

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$6,793,500	\$1,855,500
Interior Architecture	\$2,599,300	\$402,800
Electrical	\$87,700	\$1,601,600
Mechanical	\$694,000	\$471,200
Site Enclosure	\$155,100	
Site Pavements	\$213,400	
Total	\$10,542,900	\$4,331,200
Importance Code A	\$6,793,500	\$1,890,700
Importance Code B	\$2,964,800	\$2,440,400
Importance Code C	\$784,600	
Total	\$10,542,900	\$4,331,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$12,900			
Interior Architecture	\$66,200			\$2,300
Electrical	\$44,100	\$3,300	\$2,800	\$3,500
Mechanical	\$134,400	\$107,900	\$30,200	\$17,100
Total	\$257,600	\$111,200	\$33,100	\$22,900
Importance Code A	\$18,600	\$6,000	\$5,700	\$5,700
Importance Code B	\$210,000	\$105,200	\$27,300	\$17,100
Importance Code C	\$29,000			
Total	\$257,600	\$111,200	\$33,100	\$22,900



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

DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset #: 4133

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$597,700	LIFE	**	5	\$74,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$4,651,200	2050	**	5	\$116,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Base Of Coiling Doors</i>								
Windows								
Aluminum	95%	Now	\$75,500	2046	**	5	\$2,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$6,000	LIFE	**	5	\$200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	0-2	\$95,600	LIFE	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
Pre-Cast Concrete	10%	Now	\$6,800	LIFE	**	5	\$10,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parapet Wall Coping Stone</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Parapet Wall Coping Stone</i>								
Roof								
Built-Up (BUR)	85%	Now	\$666,000	2030	\$1,665,100			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanics Area</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	15%	Now	\$707,400	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Locker Rooms And Hallways</i>								
Soffits								
Stucco Cement	100%			2043	**	5		

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	60%	4+	\$569,600	LIFE	**	5	\$300,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%	0-2	\$12,600	2039	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Quarry Tile	30%			2043	**	5	\$102,900	
Vinyl Tile	8%	Now	\$24,700	2035	**	3	\$6,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%	Now	\$312,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	0-2	\$214,500	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	0-2	\$27,700	LIFE	**	5	\$3,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$1,300	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$102,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$278,400	2043	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	35%	Now	\$585,400	LIFE	**	5	\$12,500	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
Exposed Struc: Steel	40%	4+	\$536,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	40%			2065		**		
Chain Link	20%	Now	\$52,000	2060		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rear Of Yard</i>								
Masonry: Brick	40%	Now	\$103,100	2060		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Provost Ave</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$213,400	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Provost Avenue, East 233rd Street</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2043		**		
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$14,700	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$95,300	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Vertical Sections</i>								
Raceway								
Conduit	100%			2030	\$17,300	1		
Panelboards								
Fused Disc Sw	5%			2029	\$2,900	5	\$100	
Molded Case Bkrs	95%			2029	\$55,600	5	\$2,900	
Wiring								
Thermoplastic	100%			2030	\$35,300	1		
Motor Controllers								
Locally Mounted	15%			2028	\$21,900	5	\$100	
Motor Control Center	85%			2028	\$181,200	5	\$2,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								

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BRONX 12 GARAGE
Asset # : 4133

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	
Lighting								
Interior Lighting Fluorescent	70%			2030	\$561,800	10	\$74,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Locker Rooms, Offices, Parking Space</i>								
<i>Explanation : T-8 Lamps</i>								
HID	30%			2030	\$402,500	10	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Metal Halide</i>								
Egress Lighting Exit, Service	100%			2030	\$38,400	1		
Exterior Lighting HID	30%			2030	\$158,600	10	\$100	
No Component	70%							
Lightning Protection								
Arresters/Cabling Generic	100%			2033	\$72,300	5	\$1,800	
Alarm								
Security System No Component Generic	80%	20%	Now	\$42,500	2040	**	1	\$7,800
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras. Not Functional</i>								
Fire/Smoke Detection No Component Generic, Analog	70%	30%	Now	\$87,700	2040	**	1-3	\$19,500
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage, Offices</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells .</i>								
<i>The Fire Alarm System Is Not Functional</i>								

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

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

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	
Heating								
Conversion Equipment								
Furnace	60%			2038	**	1	\$34,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Garage</i>								
Furnace	10%			2030	\$35,200	1	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : 6 Older Gas Fire Units Remain</i>								
Hot Water Boiler	30%			2035	**	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2038	**	4	\$1,700	
No Component	70%							
Terminal Devices								
Air Handler	20%	0-2	\$21,300	2025	\$426,400	1	\$12,900	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor Fan Room</i>								
Convactor/Radiator	10%			2028	\$92,600	1	\$3,800	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2025	\$167,100	1	\$5,400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Roof</i>								
Window/Wall Unit	10%			2024	\$42,900	1		
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2025	\$44,000	1	\$7,200	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2025	\$6,600	2	\$8,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,700	
Exhaust Fans								
Interior	20%			2025	\$100,500	2	\$700	
Roof	80%	0-2	\$17,600	2030	\$175,900	2	\$2,300	
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								

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

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
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
Water Heater With Tanks Gas Fired	100%			2025	\$16,700	2		
Sanitary Piping Cast Iron	100%	0-2	\$28,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Water Backup At Wash Bay And Garage Floor During Rain</i>								
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Parking Lot</i>								
Storm Drain Piping Cast Iron	100%	0-2	\$8,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Sewage Ejector(s) Electric	100%			2030	\$59,300	4	\$4,600	
Fixtures								
Generic	100%							
<i>Leaking Connections, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Toilets And Showers</i>								
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$58,500	
Sprinkler Generic	100%			2040	**	1-2	\$32,500	
Fire Pump Generic	100%	0-2	\$2,200	2033	\$108,200	1	\$19,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Supply Room</i>								
Chemical System								
No Component Generic	99%			2025	\$800	1-3	\$700	
<i>1%</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Top Of Gas Refill Stations, Garage</i>								
<i>Explanation : 2 Sets</i>								

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$504,200	
Interior Architecture	\$60,800	
Electrical		\$96,900
Total	\$565,000	\$96,900
Importance Code A	\$504,200	
Importance Code B	\$60,800	\$96,900
Total	\$565,000	\$96,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$86,700		\$4,700	
Interior Architecture	\$138,700	\$500		\$700
Electrical	\$9,700	\$400	\$400	\$300
Mechanical	\$36,900	\$2,200	\$7,200	\$2,400
Site Pavements	\$400			\$400
Total	\$272,300	\$3,100	\$12,300	\$3,700
Importance Code A	\$88,100	\$1,400	\$6,100	\$1,400
Importance Code B	\$134,300	\$1,700	\$6,200	\$2,000
Importance Code C	\$49,900			\$400
Total	\$272,300	\$3,100	\$12,300	\$3,700



