

Print Date : 22-Oct-2012

**TAXI & LIMOUSINE COMMISSION - FY 2013**

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

CAPITAL	FY 2014 - 2017	FY 2018 - 2023
Exterior Architecture	\$529,600	\$771,300
Interior Architecture	\$641,000	\$397,900
Electrical	\$44,800	\$112,300
Mechanical	\$73,600	\$135,100
<b>Total</b>	<b>\$1,289,000</b>	<b>\$1,416,600</b>
Priority A	\$529,600	\$771,300
Priority B	\$310,100	\$247,400
Priority C	\$449,300	\$397,900
<b>Total</b>	<b>\$1,289,000</b>	<b>\$1,416,600</b>

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$51,100			
Interior Architecture	\$29,600			\$6,200
Electrical	\$4,400	\$3,600	\$4,300	\$3,600
Mechanical	\$36,500	\$5,700	\$35,200	\$5,700
<b>Total</b>	<b>\$121,600</b>	<b>\$9,300</b>	<b>\$39,500</b>	<b>\$15,500</b>
Priority A	\$51,100			
Priority B	\$43,900	\$9,300	\$39,500	\$9,300
Priority C	\$26,600			\$6,200
<b>Total</b>	<b>\$121,600</b>	<b>\$9,300</b>	<b>\$39,500</b>	<b>\$15,500</b>



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**WOODSIDE INSPECTION FACILITY TLC ENFORCE. SAFETY & EMISSIONS**  
**Asset # : 14462**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$22,600	LIFE	* *	5	\$35,900	A
Vertical Cracks, Extent : Light, Area Affected : 10%								
Location : East And South Elevations								
Concrete Masonry Unit	50%	Now	\$243,800	LIFE	* *	5	\$22,500	A
Vertical Cracks, Extent : Severe, Area Affected : 15%								
Location : Service Garage								
Masonry: Brick	30%	Now	\$212,200	LIFE	* *	5	\$21,600	A
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : West Facade, Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 15%								
Location : Along B Q E Facade								
Staining/Discoloring, Extent : Light, Area Affected : 75%								
Location : Various Locations Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Along B Q E Facade								
Metal Sect. OHD	10%			2028	* *	5	\$22,500	A
Windows								
Aluminum	90%	0-2	\$8,600	2039	* *	5	\$900	A
Air Infiltration, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Glass Block	2%			LIFE	* *	5	\$100	A
Steel	8%	Now	\$9,200	2048	* *	5	\$1,000	A
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : Remaining Steel Windows								
Broken/Missing Elements, Extent : Severe, Area Affected : 80%								
Location : Remaining Steel Windows								
Parapets								
Concrete Masonry Unit	85%			LIFE	* *	5-10	\$11,600	A
Masonry: Brick	10%			LIFE	* *	5-10	\$1,700	A
Metal Panel	5%			2033	* *	5	\$500	A
Roof								
Modified Bitumen	100%	Now	\$73,500	2023	\$735,400			A
Drains Clogged, Extent : Moderate, Area Affected : 2%								
Location : By Roof Top Units								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Around Roof Top Units								
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Lanes 4 And 5 Of Garage								

**Interior**

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2019	\$19,200	3	\$6,600	C
Cast in Place Concrete	40%	Now	\$79,000	LIFE	* *	5	\$58,100	C
<i>Horizontal Cracks, Extent : Severe, 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	\$101,900	2023	\$339,800	3	\$13,700	C
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Baseboards Along Corridors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First And Second Floor Corridors, First Floor Stockroom, 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 : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	50%	Now	\$268,400	LIFE	* *	5	\$9,700	C
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Service Garage Area</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase Along B Q E</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Service Garage Area</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Corners And At The Vertical Piers In Service Garage</i>								
Glass Block	5%			LIFE	* *	10	\$1,000	C
Gypsum Board	45%			LIFE	* *	5-10	\$37,000	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%	Now	\$3,000	2028	* *	5	\$11,600	B
<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%	4+	\$191,700	LIFE	* *			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout Service Service Garage Ceiling</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

