
Priority C	\$200			
<b>Total</b>	<b>\$21,600</b>			<b>\$200</b>



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

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

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

## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1829

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 Code
Structural								
Relieving Platform Top Concrete	35%	Now	\$242,800	LIFE	**	5	\$500	A
	Settlement, Extent : Severe, Area Affected : 100%							
	Location : South End Of Bulkhead							
Concrete	30%	4+	\$62,400	LIFE	**	5	\$400	A
	Exposed Reinforcement, Extent : Severe, Area Affected : 10%							
	Location : North End Of Bulkhead							
	Spalling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Concrete Not Accessible	25%			LIFE	**	5-10	\$700	A
	10%							D
Coping/Curb Concrete	20%	Now	\$28,100	LIFE	**	5	\$100	C
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Missing Part, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Concrete	20%	4+	\$8,400	LIFE	**	5	\$100	C
	Spalling, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Concrete	60%			LIFE	**	5-10	\$400	C
Piles and Bracing Not Accessible	100%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	5%	4+	\$1,900	2038	**	5	\$100	B
	Cracking, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Asphalt	10%			2032	**	5	\$400	B
Cobblestone	30%	Now	\$75,400	2043	**	5	\$800	B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Explanation : Missing/ Broken							
Cobblestone	30%	4+	\$45,200	2043	**	5	\$800	B
	Settlement, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Cobblestone	10%			2043	**	5	\$600	B
Concrete	10%	Now	\$14,800	2038	**	5	\$200	B
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Concrete	5%	4+	\$4,400	2032	**	5	\$100	B
	Cracking, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BULKHEAD  
**Address** : 59TH ST. & HUDSON RIVER  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.MH4 / 1830 **Yr Built/Renovated** :  
**Linear Ft** : 250 **Project Type** : SANITATION  
**Date of Survey** : 20-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 99 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$133,800	
<b>Total</b>	<b>\$133,800</b>	
Priority A	\$57,800	
Priority B	\$76,000	
<b>Total</b>	<b>\$133,800</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$28,700			\$27,300
<b>Total</b>	<b>\$28,700</b>			<b>\$27,300</b>
Priority A	\$5,100			
Priority B	\$23,600			\$27,300
<b>Total</b>	<b>\$28,700</b>			<b>\$27,300</b>



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

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

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

## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Relieving Platform Top Concrete	75%	4+	\$57,800	LIFE	* *	5	\$600	A
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Erosion, Extent : Light, Area Affected : 10%							
No Component	25%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : No Component At Pier Location.							
Piles and Bracing								
Not Accessible	100%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Relieving Platform Piles Underwater And Inaccessible.							
Lowlevel Pile Caps								
Timber	5%	4+	\$5,100	LIFE	* *			A
	Rotting/Splitting, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Not Accessible	95%						
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	75%			2032	* *	5	\$1,800	B
	Other Observation, Extent : Light, Area Affected : 15%							
	Location : Throughout							
	Explanation : Minor Cracking							
Concrete	25%			2032	* *	5	\$600	B
	Surface Wearing/Scaling, Extent : Light, Area Affected : 15%							
	Location : Throughout							

Fender

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

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

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

## DEPARTMENT OF SANITATION - 827

## BULKHEAD

Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	55%	Now	\$23,600	2038	* *	4	\$2,700	B
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Above Mlw</i>							
	<i>Missing Pile, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Above Mlw</i>							
No Component	25%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : No Component At Pier Location.</i>							
Not Accessible	20%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Not Accessible Below Water.</i>							
Wales and Chocks								
Timber	75%	Now	\$76,000	2038	* *	4	\$8,300	B
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
No Component	25%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : No Component At Pier Location.</i>							
Deck Elements								
Railing								
Timber	75%			2017	\$26,200			B
No Component	25%							D
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : No Component At Pier Location.</i>							

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

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

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



Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : BULKHEAD, PIER 97  
**Address** : HUDSON RIVER, WEST 57TH STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DBS0025.027 / 4159 **Yr Built/Renovated** : 1900 /  
**Linear Ft** : 451 **Project Type** : SANITATION  
**Date of Survey** : 14-Jun-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1109 **Lot** : 26 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$49,700	\$98,300
<b>Total</b>	<b>\$49,700</b>	<b>\$98,300</b>
Priority A	\$49,700	
Priority B		\$98,300
<b>Total</b>	<b>\$49,700</b>	<b>\$98,300</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$38,900		\$28,300	
<b>Total</b>	<b>\$38,900</b>		<b>\$28,300</b>	
Priority A	\$24,700			
Priority B	\$14,200		\$28,300	
Priority C				
<b>Total</b>	<b>\$38,900</b>		<b>\$28,300</b>	