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

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$24,100	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Window Sills</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$900	
Masonry: Brick	75%	Now	\$332,000	LIFE	**	5	\$20,600	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade, Corners Of Building, At Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Street Facade</i>								
<i>Repointing Failure, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Door Openings</i>								
Metal Panel	5%			2051	**	5-10	\$9,500	
Metal Coiling Doors	10%	Now	\$172,200	2051	**	5	\$4,300	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Doors</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
Windows								
Aluminum	65%	0-2	\$17,600	2039	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Areas</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Perimeter Of Windows</i>								
Steel	35%	Now	\$44,900	2056	**	5	\$6,400	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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								
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Covered With Metal Panel</i>								
Metal Panel	25%			2051	**	5	\$4,200	
Roof								
Modified Bitumen	100%			2039	**	10	\$32,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$60,800	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Garage</i>								
<i>Ponding, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Of Garage Due To Floor Drain</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Garage</i>								
Ceramic Tile	5%			2040	**	5	\$1,000	
Vinyl Tile	25%	Now	\$42,300	2041	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2034	**	5	\$3,300	
Concrete Masonry Unit	80%	2-4	\$47,900	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Near Room 104 Mens Toilet</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Womens Locker Room</i>								
Gypsum Board	10%			LIFE	**	5	\$2,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,400	2044	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Areas Throughout 2nd Floor</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,300	
Plaster	70%	Now	\$43,500	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Within Garage From Roof Leak Above</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	95%			2044	**			
Metal	5%			2051	**	1-3	\$1,500	
Parking/Driveway								
Asphalt	100%			2040	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$3,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At 200 Amperes Each.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$31,800	5	\$400	
Raceway								
Conduit	90%			2031	\$3,900	1		
Conduit	10%			2041	**	1		
Panelboards								
Fused Disc Sw	10%			2030	\$1,000	5		
Molded Case Bkrs	80%			2030	\$7,800	5	\$300	
Molded Case Bkrs	10%			2039	**	5		
Wiring								
Thermoplastic	90%			2031	\$7,900	1		
Thermoplastic	10%			2041	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2029	\$22,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	35%			2031	\$33,800	10	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Locker Rooms And Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
HID	60%			2031	\$96,900	10	\$300	
LED	5%			2036	**			
Egress Lighting								
Exit, Service	100%			2031	\$4,600	1		
Exterior Lighting								
HID	30%			2031	\$19,100	10		
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%	Now	\$2,600	2041	**	1	\$500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras Not Functioning</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$7,000	2041	**	1-3	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations Not Functioning</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	100%			2053	* *	1		
Conversion Equipment									
	Window/Wall Unit	10%			2029	\$5,200	1		
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
Exhaust Fans									
	Roof	100%			2031	\$26,500	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	* *	1		
Water Heater With Tanks									
	Electric	50%			2029	\$11,500	4		
	Gas Fired	50%			2029	\$8,300	2		
Sanitary Piping									
	Cast Iron	100%	0-2	\$34,400	LIFE	* *	1		
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
	<i>Location : Garage Room</i>								
	<i>Explanation : Leaks From Top Floor Bathroom To Garage Room</i>								
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2036	* *	4	\$400	
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2051	* *	1-5	\$7,300	

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$570,900	
Interior Architecture	\$899,400	\$181,800
Electrical		\$441,700
Mechanical	\$265,900	\$1,943,100
Site Enclosure	\$371,300	
Site Pavements	\$744,500	
Total	\$2,851,900	\$2,566,700
Importance Code A	\$596,300	\$130,200
Importance Code B	\$1,824,600	\$2,436,500
Importance Code C	\$431,100	
Total	\$2,851,900	\$2,566,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$39,100			
Interior Architecture	\$3,200			\$2,400
Electrical	\$16,300	\$45,100	\$1,200	\$1,200
Mechanical	\$52,300	\$28,900	\$16,500	\$7,800
Site Enclosure	\$2,100			
Site Pavements	\$1,400			
Total	\$114,400	\$74,000	\$17,700	\$11,400
Importance Code A	\$68,400	\$4,300	\$4,100	\$4,100
Importance Code B	\$42,400	\$69,700	\$13,600	\$7,300
Importance Code C	\$3,500			
Total	\$114,400	\$74,000	\$17,700	\$11,400



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%	4+	\$125,800	LIFE	**	5	\$29,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Columns Flanking Doors</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	27%	2-4	\$119,000	2043	**	5	\$17,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	3%	4+	\$1,800	LIFE	**	5	\$4,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	92%	Now	\$158,600	2046	**	5	\$5,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Glass Block	5%	4+	\$1,300	LIFE	**	5	\$400	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East 176th Street Facade</i>								
Metal Louvers	3%	2-4	\$400	2033	\$20,100			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

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								
Parapets								
Concrete Masonry Unit	60%			LIFE	**	5	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Roof</i>								
<i>Explanation : Covered With Modified Bitumen</i>								
Masonry: Brick	20%	Now	\$70,400	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%	2-4	\$14,000	2043	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Parapet Railing</i>								
<i>Explanation : Pitch Pocket Deteriorated</i>								
Pre-Cast Concrete	5%	4+	\$1,100	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : West Side Of Roof</i>								
<i>Explanation : Detached Coping Stone Flashing</i>								
Roof								
Modified Bitumen	95%			2035	**	10	\$97,100	
<i>Debris Present, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%			2050	**	10	\$17,000	
Soffits								
Stucco Cement	100%	4+	\$20,500	2035	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Interior

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

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	Priority
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$138,100	LIFE	**	5	\$181,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Both Garages</i>								
Ceramic Tile	5%			2039	**	5	\$6,400	
Quarry Tile	15%			2043	**	5	\$28,800	
Vinyl Tile	15%	Now	\$155,300	2040	**	3	\$7,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$12,800	
Glass Block	5%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$155,700	2043	**	5	\$16,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Second Floor In 6, 6a And Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Exposed Struc: Steel	75%	4+	\$450,200	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%	0-2	\$2,100	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
Masonry: Brick	50%	Now	\$113,000	2060	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Masonry: Brick	100%	Now	\$258,300	2060		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout, Front Of Building</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$426,400	2045		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : East 176th And 175th Street</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East 175th Street</i>								
On-Site Walkways								
Cast in Place Concrete	50%			2035		**		
Pavers/Stone	50%	Now	\$1,400	2039		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	70%	Now	\$246,000	2039		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parking Area</i>								
<i>Potholes, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Parking Area Off East 176th Street</i>								
Cast in Place Concrete	30%	Now	\$72,100	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 1,600 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040		**	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	100%			2040		**	1	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	90%			2038	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	10%			2035	**	5	\$100	
Motor Control Center	90%			2035	**	5	\$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	40%			2030	\$231,400	10	\$30,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Locker Rooms And Offices</i>								
HID	5%			2030	\$48,400	10	\$100	
LED	55%			2038	**			
Egress Lighting								
Emergency, Battery	70%			2030	\$96,000	10	\$14,100	
Exit, Service	30%			2030	\$8,300	1		
Exterior Lighting								
HID	30%			2030	\$114,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	90%							
Generic	10%	Now	\$15,300	2040	**	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : CCTV Cameras Not Functional</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2025	\$42,100	1-3	\$10,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations And Smoke Detectors</i>								