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<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%			2033	* *	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	* *	5	\$200	B
Raceway								
Conduit	100%			2033	* *	1		B
Panelboards								
Fused Disc Sw	10%			2031	* *	5	\$100	B
Molded Case Bkrs	90%			2031	* *	5	\$1,100	B
Wiring								
Thermoplastic	100%			2033	* *	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$24,800	5	\$300	B
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,300	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2028	* *	1	\$13,700	B
Generators								
Diesel	100%			2019	\$71,600	1	\$17,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Diesel Generator Rated @ 230 Kw</i>								
Batteries								
Lead/Acid	100%	Now	\$600	2018	\$600	5	\$800	B
<i>Corroded Terminals, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Fuel Storage								
Main Tank	100%			2038	* *	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 550 Gallons Capacity</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2031	* *	10	\$12,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	70%			2031	* *	10	\$28,500	B
<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>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	30%			2028	* *	10	\$3,200	B
Exit, LED	20%			2051	* *	1		B
Exit, Service	20%			2023	\$1,400	1		B
Exit, Battery	30%			2028	* *	10	\$900	B

## Exterior Lighting

HID	100%			2031	* *	10	\$100	B
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**Alarm**

## Security System

No Component	70%							D
Generic	30%	Now	\$44,800	2033	* *	1	\$4,500	B

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Garage Area**Explanation : Not Operational*

<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	1%			2033	* *	1		B
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Operator Booths**Explanation : Electric Strip Heaters In Place*

Natural Gas	99%			2043	* *	1		B
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## Conversion Equipment

Furnace	20%	2-4	\$12,100	2033	* *	1	\$4,000	B
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : 4 Gas Fired Rooftop Units Beyond Useful Life*

Furnace	20%			2031	* *	1	\$4,400	B
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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%			2028	* *	1	\$6,600	B
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*Other Observation, Extent : Light, Area Affected : 60%**Location : Boiler Room**Explanation : 1 Gas Fired Hot Water Boiler*

Radiant Heater	30%			2033	* *	2	\$6,200	B
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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Heating									
Distribution									
Ductwork/Diffusers	50%	Now	\$36,900	LIFE	* *	2-5	\$12,400	B	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
Hot Wtr Piping/Pump	50%			2048	* *	4	\$1,100	B	
	Other Observation, Extent : Light, Area Affected : 60%								
	Location : Boiler Room								
	Explanation : Newly Installed Hot Water Circulating Pump								
Terminal Devices									
Convactor/Radiator	60%			2028	* *	1	\$8,600	B	
No Component	40%							D	
Air Conditioning									
Energy Source									
Electricity	100%			2031	* *	1		B	
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	30%			2018	\$97,700	2	\$800	B	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : On Extended Life								
Ext Pkg Unit - Heating/Cooling	30%			2031	* *	2	\$800	B	
Window/Wall Unit	10%			2021	\$10,200	1		B	
No Component	30%							D	
Distribution									
Ductwork/Diffusers	100%	Now	\$36,700	LIFE	* *	2	\$57,700	B	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Roof								
Ventilation									
Distribution									
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$11,800	B	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Inspection Lanes								
	Explanation : Soft Fresh Air Supply Ducts								
Ductwork/Diffusers	70%			LIFE	* *	2-5	\$27,400	B	
Exhaust Fans									
Roof	50%			2023	\$19,600	2	\$700	B	
Wall Unit	50%			2023	\$37,400	2	\$700	B	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Westside Of Facility								
	Explanation : Fresh Air Intake Fans								
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2043	* *	1		B	

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Plumbing	Water Heater								
	Gas Fired	100%			2016	\$11,500	2	\$700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 75 Gallons With Additional Storage Tank. Storage Tank Needs To Be Insulated							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		B
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$6,900	LIFE	* *	1		B
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Inspection Garage Floor Drains							
	Fixtures								
	Generic	100%							B
Fire Suppression	Sprinkler								
	Generic	100%			2043	* *	1-2	\$12,500	B

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