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**BULKHEAD, PIER 97**  
**Asset # : 4159**

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 Code
Structural									
	Coping/Curb								
	Timber	25%			LIFE	* *	5	\$100	C
	No Component	75%							D
Gravity Wall									
	Concrete	15%	4+	\$49,700	LIFE	* *	5	\$200	A
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Erosion, Extent : Severe, Area Affected : 10%							
		Location : Along Length Of Bow Notch In Tidal Zone							
	Stone	44%			LIFE	* *	5	\$13,800	A
	Stone	6%	4+	\$24,700	LIFE	* *	5	\$1,900	A
		Broken, Extent : Severe, Area Affected : 30%							
		Location : Station 1+65 (from North)							
		Displaced Elements, Extent : Moderate, Area Affected : 25%							
		Location : Station 0+50							
		Missing Block Seal, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Not Accessible	35%							D
Backfill									
	Fill								
	Not Accessible	100%							D
Surface									
	Stone	10%			2035	* *	10		B
	Under Construction	90%							D
Deck Elements									
	Railing								
	Steel	25%			2021	\$98,300			B
	Timber	45%	Now	\$14,200	2016	\$28,300			B
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Sta 0+10 To 0+20 And 1+22 To 1+94 (from North)							
		Explanation : Top Rail Broken In Construction Site							
	No Component	30%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL  
**Address** : 52ND ST. & GOWANUS BAY FOOT OF CONCRETE PIER  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN1 / 1821 **Yr Built/Renovated** :  
**Linear Ft** : 585 **Project Type** : SANITATION  
**Date of Survey** : 05-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 803 **Lot** : 5 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$267,300	
<b>Total</b>	<b>\$267,300</b>	
Priority A	\$231,200	
Priority B	\$36,100	
<b>Total</b>	<b>\$267,300</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$17,500			\$300
<b>Total</b>	<b>\$17,500</b>			<b>\$300</b>
Priority A				
Priority B	\$17,300			\$300
Priority C	\$300			
<b>Total</b>	<b>\$17,500</b>			<b>\$300</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL**  
**Asset # : 1821**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall Concrete	20%	Now	\$172,000	LIFE	* *	5	\$400	A
	Cracking, Extent : Severe, Area Affected : 40%							
	Location : Throughout							
	Missing Part, Extent : Severe, Area Affected : 20%							
	Location : Above Tidal Zone							
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : In Tidal Zone							
No Component	70%							D
Not Accessible	10%							D
Revetment								
Stone	10%			LIFE	* *	5	\$600	C
	Settlement, Extent : Light, Area Affected : 20%							
	Location : Near Top Of Slope							
No Component	90%							D
Sheet Piles								
Timber, 10' Water	30%	4+	\$59,200	LIFE	* *	4	\$2,700	A
	Displaced Elements, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Rotting/Splitting, Extent : Light, Area Affected : 25%							
	Location : Above Mean Low Water Elevation							
No Component	40%							D
Not Accessible	30%							D
Wales								
Not Accessible	100%							D
Backfill								
Fill								
Topsoil	10%	Now	\$11,500	2063	* *			B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Inshore Of Grav Wall And Along Timber Bulkhead, Sta.0+00 To Sta. 0+10 And Sta. 0+45 To Sta. 1+00							
	Explanation : Sinkholes							
Not Accessible	90%							D
Surface								
Asphalt	50%	Now	\$24,100	2038	* *	5	\$1,400	B
	Settlement, Extent : Severe, Area Affected : 100%							
	Location : Sinkholes At Inshore Of Grav. Wall And Along Timber Bulkhead							
Asphalt	10%			2032	* *	5	\$500	B
	Cracking, Extent : Light, Area Affected : 25%							
	Location : Isolated Throughout							
Asphalt	25%	0-2	\$12,000	2038	* *	5	\$700	B
	Settlement, Extent : Severe, Area Affected : 100%							
	Location : Along Timber Bulkhead							
Not Accessible	15%							D