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	
Heating								
Energy Source								
Natural Gas	85%			2040	**	1		
Interruptible Gas/Dual Fuel	15%			2040	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	35%	0-2	\$17,800	2040	**	1	\$13,000	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 7 Rooftop Units, Roof</i>								
Furnace	40%	0-2	\$2,000	2035	**	1	\$14,900	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : 25 Units</i>								
Furnace	10%			2025	\$25,400	1	\$4,100	
Hot Water Boiler	5%	0-2	\$8,700	2028	\$43,400	1	\$1,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>								
Hot Water Boiler	10%			2028	\$86,800	1	\$4,100	
Distribution								
Hot Wtr Piping/Pump	15%			2029	\$26,800	4	\$900	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2028	\$100,200	1	\$4,100	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2040	**	2	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Brand New Units, Both Are Not Power Connected Yet. R-410a</i>								
Window/Wall Unit	20%			2028	\$61,900	1		
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$71,700	LIFE	**	2-5	\$46,600	
<i>Needs Cleaning, Extent : Severe, Area Affected : 80%</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
BRONX 6 AND 6A GARAGE
Asset # : 2008

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
Ventilation								
Exhaust Fans								
	Roof	65%	0-2	\$10,300	2025	\$103,000	2	\$1,300
<i>Not in Service, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Roof</i>								
	Roof	35%	0-2	\$55,500	2040	**	2	\$700
<i>Broken, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Not In Service, Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	50%			2040	**	1	
	Galvanized Steel	50%	2-4	\$10,400	2028	\$521,400	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Supply Room</i>								
Water Heater With Tanks								
	Gas Fired	50%			2025	\$8,300	2	
	Gas Fired	50%	0-2	\$200	2030	\$8,300	2	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room 6A</i>								
Sanitary Piping								
	Cast Iron	30%	0-2	\$6,200	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wash Bay Area</i>								
	Cast Iron	70%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$42,200
Sprinkler								
	Generic	100%			2030	\$1,129,500	1-2	\$23,400
Chemical System								
	No Component	99%						
	Generic	1%			2024	\$800	1-3	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gas Refill Stations</i>								
<i>Explanation : 2 Sets</i>								

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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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$378,100	\$69,200
Interior Architecture	\$398,100	
Mechanical		\$68,600
Total	\$776,200	\$137,800
Importance Code A	\$378,100	\$69,200
Importance Code B	\$398,100	\$68,600
Total	\$776,200	\$137,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$103,400			
Interior Architecture				
Electrical	\$14,100	\$5,000		
Mechanical		\$5,200		
Total	\$117,500	\$10,200		
Importance Code A	\$103,400			
Importance Code B	\$14,100	\$10,200		
Total	\$117,500	\$10,200		



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	60%	Now	\$323,700	LIFE	**	5	\$69,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entrance, Interior Sill At Base Of Fiberglass Panels</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Interior And Exterior Of Sheds And Entry Points</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Salt Shed To The Left</i>								
<i>Explanation : Left Salt Shed Building Is Condemned</i>								
Concrete Masonry Unit	15%	Now	\$54,400	LIFE	**	5	\$2,200	
<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	10%	Now	\$6,600	2039	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
Masonry: Brick Cavity	10%	Now	\$19,600	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
Wood	5%	Now	\$24,400	2050	**	5	\$2,900	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</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
BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING

Asset # : 3001

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	90%	Now	\$10,800	LIFE	**	5	\$6,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : South Wall</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : North And South Facades</i>							
Pre-Cast Concrete	10%	Now	\$500	LIFE	**	5	\$400	1
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Coping On South Wall</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Coping On South Wall</i>							
Roof								
Asphalt Shingle	90%	Now	\$30,100	2045	**			1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	10%	Now	\$11,300	2040	**			1
	<i>Debris Present, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Flat Section Between Barrel Roofs And Buttresses</i>							
	<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Flat Section Between Barrel Roofs And Buttresses</i>							
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$21,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Presence Of Salt Piles Prevented Full Examination</i>							
Ceilings								
Exposed Struc: Wood	100%	Now	\$398,100	LIFE	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Near Entrance</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Throughout</i>							

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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
BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING
Asset # : 3001

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

Site Pavements

Parking/Driveway

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

Under 600 Volts

Raceway

Conduit	100%	0-2	\$4,300	2060		**	1	
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*Corroded, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Panelboards

Molded Case Bkrs	100%	0-2	\$9,700	2055		**	5	\$100
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*Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%**Location : Front Of The Building*

Wiring

Thermoplastic	100%			2030	\$8,800		1	
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Lighting

Exterior Lighting

HID	20%			2025	\$5,000		10	
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No Component	80%							
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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	

Ventilation

Exhaust Fans

Roof	50%			2025	\$5,200		2	\$100
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No Component	50%							
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Plumbing

H/C Water Piping

Galvanized Steel	100%			2028	\$68,600		1	
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Along Side Of Shed**Explanation : Calcium Chloride Spray System*

Note : 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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,480,700	\$1,537,400
Interior Architecture	\$735,600	\$734,400
Electrical	\$390,300	\$488,900
Mechanical	\$130,400	\$996,200
Site Pavements	\$261,800	
Total	\$2,998,700	\$3,756,900
Importance Code A	\$1,480,700	\$1,537,400
Importance Code B	\$1,256,300	\$2,139,800
Importance Code C	\$261,800	\$79,700
Total	\$2,998,700	\$3,756,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$82,600			
Interior Architecture	\$41,100	\$13,700		\$900
Electrical	\$3,300	\$5,300	\$3,300	\$3,300
Mechanical	\$15,100	\$79,300	\$25,600	\$10,700
Site Enclosure	\$8,900			
Total	\$151,000	\$98,300	\$28,900	\$14,900
Importance Code A	\$88,400	\$5,900	\$5,800	\$5,800
Importance Code B	\$30,700	\$91,900	\$23,100	\$9,100
Importance Code C	\$31,900	\$500		
Total	\$151,000	\$98,300	\$28,900	\$14,900



