

Print Date : 16-Sep-2016

**TAXI & LIMOUSINE COMMISSION - FY 2017**

**Asset Name** : WOODSIDE INSPECTION FACILITY TLC ENFORCE. SAFETY & EMISSIONS  
**Address** : 24-55 BOE WEST @ 25TH AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : TLC0001.000 / 14462 **Yr Built/Renovated** : 1950 / 2012  
**Area Sq Ft** : 54,226 **Project Type** : PUBLIC BUILDINGS  
**Date of Survey** : 16-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 1016 **Lot** : 45 **BIN** : 4022499

<b>CAPITAL</b>	<b>FY 2018 - 2021</b>	<b>FY 2022 - 2027</b>
Exterior Architecture	\$980,700	\$767,700
Interior Architecture	\$619,700	\$441,700
Electrical		\$49,700
Mechanical	\$78,900	\$144,800
<b>Total</b>	<b>\$1,679,300</b>	<b>\$1,404,000</b>
Importance Code A	\$980,700	\$767,700
Importance Code B	\$506,000	\$636,200
Importance Code C	\$192,600	
<b>Total</b>	<b>\$1,679,300</b>	<b>\$1,404,000</b>

<b>EXPENSE</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>
Exterior Architecture	\$31,000			
Interior Architecture	\$25,200			\$7,600
Electrical	\$6,000	\$4,200	\$6,500	\$4,200
Mechanical	\$41,700	\$7,800	\$28,200	\$7,700
<b>Total</b>	<b>\$103,900</b>	<b>\$12,000</b>	<b>\$34,800</b>	<b>\$19,400</b>
Importance Code A	\$45,200	\$3,400	\$1,900	\$3,400
Importance Code B	\$46,700	\$8,600	\$32,900	\$16,100
Importance Code C	\$12,000			
<b>Total</b>	<b>\$103,900</b>	<b>\$12,000</b>	<b>\$34,800</b>	<b>\$19,400</b>



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

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**TAXI & LIMOUSINE COMMISSION - 156**  
**WOODSIDE INSPECTION FACILITY TLC ENFORCE. SAFETY & EMISSIONS**  
**Asset # : 14462**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$145,200	LIFE	**	5	\$43,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	Now	\$530,100	LIFE	**	5	\$27,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	30%	Now	\$233,000	LIFE	**	5	\$26,400	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2032	**	5	\$27,500	
Windows								
Aluminum	90%	Now	\$9,100	2043	**	5	\$1,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5	\$100	
Steel	8%	Now	\$10,100	2052	**	5	\$1,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Remaining Steel Windows</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Remaining Steel Windows</i>								
Parapets								
Concrete Masonry Unit	75%			LIFE	**	5-10	\$12,500	
Masonry: Brick	10%			LIFE	**	5-10	\$2,100	
Metal Panel	5%			2037	**	5	\$600	
Metal Panel	10%			2047	**	5	\$1,200	
Roof								
Modified Bitumen	100%	Now	\$72,400	2027	\$723,800			
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2023	\$50,600	3	\$8,100	
Cast in Place Concrete	40%	Now	\$98,900	LIFE	**	5	\$71,000	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Service Garage Area, Stairwell</i>							
	<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Service Garage Area</i>							
Vinyl Tile	55%	Now	\$111,200	2027	\$370,700	3	\$16,700	
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Baseboards Along Corridors</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>							
	<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Corridors</i>							
<b>Interior Walls</b>								
Concrete Masonry Unit	50%	Now	\$192,600	LIFE	**	5	\$11,800	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Glass Block	5%			LIFE	**	10	\$1,200	
Gypsum Board	45%	Now	\$10,800	LIFE	**	5	\$16,000	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Corridors</i>							
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%	Now	\$11,200	2032	**	5	\$14,200	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Rooms 201 And 218</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Various Locations Throughout</i>							
Exposed Struc: Steel	65%	Now	\$217,000	LIFE	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Throughout Service Garage Ceiling</i>							

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Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 1600 Amps Main Disconnect Switch</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$200	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$100	
Molded Case Bkrs	90%			2035	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025		5	\$400	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2032	**	1	\$16,700	
Generators								
Diesel	100%			2030	**	1	\$21,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 230 Kw</i>						
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$2,000	
		<i>Corroded Terminals, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
Fuel Storage								
Main Tank	100%			2042	**	5	\$1,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 550 Gallons</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2032	**	10	\$24,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	50%			2032	**	10	\$24,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

**Lighting**

## Egress Lighting

Emergency, Service	40%			2032	**	1		
Emergency, Battery	10%			2032	**	10	\$1,300	
Exit, LED	20%			2055	**	1		
Exit, Service	10%			2032	**	1		
Exit, Service	20%			2027	\$1,200	1		

## Exterior Lighting

LED	100%			2035	**			
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**Alarm**

## Security System

No Component	80%							
Generic	20%			2032	**	1	\$4,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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>	

**Heating**

## Energy Source

Electricity	1%			2037	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Operator Booths*

*Explanation : Electric Strip Heaters In Place*

Natural Gas	99%			2047	**	1		
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## Conversion Equipment

Furnace	20%	2-4	\$12,900	2037	**	1	\$4,800	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Roof*

*Explanation : 4 Gas Fired Rooftop Units Beyond Useful Life*

Furnace	20%			2035	**	1	\$5,400	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : 3 Newly Installed Gas Fired Packaged Rooftop Units*

Hot Water Boiler	30%			2047	**	1	\$8,000	
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*Recent Installation, Extent : Light, Area Affected : 30%*

*Location : Boiler Room*

*Other Observation, Extent : Light, Area Affected : 60%*

*Location : Boiler Room*

*Explanation : 1 Gas Fired Hot Water Boiler*

Radiant Heater	30%			2035	**	2	\$7,500	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Inspection Garage*

*Explanation : Newly Installed Infrared Radiant Heater*

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Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Distribution								
Ductwork/Diffusers	50%	Now	\$39,500	LIFE	**	2-5	\$15,100	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
Hot Wtr Piping/Pump	50%			2049	**	4	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : Newly Installed Hot Water Circulating Pump</i>							
Terminal Devices								
Convactor/Radiator	60%			2032	**	1	\$10,500	
No Component	40%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2022	\$104,800	2	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : On Extended Life</i>							
Ext Pkg Unit - Heating/Cooling	30%			2035	**	2	\$1,000	
Window/Wall Unit	10%			2025	\$10,900	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	100%	Now	\$39,300	LIFE	**	2	\$70,600	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$14,400	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Inspection Lanes</i>							
	<i>Explanation : Soft Fresh Air Supply Ducts</i>							
Ductwork/Diffusers	70%			LIFE	**	2-5	\$33,500	
Exhaust Fans								
Roof	50%			2027	\$21,100	2	\$800	
Wall Unit	50%			2027	\$40,100	2	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Westside Of Facility</i>							
	<i>Explanation : Fresh Air Intake Fans</i>							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		

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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</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</b>
<b>Plumbing</b>								
Water Heater Gas Fired	100%			2026	\$12,300	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Gallons With Additional Storage Tank. Storage Tank Needs To Be Insulated</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
<hr/>								
Storm Drain Piping Cast Iron	100%	0-2	\$7,400	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inspection Garage Floor Drains</i>								
<hr/>								
Sump Pump(s) Rigid Piping	100%			2035	* *	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Fire Suppression</b>								
Sprinkler Generic	100%			2047	* *	1-2	\$15,200	
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