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL**  
**Asset # : 1821**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Deck Elements								
Railing								
Fencing	70%			2027	* *	3	\$100	B
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : New Fencing Along Timber Bulkhead							
Fencing	20%	0-2	\$5,800	2028	* *	3		B
	Displaced Elements, Extent : Moderate, Area Affected : 100%							
	Location : Inshore Of Sinkholes At Gravity Wall And East End Of Timber Bulkhead							
No Component	10%							D

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

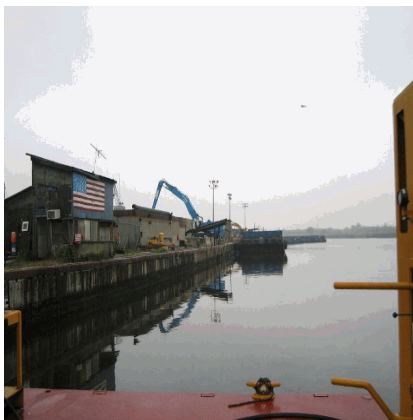
Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 & PAD #2  
**Address** : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI0 / 1804 **Yr Built/Renovated** : 1948 /  
**Linear Ft** : 1,000 **Project Type** : SANITATION  
**Date of Survey** : 04-Jun-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5900 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$128,400	
<b>Total</b>	<b>\$128,400</b>	
Priority B	\$128,400	
<b>Total</b>	<b>\$128,400</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$32,500		\$3,200	\$31,800
<b>Total</b>	<b>\$32,500</b>		<b>\$3,200</b>	<b>\$31,800</b>
Priority B	\$14,700		\$3,200	\$31,800
Priority C	\$17,700			
<b>Total</b>	<b>\$32,500</b>		<b>\$3,200</b>	<b>\$31,800</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 & PAD #2**  
**Asset # : 1804**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Coping/Curb Steel	10%	4+	\$17,700	LIFE	**			C
	Corrosion, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Steel	85%			LIFE	**			C
No Component	5%							D
Piles and Bracing Not Accessible	100%							D
Sheet Piles Steel	5%			LIFE	**			A
	Corrosion, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Not Accessible	95%							D
Backfill								
Fill								
Topsoil	5%	Now	\$9,800	2059	**			B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : At Face							
	Explanation : Sinkhole							
Not Accessible	95%							D
Surface								
Asphalt	20%			2028	**	5	\$1,900	B
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Concrete	10%			2028	**	5	\$900	B
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Gravel	5%			2028	**	2-5	\$100	B
Topsoil	10%	Now	\$4,900	2019	\$4,900	5	\$200	B
	Settlement, Extent : Severe, Area Affected : 100%							
	Location : At Face							
Topsoil	55%			2017	\$27,000	5	\$2,100	B
Fender								
Facing								
Timber	30%	4+	\$96,300	2028	**	3	\$9,600	B
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Timber	30%			2028	**	3	\$9,600	B
Timber	5%	Now	\$32,100	2034	**	3	\$1,600	B
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
No Component	5%							D
Not Accessible	30%							D

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD  
**Address** : FRESH KILLS, STATEN ISLAND NORTH SHORE E. OF EXPRESSWAY  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.SI3 / 4155 **Yr Built/Renovated** : 1948 /  
**Linear Ft** : 549 **Project Type** : SANITATION  
**Date of Survey** : 05-Jun-2008 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2685 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$64,600	
<b>Total</b>	<b>\$64,600</b>	
Priority B	\$64,600	
<b>Total</b>	<b>\$64,600</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$44,500			\$8,200
<b>Total</b>	<b>\$44,500</b>			<b>\$8,200</b>
Priority B	\$20,200			\$8,200
Priority C	\$24,300			
<b>Total</b>	<b>\$44,500</b>			<b>\$8,200</b>