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

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

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

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								
Fiberglass Panel	20%	2-4	\$22,300	2033	\$446,300	5	\$29,400	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	60%	Now	\$378,200	LIFE	**	5	\$47,000	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
	<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Overhead Doors And Windows Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : All Facades</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : 2nd Floor Corridor</i>							
Masonry: Granite	3%	Now	\$36,200	LIFE	**	5	\$1,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Building Base At West Facade</i>							
Masonry: Limestone	2%	Now	\$24,100	LIFE	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stone Band Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Window Sills</i>							
Metal Coiling Doors	15%	Now	\$61,300	2035	**	5	\$18,400	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	100%	Now	\$733,700	2055	**	5	\$7,900	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	100%	Now	\$107,600	LIFE	**	5	\$8,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Parapet Coping</i>							
	<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Interior Side Of Parapet</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : North And South Sides Of Second Floor</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Coping Stones</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : At Piers And South West Corners</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
BRONX DIST.7/8 SANITATION GARAGE**

Asset # : 4134

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	Priority
Exterior								
Roof								
Built-Up (BUR)	85%	Now	\$109,100	2030	\$1,091,100			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout 2nd Floor</i>								
Skylight, Plastic	15%	4+	\$90,800	2035	**	1		
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$185,100	LIFE	**	5	\$243,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor And Electrical Room</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor, First Floor</i>								
Ceramic Tile	3%			2033	\$230,100	5	\$4,200	
Ceramic Tile	2%			2045	**	5	\$2,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Womens Locker Room And Toilets</i>								
Quarry Tile	10%			2035	**	5	\$20,900	
Vinyl Tile	5%	Now	\$56,400	2040	**	3	\$2,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2033	\$79,700	5	\$1,500	
Ceramic Tile	2%			2045	**	5	\$1,000	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Womens Locker Room And Toilets</i>								
Concrete Masonry Unit	80%			LIFE	**	5	\$15,800	
Gypsum Board	8%			LIFE	**	5	\$2,400	
Gypsum Board	2%			LIFE	**	5	\$600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Womens Locker Room And Toilets</i>								
Masonry: Brick	5%	Now	\$23,000	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairwells, Electrical Room And 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Stairwells</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
BRONX DIST.7/8 SANITATION GARAGE
Asset # : 4134

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$18,100	2028	\$180,900	5	\$5,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout, Specially In Weight Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	2%			2050	**	5	\$2,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Womens Locker Room And Toilets</i>								
Exposed Struc: Concrete	25%	Now	\$101,900	LIFE	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	60%	Now	\$392,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			LIFE	**	5	\$8,700	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$4,300	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Iron Picket	50%	0-2	\$4,700	2050	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$261,800	2050	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

** 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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	25%			2035	**	5	\$100	
Motor Control Center	75%			2035	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	38%			2030	\$153,500	10	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Locker Room, Fitness Room And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	1%			2030	\$4,000	10	\$500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bronx 7 Garage</i>								
HID	60%	0-2	\$243,200	2040	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bronx 8 Garage</i>								
LED	1%			2038	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Bronx 8 Showers</i>								
Egress Lighting								
Emergency, Battery	1%			2040	**	10	\$100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Bronx 7 Women Locker Room And Shower</i>								
Exit, Battery	99%			2030	\$65,200	10	\$3,900	
Exterior Lighting								
HID	100%			2030	\$266,100	10	\$200	
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%			2025	\$147,100	1-3	\$36,000	

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	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Steam Boiler	100%			2043	**	1	\$57,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Steam Piping/Pump	100%			2050	**			
<hr/>								
Terminal Devices								
Air Handler	50%			2030	\$536,700	1	\$18,100	
Convactor/Radiator	30%			2043	**	1	\$5,700	
Fan Coil Unit/Heat	20%			2030	\$282,800	1	\$3,800	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	20%	0-2	\$75,000	2040	**	2	\$600	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Window/Wall Unit No Component	20%			2025	\$43,200	1		
	60%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$3,300	2030	\$66,100	2	\$32,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	
<hr/>								
Exhaust Fans Roof	100%	Now	\$55,300	2030	\$110,700	2	\$1,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Six Of Ten Units On Roof</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2050	**	1		
Galvanized Steel	70%			2035	**	1		
<hr/>								
Water Heater With Tanks Gas Fired	100%			2025	\$16,700	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120 Gallon Tank</i>								
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%			2030	\$11,400	4	\$1,200
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Standpipe							
	Generic	100%			2040	* *	1-5	\$29,500
	Sprinkler							
	Generic	100%			2040	* *	1-2	\$16,400

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$79,800
Total		\$79,800
Importance Code A		\$79,800
Total		\$79,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$44,100		\$300	
Interior Architecture	\$41,700	\$500		\$400
Electrical	\$7,600	\$200	\$200	\$200
Mechanical	\$300	\$200	\$500	\$300
Site Pavements	\$33,600			
Total	\$127,200	\$900	\$900	\$1,000
Importance Code A	\$44,200	\$100	\$400	\$100
Importance Code B	\$49,200	\$400	\$500	\$800
Importance Code C	\$33,800	\$400		
Total	\$127,200	\$900	\$900	\$1,000



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

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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	4+	\$11,800	LIFE	**	5	\$6,900	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Facade Facing Parking Lot</i>								
Metal Panel	2%			2041	**	5-10	\$1,000	
Pre-Cast Concrete	1%			LIFE	**	5	\$200	
Windows								
Aluminum	100%			2039	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Concrete Masonry Unit	2%			LIFE	**	5		
Metal Panel	3%			2051	**	5		
No Component	95%							
Roof								
Modified Bitumen	100%	Now	\$31,900	2031		\$79,800		
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Stepped Up Parapets And Roof Penetrations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South East Corner</i>								
Soffits								
Metal Panel	100%			2051	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$400	
Ceramic Tile	5%			2040	**	5	\$200	
Vinyl Tile	90%	Now	\$28,600	2041	**	3	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors And Kitchen Area</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Gypsum Board	92%	Now	\$9,900	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Entrance Lobby</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$3,200	2044	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Offices</i>								

Site Enclosure

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$9,700	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front At Cromwell Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	100%	Now	\$23,900	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Parking Lot</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Parking Lot</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Security Desk Area</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Raceway								
Conduit	100%			2041	**	1		
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$100	
Wiring								
Thermoplastic	100%			2041	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2031	\$43,800	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Exit, Service	100%			2031	\$1,100	1		

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
BRONX DISTRICT 5 ADMIN. BLDG.
Asset # : 14766

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	
Lighting								
Exterior Lighting								
HID	30%			2031	\$3,600	10		
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$1,000	2041	**	1	\$200	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras Not Functioning</i>					
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$6,600	2041	**	1-3	\$1,500	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Fire Alarm System Is Not Functional</i>					
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	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$1,300	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : No.2 Hot Water Circulating Pumps</i>					
Terminal Devices								
Convactor/Radiator	100%			2044	**	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2036	**	2		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500	
Exhaust Fans								
Roof	100%			2036	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$200	
	Fixtures								
	Generic	100%							