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

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

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



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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Steel	20%	4+	\$24,300	LIFE	**			C
	Corrosion, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Steel	80%			LIFE	**			C
Sheet Piles								
Steel	20%			LIFE	**			A
Not Accessible	80%							D
Backfill								
Fill								
Topsoil	15%	Now	\$16,100	2059	**			B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Sta.4+52 To Sta. 5+23							
	Explanation : Sikhole Loss Of Fill Behind Sheeting, 8 Ft Deep							
Not Accessible	85%							D
Surface								
Concrete	40%			2028	**	5	\$2,100	B
Concrete	20%			2028	**	5	\$1,000	B
Topsoil	15%	Now	\$4,000	2019	\$4,000	5	\$200	B
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Sta. 4+52 To Sta. 5+23							
	Explanation : Sinkhole, 8ft Deep, Behind Sheeting							
Topsoil	25%			2017	\$6,700	5	\$500	B
Fender								
Facing								
Timber	2%	Now	\$11,800	2034	**	3	\$400	B
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Timber	18%	4+	\$52,900	2028	**	3	\$3,200	B
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
No Component	5%							D
Not Accessible	75%							D
Wales and Chocks								
Not Accessible	100%							D

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

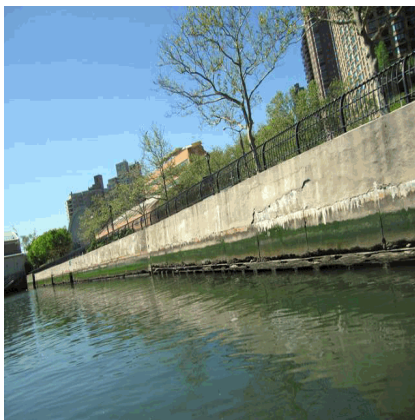
Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**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** : 04-Mar-2010 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1587 **Lot** : 27 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$215,300	\$381,900
<b>Total</b>	<b>\$215,300</b>	<b>\$381,900</b>
Priority A	\$215,300	
Priority B		\$381,900
<b>Total</b>	<b>\$215,300</b>	<b>\$381,900</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$9,300	\$600	\$500	
<b>Total</b>	<b>\$9,300</b>	<b>\$600</b>	<b>\$500</b>	
Priority A	\$1,000			
Priority B	\$8,300	\$600	\$500	
<b>Total</b>	<b>\$9,300</b>	<b>\$600</b>	<b>\$500</b>	



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD**  
**Asset # : 13850**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Relieving Platform Top Concrete/Stone	80%	4+	\$132,500	LIFE		* *		A
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Outboard Face Above Mhw							
	Erosion, Extent : Moderate, Area Affected : 2%							
	Location : At Bottom Of Stone Facing Panels Full Length Of Wall							
	Missing Block Seal, Extent : Moderate, Area Affected : 50%							
	Location : Between Stone Facing In Tidal Zone							
	Other Observation, Extent : Light, Area Affected : 2%							
	Location : Outboard Face Above Mhw							
	Explanation : Surface Scale/spall							
Concrete/Stone	10%	4+	\$82,800	LIFE		* *		A
	Broken, Extent : Severe, Area Affected : 50%							
	Location : Stone Panels At Dep Outfalls Stations 1+90, 2+10, 2+50, 3+00, And 3+40 (from North)							
Not Accessible	10%							D
Piles and Bracing								
Not Accessible	100%							D
Pile Caps								
Timber	5%	2-4	\$1,000	LIFE		* *	4	\$100 A
	Rotting/Splitting, Extent : Moderate, Area Affected : 30%							
	Location : At Outboard End							
Not Accessible	95%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt Pavers	30%			2034		* *	5	\$1,200 B
	Settlement, Extent : Light, Area Affected : 10%							
	Location : Offset 3ft From Outboard Face Sta 0+00 To 1+00 (from North)							
Topsoil	70%			2020	\$15,100	5	\$1,200	B
Fender								
Facing								
Timber	10%			2034		* *	3	\$1,400 B
No Component	90%							D
Deck Elements								
Railing								
Steel	100%	4+	\$7,600	2020	\$381,900			B
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Isolated Throughout							
	Explanation : Coating Loss							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : NORTH SHORE MARINE TRANSFER STA. REVETMENT  
**Address** : 31 AVE. & 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** : 530 **Project Type** : SANITATION  
**Date of Survey** : 28-Oct-2004 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4377 **Lot** : 1 **BIN** :

**CAPITAL**


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**Total**


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Priority

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**Total**
**EXPENSE**


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**Total**


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Priority

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**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**  
**NORTH SHORE MARINE TRANSFER STA. REVETMENT**  
**Asset # : 1831**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Relieving Platform Top								
Under Construction	100%							D
Coping/Curb								
Under Construction	100%							D
Gravity Wall								
Under Construction	100%							D
Pile Supported Wall								
Under Construction	100%							D
Piles and Bracing								
Under Construction	100%							D
Revetment								
Under Construction	100%							D
Sheet Piles								
Under Construction	100%							D
Wales								
Under Construction	100%							D
Backfill								
Fill								
Under Construction	100%							D
Surface								
Under Construction	100%							D
Fender								
Buffer								
Under Construction	100%							D
Facing								
Under Construction	100%							D
Piles								
Under Construction	100%							D
Wales and Chocks								
Under Construction	100%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **REVETMENT - RIPRAP BULKHEAD**  
**Address** : **W 215TH ST TO W 219TH ST ALONG HARLEM RIVER**  
**Borough** : **MANHATTAN** **Agency's Number** : **N/A**  
**Program / Asset #** : **DOS0061.000 / 13795** **Yr Built/Renovated** :  
**Linear Ft** : **280** **Project Type** : **SANITATION**  
**Date of Survey** : **22-Feb-2010** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **2196** **Lot** : **1** **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$37,500	
<b>Total</b>	<b>\$37,500</b>	
Priority C	\$37,500	
<b>Total</b>	<b>\$37,500</b>	

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$10,300		\$400	
<b>Total</b>	<b>\$10,300</b>		<b>\$400</b>	
Priority B	\$10,300		\$400	
Priority C				
<b>Total</b>	<b>\$10,300</b>		<b>\$400</b>	



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**REVTMENT - RIPRAP BULKHEAD**  
**Asset # : 13795**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	40%	4+	\$37,500	LIFE	* *	5	\$500	C
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Southern 50 Ft Of Asset								
Explanation : Inadequate Placement, Protection								
Stone	60%			LIFE	* *	5	\$800	C
Backfill								
Fill								
Topsoil	30%	Now	\$8,200	2061	* *			B
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Southern 50 Ft Of Asset								
Explanation : Erosion Of Backfill Above Revetment								
Not Accessible	70%							D
Surface								
Topsoil	30%	Now	\$2,100	2021	\$4,100	5	\$200	B
Erosion, Extent : Moderate, Area Affected : 20%								
Location : Southern 50 Ft Of Asset								
Topsoil	70%			2021	\$9,600	5	\$800	B

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : **REVTMENT & 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-Dec-2011** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **625** **Lot** : **65** **BIN** :

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$4,400			\$3,500
<b>Total</b>	<b>\$4,400</b>			<b>\$3,500</b>
Priority B	\$3,000			\$3,500
Priority C	\$1,500			
<b>Total</b>	<b>\$4,400</b>			<b>\$3,500</b>



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

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

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



**DEPARTMENT OF SANITATION - 827**  
**REVTMENT & BULKHEAD GOWANUS BAY**

**Asset # : 1824**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Revetment								
Stone	40%			LIFE	* *	5	\$2,900	C
No Component	60%							D
Sheet Piles								
Steel	20%			LIFE	* *	10		A
Corrosion, Extent : Moderate, Area Affected : 20%								
Location : In Splash Zone, Station 1+40 To 5+10 From North								
No Component	40%							D
Not Accessible	40%							D
Backfill								
Fill								
Gravel	5%	Now	\$3,000	2038	* *	5		B
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Above Revetment Station 0+00 To 1+40 From North								
Explanation : Fill Loss								
Not Accessible	95%							D
Surface								
Concrete	100%			2032	* *	5	\$7,000	B
Cracking, Extent : Light, Area Affected : 2%								
Location : Isolated Throughout								

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : REVETMENT AT DOS FACILITY  
**Address** : BETWEEN 58TH ROAD AND 48TH ST. MASPETH CREEK  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DOS0064.000 / 14019 **Yr Built/Renovated** :  
**Linear Ft** : 418 **Project Type** : SANITATION  
**Date of Survey** : 19-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2600 **Lot** : 1 **BIN** :

**CAPITAL**

Total

Priority

Total

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$15,600		\$800	
<b>Total</b>	<b>\$15,600</b>		<b>\$800</b>	
Priority A	\$1,400			
Priority B	\$1,000		\$800	
Priority C	\$13,200			
<b>Total</b>	<b>\$15,600</b>		<b>\$800</b>	