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : BRONX ENFORCEMENT GARAGE
Address : 1787 WEST FARMS ROAD
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0071.000 / 14810 **Yr Built/Renovated** : 1929 / 1973
Area Sq Ft : 32,498 **Project Type** : SANITATION
Date of Survey : 13-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3015 **Lot** : 58 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$719,700	
Interior Architecture	\$353,400	\$90,400
Electrical	\$142,600	
Mechanical	\$196,700	\$977,100
Site Enclosure	\$92,300	
Total	\$1,504,900	\$1,067,600
Importance Code A	\$719,700	\$276,600
Importance Code B	\$692,800	\$790,900
Importance Code C	\$92,300	
Total	\$1,504,900	\$1,067,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$105,300			\$10,600
Interior Architecture	\$207,900			\$600
Electrical	\$32,500	\$100	\$300	\$47,800
Mechanical	\$44,900	\$5,200	\$4,100	\$43,900
Site Enclosure	\$6,500			
Total	\$397,100	\$5,300	\$4,400	\$102,900
Importance Code A	\$108,500	\$3,200	\$3,200	\$13,900
Importance Code B	\$210,500	\$2,100	\$1,200	\$89,000
Importance Code C	\$78,100			
Total	\$397,100	\$5,300	\$4,400	\$102,900



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$3,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Masonry: Brick	79%	Now	\$388,200	LIFE	**	5	\$24,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade Base</i>								
<i>Graffiti, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations. All Facades</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Window Heads</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners Of Building</i>								
Masonry: Granite	1%	Now	\$23,500	LIFE	**	5	\$200	
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Door Openings</i>								
Metal Panel	2%	Now	\$800	2042	**	5	\$1,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Side Panels At Rolling Doors</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Jambs At Door Openings. Street Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Door Openings At Street Facade</i>								
<i>Explanation : Component Type Actually Steel Plate</i>								
Metal Sect. OHD	10%	2-4	\$10,800	2037	**	5	\$4,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Base Of Doors</i>								
Pre-Cast Concrete	1%			LIFE	**	5	\$1,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</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
BRONX ENFORCEMENT GARAGE
Asset # : 14810

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								
Windows								
Aluminum	20%	Now	\$600	2040	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sashes At Stairs And Second Floor</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%	Now	\$800	2047	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vents Throughout</i>								
Steel	75%	Now	\$17,100	2057	**	5	\$2,400	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Windows Throughout Garage</i>								
<i>Explanation : Single Pane Windows Well Beyond Useful Life</i>								
Parapets								
Masonry: Brick	90%	Now	\$48,000	LIFE	**	5	\$3,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Parapet Walls Above Garage And At Chimney</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Parapet Wall Above Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Saturated North Parapet Wall At Garage</i>								
Masonry: Limestone	7%	Now	\$3,700	LIFE	**	5	\$400	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Above Garage</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Above Garage</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Above Garage. South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Above Garage</i>								
Metal Panel	3%			2052	**	5	\$500	

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

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								
Roof								
Built-Up (BUR)	70%	Now	\$331,500	2042	**			1
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i> <i>Location : North And South Walls Above Garage</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : North And South Walls Above Garage</i> <i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Roof Above Garage</i> <i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof Above Garage</i> <i>Explanation : Component Type Well Beyond Useful Life</i>								
Modified Bitumen	25%			2037	**	10	\$10,400	
Roll Roofing	5%			2028	\$13,200	5	\$3,500	
Soffits								
Stucco Cement	100%			2030		5		
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$68,700	LIFE	**	5	\$90,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Partial Basement Area</i>								
Ceramic Tile	5%	0-2	\$13,400	2035	**	5	\$1,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : 2nd Floor Locker Rooms</i>								
Vinyl Tile	10%	Now	\$39,400	2042	**	3	\$1,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout First And Second Floor Offices</i>								

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

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	Priority
Interior								
Interior Walls								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	3%	Now	\$3,800	2035	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$1,900	
Gypsum Board	7%	Now	\$1,100	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Offices And 2nd Floor Corridor</i>								
Masonry: Brick	48%	Now	\$42,000	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Garage</i>								
Metal Panel	3%			LIFE	**			
SGFT/Glazed Masonry	12%	Now	\$24,800	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwell And Entry Walls</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$47,400	2052	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st Floor Offices, Female Locker Room</i>								
Exposed Struc: Concrete	80%	Now	\$284,700	LIFE	**	5	\$6,100	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Girders In Garage, Oil Tank Room In Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Beams Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Girders In Garage And Basement Beams</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Garage, Oil Tank Room, Boiler Room</i>								
Gypsum Board	5%			LIFE	**	5	\$3,000	
Plaster	5%	Now	\$36,100	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Stairwell And Front Storage Areas</i>								
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$92,300	2062		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : North Side Of Building</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$6,500	2052		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Perimeter Walls</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2052		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2037		**		
On-Site Walkways								
Cast in Place Concrete	100%			2037		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$3,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	90%			2032	\$3,900	1		
Conduit	10%	Now	\$400	2062		**		1
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Electrical And Boiler Room</i>								
Panelboards								
Fused Disc Sw	5%			2031	\$1,000	5		
Molded Case Bkrs	75%			2031	\$14,600	5	\$600	
Molded Case Bkrs	20%	Now	\$3,900	2057		**	\$100	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Wiring								
Thermoplastic	100%			2032	\$8,800	1		
Motor Controllers								
Locally Mounted	100%			2030	\$44,900	5	\$200	

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

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	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$500	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$67,500	10	\$8,900	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%	Now	\$18,000	2042	**			
<i>Inadequate Lighting Level, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement And First Floor</i>								
Fluorescent	30%			2037	**	10	\$8,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
HID	20%			2027	\$75,200	10	\$200	
Exterior Lighting								
HID	20%			2027	\$29,600	10		
No Component	80%							

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	
Heating								
Energy Source								
Fuel Oil No 2	100%			2032	\$72,800	5	\$10,100	
Conversion Equipment								
Steam Boiler	100%			2030	\$276,600	1	\$32,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. Corroded</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$12,700	2032	\$254,200			
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Vacuum Pump In Basement And Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Vacuum Pump, Basement</i>								
Terminal Devices								
Convactor/Radiator	45%			2030	\$116,800	1	\$4,700	
Fan Coil Unit/Heat	25%	0-2	\$19,700	2027	\$196,700	1	\$2,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Three Of The Units Are Not Working On The 1st Floor.</i>								
Unit Heater - Steam	30%			2032	\$54,100	4	\$1,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Window/Wall Unit	20%			2027	\$24,000	1		
	No Component	80%							
Ventilation									
Distribution									
	Ductwork Stainless Steel	30%			LIFE	* *			
	No Component	70%							
Exhaust Fans									
	Roof	20%			2037	* *	2	\$200	
	Wall Unit	70%			2027	\$9,600	2	\$700	
	No Component	10%							
Plumbing									
H/C Water Piping									
	Brass/Copper	50%	Now	\$4,100	2042	* *	1		
				<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
				<i>Location : Various Locations</i>					
				<i>Explanation : Insulation Deteriorated</i>					
	Galvanized Steel	50%	Now	\$4,100	2030	\$202,600	1		
				<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>					
				<i>Location : Various Locations</i>					
				<i>Explanation : Insulation Deteriorated</i>					
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%	Now		2025	\$1,000	4	\$700	
				<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Basement</i>					
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	No Component	80%							
	Generic	20%			2042	* *	1-5	\$3,400	