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**REVTMENT AT DOS FACILITY**  
**Asset # : 14019**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Structural								
Gravity Wall Concrete	100%			LIFE	* *	5-10	\$2,800	A
Other Observation, Extent : Light, Area Affected : 2%								
Location : Throughout								
Explanation : Cracks								
Revetment Stone	96%			LIFE	* *	5	\$3,900	C
Other Observation, Extent : Light, Area Affected : 2%								
Location : I+55								
Explanation : Settlement At State Pollutant Discharge Elimination System Permit Outfall								
Stone	4%	4+	\$11,200	LIFE	* *	5	\$100	C
Missing Part, Extent : Light, Area Affected : 10%								
Location : Stations 0+35 To 0+50								
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Topsoil	95%			2021	\$19,500	5	\$1,500	B
Topsoil	5%	4+	\$1,000	2023	\$1,000	5		B
Erosion, Extent : Light, Area Affected : 5%								
Location : Above Retaining Wall								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF  
**Address** : BAY 41ST. ST. & 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** : 19-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6943 **Lot** : 30 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$449,500	\$244,100
<b>Total</b>	<b>\$449,500</b>	<b>\$244,100</b>
Priority B	\$449,500	\$244,100
<b>Total</b>	<b>\$449,500</b>	<b>\$244,100</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$40,700			\$7,100
<b>Total</b>	<b>\$40,700</b>			<b>\$7,100</b>
Priority B	\$40,400			\$7,100
Priority C	\$300			
<b>Total</b>	<b>\$40,700</b>			<b>\$7,100</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	60%			LIFE	* *	5-10	\$600	C
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
No Component	40%							D
Sheet Piles Steel	25%			LIFE	* *	10		A
	<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Above Mlw Elevation Along East And West Ends Of Asset</i>							
Not Accessible	75%							D
Backfill								
Surface Concrete	80%			2032	* *	5	\$5,200	B
	<i>Cracking, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Not Accessible	20%							D
Fender								
Facing Timber	15%	Now	\$112,400	2038	* *	3	\$3,400	B
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout Station 1+00 To 4+40 From East End</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout Station 0+35 To 4+40 From East End</i>							
Timber	45%	2-4	\$337,100	2038	* *	3	\$10,100	B
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : In Tidal Zone Throughout Station 0+35 To 4+40 From East End</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout Station 1+00 To 4+40 From East End</i>							
	<i>Explanation : Excess Deflections</i>							
No Component	40%							D
Piles								
Timber	10%	2-4	\$12,000	2038	* *	4	\$1,400	B
	<i>Broken, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Isolated Throughout Station 1+00 To 4+40 From East End</i>							
No Component	40%							D
Not Accessible	50%							D
Wales and Chocks								
Timber	10%	Now	\$28,400	2038	* *	4	\$3,100	B
	<i>Broken, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout Station 1+00 To 4+40 From East End</i>							
No Component	40%							D
Not Accessible	50%							D

## Deck Elements

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

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

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

**DEPARTMENT OF SANITATION - 827**  
**S.W. BROOKLYN DOS FACILITY CONCRETE WHARF**  
**Asset # : 1823**

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Deck Elements									
	Railing								
	Steel	40%			2022	\$244,100			B
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : At East And West Ends Of Asset							
		Explanation : Corrosion							
	No Component	60%							D

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD  
**Address** : HUNTS POINT AVE. & E. 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** : 11-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 500 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$1,199,800	\$87,400
<b>Total</b>	<b>\$1,199,800</b>	<b>\$87,400</b>
Priority A	\$1,003,000	\$87,400
Priority B	\$122,200	
Priority C	\$74,600	
<b>Total</b>	<b>\$1,199,800</b>	<b>\$87,400</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$47,000		\$100	\$2,100
<b>Total</b>	<b>\$47,000</b>		<b>\$100</b>	<b>\$2,100</b>
Priority A	\$9,200			
Priority B	\$37,700		\$100	\$2,100
Priority C	\$200			
<b>Total</b>	<b>\$47,000</b>		<b>\$100</b>	<b>\$2,100</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD**  
**Asset # : 1825**