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$192,600	\$5,782,300
Interior Architecture	\$156,700	\$2,255,500
Electrical	\$602,900	
Mechanical	\$1,417,500	\$1,927,500
Site Pavements	\$56,600	
Total	\$2,426,300	\$9,965,200
Importance Code A	\$192,600	\$5,782,300
Importance Code B	\$2,177,100	\$4,044,100
Importance Code C	\$56,600	\$138,800
Total	\$2,426,300	\$9,965,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$53,600		\$71,900	\$5,000
Interior Architecture	\$11,200	\$19,400	\$26,900	
Electrical		\$13,400	\$16,800	\$18,400
Mechanical	\$32,100	\$38,100	\$118,100	\$46,100
Site Pavements	\$41,700			
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$154,400	\$86,700	\$249,500	\$85,300
Importance Code A	\$57,200	\$3,600	\$75,900	\$8,600
Importance Code B	\$55,500	\$72,700	\$173,500	\$76,700
Importance Code C	\$41,700	\$10,500		
Total	\$154,400	\$86,700	\$249,500	\$85,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$193,000	
Metal Panel	8%			2051	**	5-10	\$151,700	
Metal Sect. OHD	20%			2044	**	5	\$172,400	
Weathering Steel	2%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Varick Avenue Garage Door Steel Jamb Cladding</i>								
<i>Explanation : Minor Rusting At Door Jamb Bases.</i>								
Windows								
Aluminum	75%			2047	**	5	\$10,100	
Metal Louvers	25%			2040	**	10	\$21,000	
Parapets								
Cast Stone/Terra Cotta	10%	0-2	\$13,100	LIFE	**	5	\$28,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Coping Stone Joints</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
Masonry: Brick	75%			LIFE	**	5	\$27,600	
Metal Panel	5%			2051	**	5	\$7,100	
Metal Rail	5%			2044	**	5-10	\$33,300	
Roof								
Modified Bitumen	90%	4+	\$106,400	2031	\$5,321,000			
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Skylight, Plastic	10%			2044	**	1		
Soffits								
Fiberglass Panel	33%	Now	\$5,800	2034	**	5	\$24,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Awnings Over Varick Avenue Garage Entrances</i>								
Metal Panel	37%			2051	**	5-10	\$98,700	
Stucco Cement	30%			2044	**	5	\$29,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$39,200	
Ceramic Tile	5%			2040	**	5	\$17,900	
Poured Epoxy/Resin	10%			2029	\$1,959,900			
Sheet Vinyl/Rubber	10%			2036	**	5	\$53,700	
Traffic Topping	70%			2036	**	5	\$313,400	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$20,900	
Concrete Masonry Unit	83%			LIFE	**	5	\$138,800	
Glass: Single Pane	2%			LIFE	**	5	\$6,300	
Gypsum Board	10%			LIFE	**	5	\$25,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$11,200	2044	**	5	\$17,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entry Vestibules</i>								
Exposed Struc: Steel	88%			LIFE	**			
Gypsum Board	2%			LIFE	**	5	\$8,600	
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2051	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Parking Yard</i>								
<i>Explanation : This Is Actually A Precast Concrete Panel Wall Assembly That Looks Like Concrete Masonry Unit</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	65%	0-2	\$56,600	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Parking Area</i>								
Cast in Place Concrete	35%	Now	\$41,700	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Fuel Filler Stations</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2051	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Wing Bk1 Electrical Room</i>								
<i>Explanation : 2,500 Ampere Bolted Pressure Switch</i>								
Fused Disc Sw	50%			2051	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Wing Bk4 Electrical Room</i>								
<i>Explanation : 2,500 Ampere Bolted Pressure Switch</i>								

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

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
Under 600 Volts								
Transformers								
Dry Type	50%			2048	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Bk1 Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere Transformer</i>								
Dry Type	50%			2048	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Bk4 Electrical Room</i>								
<i>Explanation : 500 Kilovolt-ampere Transformer</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2057	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Bk1 Electrical Room</i>								
<i>Explanation : Switchboard MDS 1</i>								
Fused Disc Sw	50%			2057	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Bk4 Electrical Room</i>								
<i>Explanation : Switchboard MDS 4</i>								
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Molded Case Bkrs	100%			2053	**	5	\$6,300	
Wiring								
Thermoplastic	100%			2057	**	1		
Motor Controllers								
Motor Control Center	50%			2048	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Bk1 Utility Closet</i>								
<i>Explanation : Four Motor Control Centers</i>								
Motor Control Center	50%			2048	**	5	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Bk4 Utility Closet</i>								
<i>Explanation : Four Motor Control Centers</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2039	**	10	\$22,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Office Areas And Corridors</i>								
HID	90%			2039	**	10	\$7,000	
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$28,900	
Exit, Battery	50%			2039	**	10	\$8,100	

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 1 AND 4 GARAGE
Asset # : 15000