Bulkheads		Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code		
Structural	Coping/Curb Concrete	10%	Now	\$21,300	LIFE	* *	5	\$100	C	
		Broken, Extent : Severe, Area Affected : 50%								
		Location : Throughout								
		Missing Part, Extent : Severe, Area Affected : 50%								
	Concrete	25%	2-4	\$53,300	LIFE	* *	5	\$100	C	
		Corrosion of Reinforcement, Extent : Moderate, Area Affected : 50%								
		Location : Throughout								
		Exposed Reinforcement, Extent : Moderate, Area Affected : 50%								
	Concrete No Component	40%			LIFE	* *	5-10	\$400	C	
		25%							D	
		Piles and Bracing Timber	5%	Now	\$9,200	2032	* *	4	\$4,200	A
			Broken, Extent : Severe, Area Affected : 20%							
Location : Below Concrete Cap										
Rotting/Splitting, Extent : Severe, Area Affected : 20%										
Not Accessible	Location : Below Concrete Cap									
	95%							D		
	Sheet Piles Steel, 10' Water	20%	Now	\$401,200	LIFE	* *	5	\$35,000	A	
		Broken, Extent : Severe, Area Affected : 10%								
Location : Splash Zone And Below										
Corrosion, Extent : Severe, Area Affected : 100%										
Steel, 10' Water	30%	2-4	\$601,800	LIFE	* *	5	\$52,500	A		
	Corrosion, Extent : Moderate, Area Affected : 50%									
	Location : Splash Zone									
	Not Accessible	50%							D	
Backfill Fill	Sand	35%	Now	\$14,700	2053	* *	5	\$200	B	
		Loss of Backfill, Extent : Severe, Area Affected : 50%								
		Location : Throughout								
		Settlement, Extent : Severe, Area Affected : 100%								
Not Accessible		Location : Entire Length								
		65%							D	

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

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

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



**DEPARTMENT OF SANITATION - 827**  
**SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD**  
**Asset # : 1825**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Backfill								
Surface Asphalt	20%	Now	\$11,200	2038	* *	5	\$600	B
	Broken, Extent : Severe, Area Affected : 50%							
	Location : Behind Sheeting							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Behind Sheeting							
	Explanation : Sinkholes							
Stone	35%			2036	* *	10		B
Topsoil	35%	Now	\$11,700	2023	\$11,700	5	\$500	B
	Erosion, Extent : Severe, Area Affected : 100%							
	Location : Entire Length							
	Settlement, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
	Explanation : Sinkholes							
Topsoil	10%			2021	\$3,300	5	\$300	B
Fender								
Wales and Chocks								
Steel	50%	Now	\$66,900	2032	* *	3-5	\$10,400	B
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Timber	50%	Now	\$55,300	2032	* *	4	\$15,100	B
	Missing Part, Extent : Severe, Area Affected : 80%							
	Location : Throughout							

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

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

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.  
**Address** : 421 NORTH HENRY ST. BET NEWTOWN CREEK/GREENPOINT AVE  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS000B.BN2 / 1822 **Yr Built/Renovated** :  
**Linear Ft** : 1,141 **Project Type** : SANITATION  
**Date of Survey** : 29-Dec-2011 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2525 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Bulkheads	\$848,200	\$994,900
<b>Total</b>	<b>\$848,200</b>	<b>\$994,900</b>
Priority B	\$848,200	\$994,900
<b>Total</b>	<b>\$848,200</b>	<b>\$994,900</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Bulkheads	\$10,200	\$3,100	\$3,800	\$10,000
<b>Total</b>	<b>\$10,200</b>	<b>\$3,100</b>	<b>\$3,800</b>	<b>\$10,000</b>
Priority B	\$4,000	\$3,100	\$3,800	\$10,000
Priority C	\$6,200			
<b>Total</b>	<b>\$10,200</b>	<b>\$3,100</b>	<b>\$3,800</b>	<b>\$10,000</b>



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

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

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

**DEPARTMENT OF SANITATION - 827**  
**STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.**  
**Asset # : 1822**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	97%			LIFE	* *	5-10	\$1,700	C
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Isolated Throughout							
	Spalling, Extent : Light, Area Affected : 2%							
	Location : Isolated Throughout							
Concrete	3%	4+	\$5,300	LIFE	* *	5		C
	Spalling, Extent : Moderate, Area Affected : 30%							
	Location : At Isolated Railing Connections Throughout And Sta 4+90 To 4+96 From East							
Sheet Piles								
Steel	2%			LIFE	* *	10		A
	Corrosion, Extent : Light, Area Affected : 50%							
	Location : Throughout Top Of Wall							
Not Accessible	98%							D
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	50%			2032	* *	5	\$5,300	B
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Isolated Throughout							
	Settlement, Extent : Light, Area Affected : 15%							
	Location : Isolated Throughout							
Not Accessible	50%							D
	Other Observation, Extent : Light, Area Affected : 0%							
	Location : Station 5+15 To 11+40							
	Explanation : Construction Materials Staged Throughout Asphalt Surface							
Fender								
Buffer								
Rubber	10%			2036	* *	4-5	\$2,400	B
No Component	90%							D
Facing								
Timber	25%			2036	* *	3	\$9,200	B
	Rotting/Splitting, Extent : Light, Area Affected : 5%							
	Location : Isolated Station 0+60 To 5+15 From East							
Timber	60%	Now	\$732,700	2038	* *	3	\$22,000	B
	Rotting/Splitting, Extent : Moderate, Area Affected : 30%							
	Location : Isolated Sta. 0+00 To 0+60 And 5+15 To 11+70							
	Other Observation, Extent : Severe, Area Affected : 50%							
	Location : Station 8+90 To 9+80 From East							
	Explanation : Fire Damage							
No Component	15%							D

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

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

**DEPARTMENT OF SANITATION - 827**  
**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 Code
Fender								
Wales and Chocks								
Timber	25%	Now	\$115,600	2038	* *	4	\$12,700	B
Rotting/Splitting, Extent : Severe, Area Affected : 50%								
Location : Throughout Top And Middle Wales Station 5+15 To 11+00								
Timber	10%			2032	* *	4	\$5,100	B
Rotting/Splitting, Extent : Light, Area Affected : 20%								
Location : Upper Wale								
No Component	15%							D
Not Accessible	50%							D
Deck Elements								
Railing								
Steel	98%			2021	\$975,000			B
Other Observation, Extent : Light, Area Affected : 40%								
Location : Throughout								
Explanation : Corrosion								
Steel	2%	Now	\$4,000	2021	\$19,900			B
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Isolated Throughout								
Explanation : Impact Damage								

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 22-Oct-2012

**DEPARTMENT OF SANITATION - FY 2013**

**Asset Name** : STONE REVETMENT AT NEW FULTON FISH MARKET  
**Address** : HUNTS POINT AVE. & EAST RIVER BTW 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** : 10-Jan-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2781 **Lot** : 306 **BIN** :

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Bulkheads	\$15,700		\$100	\$3,100
<b>Total</b>	<b>\$15,700</b>		<b>\$100</b>	<b>\$3,100</b>
Priority B			\$100	\$3,100
Priority C	\$15,700			
<b>Total</b>	<b>\$15,700</b>		<b>\$100</b>	<b>\$3,100</b>



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

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

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**DEPARTMENT OF SANITATION - 827**  
**STONE REVETMENT AT NEW FULTON FISH MARKET**

**Asset # : 1826**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Concrete	5%	Now	\$11,600	LIFE	* *	5		C
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Vehicle Impact Damage At Isolated Locations</i>							
Concrete	95%			LIFE	* *	5-10	\$1,100	C
Revetment								
Stone	100%			LIFE	* *	5	\$7,300	C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : New Construction</i>							
Backfill								
Fill								
Not Accessible	100%							D
Surface								
Asphalt	90%			2032	* *	5	\$6,200	B
Topsoil	10%			2021	\$3,600	5	\$300	B

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

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

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

## DEPARTMENT OF SANITATION - 827

## Project : SANITATION

CAPITAL	FY 2014 - 2017		FY 2018 - 2023	
Miscellaneous Buildings	228,700		31,800	
EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Miscellaneous Buildings	39,400	7,200	8,200	8,000

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	64,400	3,000
1849	FRESH KILLS I STORAGE	900	20,400	4,700
1850	FRESH KILLS I OFFICE 2	168	0	4,700
1851	FRESH KILLS I GUARD HOUSE	128	0	3,600
1852	FRESH KILLS I OFFICE 3	600	0	16,700
1853	FRESH KILLS II PUMP HOUSE	980	22,200	5,100
1854	FRESH KILLS II GENERATOR HOUSE	400	0	11,100
1855	FRESH KILLS II SCALE HOUSE	780	17,700	4,100
1856	FRESH KILLS II WALKWAY	3,690	117,800	5,600
2780	FRESH KILLS I OFFICE 1	800	18,100	4,200

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