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	
Lighting								
Exterior Lighting HID	100%			2039	**	10	\$700	
Lightning Protection								
Arresters/Cabling Generic	100%			2066	**	5	\$5,800	
Alarm								
Fire/Smoke Detection Generic, Digital	100%	Now	\$602,900	2039	**	1-3	\$134,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Facility</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Facility</i>								
<i>Explanation : Fire Watch Is In Place 24 Hours Per Day</i>								
<hr/>								
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	
Heating								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	30%			2044	**	1	\$35,500	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : 12 Units, 6 Units Per Garage</i>								
No Component	70%							
Distribution								
Hot Wtr Piping/Pump	30%			2047	**	4	\$3,500	
No Component	70%							
Terminal Devices								
Air Handler	40%			2036	**	1	\$59,200	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Garage 1 And Garage 4 Roof</i>								
<i>Explanation : 18 Units, 9 Units Per Garage</i>								
Unit Heater - Hot Water	60%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Garage 1 And Garage 4</i>								
<i>Explanation : Gas Fired Unit Heaters</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	30%			2047	**	1		
Natural Gas	70%			2051	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Absorption Chiller/Direct Fire	30%	Now	\$771,000	2031	\$1,927,500	1	\$69,900
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Garage 1 And Garage 4 Roof</i>								
<i>Explanation : 8 Unit Modules Malfunctioning Per Garage</i>								
	No Component	70%						
Distribution								
	CW & CHW Wtr Pipe/Pump	30%			2051	**	4	\$3,500
	Ductwork/Diffusers	30%			LIFE	**	2	\$93,400
	No Component	40%						
Terminal Devices								
	Air Handler/Cool/Ht	30%			2036	**	1	\$44,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor And 2nd Floor Mechanical Room</i>								
<i>Explanation : 6 Air Handling Units, 3 Per Garage</i>								
	Fan Coil - 4 Pipe	20%			2036	**	1	\$15,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor</i>								
<i>Explanation : Perimeter Heating And Cooling</i>								
	No Component	50%						
Ventilation								
Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$20,000
	No Component	85%						
Exhaust Fans								
	Interior	5%			2036	**	2	\$400
	Roof	95%			2036	**	2	\$7,000
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2051	**	1	
Water Heater With Tanks								
	Gas Fired	100%	Now	\$300	2026	\$16,700	2	
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : One Unit In 1st Floor Mechanical Room Garage 1</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room Garage 1 And 4</i>								
<i>Explanation : 4 Units, 2 For Each Garage</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2036	**	1	\$14,700
Fixtures								
	Generic	100%						

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport Elevators Hydraulic	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor To 3rd Floor</i>								
<i>Explanation : 4 Units, 2 For Each Garage</i>								
Fire Suppression Standpipe Generic	100%			2051		**	1-5	\$125,100
Sprinkler Generic	100%	Now	\$646,500	2051		**	1-2	\$58,100
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage 1 And Garage 4</i>								
Fire Pump Generic	100%			2040		**	1	\$44,700

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Address : 1824 SHORE PARKWAY BAY 41ST ST & 26TH AVE
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 : 10-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 6943 **Lot** : 2 **BIN** : 3378180

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,415,400	\$1,312,700
Interior Architecture	\$959,400	\$158,100
Electrical	\$373,600	\$63,500
Mechanical	\$451,800	\$2,769,700
Site Pavements	\$66,100	
Total	\$3,266,300	\$4,304,000
Importance Code A	\$1,415,400	\$1,312,700
Importance Code B	\$1,784,800	\$2,991,300
Importance Code C	\$66,100	
Total	\$3,266,300	\$4,304,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$11,400			\$64,500
Interior Architecture	\$22,700	\$7,100		\$2,600
Electrical	\$11,500	\$4,300	\$9,100	\$37,700
Mechanical	\$83,200	\$33,000	\$15,500	\$31,500
Site Enclosure	\$9,800			
Site Pavements	\$29,700			
Total	\$168,200	\$44,400	\$24,600	\$136,200
Importance Code A	\$14,800	\$3,400	\$3,400	\$68,000
Importance Code B	\$130,500	\$41,000	\$21,200	\$68,200
Importance Code C	\$22,900			
Total	\$168,200	\$44,400	\$24,600	\$136,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%	Now	\$308,300	LIFE	**	5	\$72,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northeast Corner Of Building</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	14%	Now	\$176,400	2037	**	5	\$26,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2 Of 14 Doors Inoperable</i>								
Metal Coiling Doors	21%			2037	**	5	\$79,300	
Window Wall	5%			2042	**	5	\$22,700	
Windows								
Aluminum	100%	Now	\$755,300	2057	**	5	\$8,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$11,400	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Cavity	90%	Now	\$113,400	LIFE	**	5	\$5,800	
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Above 2nd Floor Offices</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parapet Walls Above 2nd Floor Offices</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Parapet Walls Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At All Building Corners</i>								

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

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	Priority
Exterior								
Roof								
Modified Bitumen	78%	Now	\$40,900	2032	\$818,900			
<i>Alligatoring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Above Garages</i>								
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Above Garages</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Above Garages At Drain Locations</i>								
Modified Bitumen	20%	Now	\$21,000	2032	\$210,000			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof Above 2nd Floor Offices</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof Above 2nd Floor Offices</i>								
Skylight, Plastic	2%			2030	\$211,400	1		
<i>Glazing Clouded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Above 2nd Floor Offices</i>								
Soffits								
Stucco Cement	100%			2037	**	5	\$27,000	
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$158,100	
Ceramic Tile	7%			2035	**	5	\$7,200	
Panel/Paver: Cer/Brk	3%			2040	**	5	\$7,000	
Vinyl Tile	20%	Now	\$111,400	2037	**	3	\$7,700	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Office Areas</i>								
Interior Walls								
Concrete Masonry Unit	55%			LIFE	**	5	\$9,200	
Gypsum Board	15%	Now	\$1,700	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors</i>								
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$21,000	2037	**	5	\$12,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Office Areas</i>								
Exposed Struc: Steel	70%	4+	\$848,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garages</i>								
Gypsum Board	5%			LIFE	**	5	\$6,500	
Site Enclosure								

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

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

Site Enclosure

Fence/Gates

Chain Link

100%	Now	\$9,800	2042	**
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 15%**Location : South Side Of Parking Area At Entrance**Corrosion/Rusting, Extent : Moderate, Area Affected : 50%**Location : Throughout**Other Observation, Extent : Moderate, Area Affected : 20%**Location : Parking Area**Explanation : Vegetation Growth*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%	Now	\$18,200	2037	**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : 25th Avenue Side And Truck Bay Entrance Sidewalk Aprons*

On-Site Walkways

Cast in Place Concrete

60%			2037	**
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Pavers/Stone

40%	Now	\$11,400	2035	**
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Walkway To Administrative Office Entrance**Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Walkway To Administrative Office Entrance*

Parking/Driveway

Asphalt

100%	0-2	\$66,100	2035	**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout Parking Area And Delivery Area**Sinking/Subsiding, Extent : Moderate, Area Affected : 15%**Location : Throughout Parking Area And Delivery Area*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%			2032	\$7,400	5	\$300
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each*

Switchgear / Switchboard

Fused Disc Sw

100%			2032	\$63,500	5	\$300
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Vertical Sections*

Raceway

Conduit

95%			2032	\$10,300	1
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Conduit

5%			2052	**	1
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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2031	\$1,900	5	\$100	
Molded Case Bkrs	95%			2031	\$37,000	5	\$1,900	
Wiring								
Thermoplastic	5%			2052	**	1		
Thermoplastic	95%			2032	\$21,000	1		
Motor Controllers								
Locally Mounted	20%			2030	\$17,900	5	\$100	
Motor Control Center	80%	0-2	\$8,500	2052	**	5	\$800	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor Mechanical Room</i>								
<i>Explanation : Motor Control Center Covers Missing</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
Stand-by Power								
Generators								
Diesel	100%			2045	**	1	\$29,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Parking Area</i>								
<i>Explanation : Portable Generator Connected With Temporary Cables As Required</i>								
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$2,900	
Fuel Storage								
Main Tank	100%			2060	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Parking Lot</i>								
<i>Explanation : 130 Gallon Sub-base Diesel Fuel Tank On Portable Generator</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2037	**	10	\$31,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Locker Room</i>								
LED	50%			2040	**			
<i>Recent Installation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
Egress Lighting								
Emergency, Battery	5%			2037	**	10	\$800	
Exit, Service	40%			2032	\$9,100	1		
Exit, Service	10%			2037	**	1		
No Component	45%							
Exterior Lighting								
HID	90%			2027	\$315,500	10	\$200	
No Component	10%							

Alarm

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

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	

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

Now

\$58,100

2042

* *

1-3

\$12,900

*Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Mechanical Rooms**Explanation : Alarm Bells And Manual Pull Stations Only*

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	

Heating

Energy Source

Fuel Oil No 2

100%

2042

* *

5

\$21,400

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$34,100

*Repairs In Progress, Extent : N/A, Area Affected : 50%**Location : Boiler Room 1 Of 2 Boilers**Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Units***Distribution**

Hot Wtr Piping/Pump

100%

Now

\$29,500

2031

\$147,300

4

\$3,400

*Corroded, Extent : Moderate, Area Affected : 50%**Location : Throughout The Garage**Insul. Deteriorating, Extent : Moderate, Area Affected : 70%**Location : Throughout The Garage**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : 1 Of 3 Circulating Pumps In Boiler Room***Terminal Devices**

Convactor/Radiator

20%

Now

\$2,200

2030

\$110,200

1

\$4,000

*Damaged, Extent : Light, Area Affected : 15%**Location : Enclosures Throughout*

Unit Heater - Hot Water

60%

2027

\$239,600

Unit Heater - Hot Water

20%

2037

* *

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$1,700	
	<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2 New Units Installed. 2 Old Units Left Abandoned On Roof.</i>							
Split Unit	10%			2027	\$159,900			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Operable Unit, Older Units Are Abandoned On The Roof</i>							
Window/Wall Unit	10%			2025	\$25,500	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$38,500	
Exhaust Fans								
Roof	100%	Now	\$52,300	2032	\$130,700	2	\$1,700	
	<i>Not in Service, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$43,300	2032	\$865,000	1		
	<i>Not Insulated, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Throughout</i>							
Water Heater With Tanks								
Oil Fired	100%			2030	\$86,200	1		
HW Heat Exchanger								
HTHW/HW	100%			2032	\$188,800			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2032	\$30,100	1	\$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2032	\$310,100	1-5	\$34,800	
Sprinkler								
Generic	100%			2032	\$931,400	1-2	\$19,300	
Chemical System								
No Component	95%							
Generic	5%			2027	\$4,000	1-3	\$4,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Fuel Islands</i>							
	<i>Explanation : Two Unleaded Stations</i>							

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : BROOKLYN 11 GARAGE MAINT. SHED QUONSET SHED
Address : 1824 SHORE PARKWAY GRAVES END
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0036.020 / 15217 **Yr Built/Renovated** :
Area Sq Ft : 6,900 **Project Type** : SANITATION
Date of Survey : 08-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6943 **Lot** : 2 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$10,300	\$1,800		
Interior Architecture	\$23,700		\$3,800	
Electrical		\$100		
Site Enclosure	\$7,400			
Total	\$41,300	\$1,900	\$3,800	
Importance Code A	\$10,300	\$1,800		
Importance Code B	\$17,300	\$100	\$3,800	
Importance Code C	\$13,800			
Total	\$41,300	\$1,900	\$3,800	



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

DEPARTMENT OF SANITATION - 827
BROOKLYN 11 GARAGE MAINT. SHED QUONSET SHED

Asset # : 15217

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal, Corrugated	90%	2-4	\$10,300	2059	**	1		
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Building Corners</i>								
Metal Sect. OHD	10%			2050	**	5	\$3,700	
Roof								
Metal Panel	90%			2050	**	10	\$33,300	
Skylight, Plastic	10%			2050	**	1		
Interior								
Floors								
Asphalt Poured	100%			2046	**	5	\$7,500	
Interior Walls								
Metal Panel	100%			LIFE	**	10	\$6,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Walls</i>								
<i>Explanation : Insulation On Metal Panel</i>								
Ceilings								
Metal Panel	100%			LIFE	**	5	\$34,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ceiling</i>								
<i>Explanation : Insulation On Metal Panel</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	40%			2068	**			
Chain Link	60%	Now	\$7,400	2053	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate</i>								
Site Pavements								
On-Site Walkways								
Asphalt	100%			2042	**			
Parking/Driveway								
Asphalt	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2059	**	1		
Panelboards								
Molded Case Bkrs	100%			2055	**	5	\$200	
Wiring								
Thermoplastic	100%			2059	**	1		

Lighting

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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 GARAGE MAINT. SHED QUONSET SHED
Asset # : 15217

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)		
Lighting									
	Interior Lighting								
	LED	100%			2041		* *		
	Exterior Lighting								
	LED	30%			2041		* *		
	No Component	70%							

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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,303,100	\$362,200
Interior Architecture	\$762,600	\$433,200
Electrical	\$776,400	\$306,800
Mechanical	\$1,054,000	\$425,100
Site Pavements		\$5,067,200
Total	\$5,896,100	\$6,594,300
Importance Code A	\$3,303,100	\$362,200
Importance Code B	\$2,280,200	\$1,165,000
Importance Code C	\$312,900	\$5,067,200
Total	\$5,896,100	\$6,594,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$48,200		\$14,800	\$6,400
Interior Architecture	\$104,300			\$2,500
Electrical	\$21,700	\$41,800		
Mechanical	\$88,500	\$17,400	\$12,800	\$7,500
Site Enclosure	\$25,200			
Site Pavements	\$43,300			
Total	\$331,100	\$59,200	\$27,600	\$16,400
Importance Code A	\$51,500	\$3,400	\$18,000	\$9,700
Importance Code B	\$215,600	\$55,800	\$9,500	\$6,700
Importance Code C	\$64,100			
Total	\$331,100	\$59,200	\$27,600	\$16,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	83%	Now	\$1,817,300	LIFE	**	5	\$113,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2056	**	5-10	\$18,700	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								
Pre-Cast Concrete	5%	Now	\$48,200	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	10%	Now	\$190,800	2035	**	5	\$34,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$1,048,100	2055	**	5	\$148,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,500	
Masonry: Brick	85%	Now	\$246,800	LIFE	**	5	\$10,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2056	**	5	\$2,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2047	**	5-10	\$10,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%			2038	**	10	\$100,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$122,800	LIFE	**	5	\$161,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Garage Area</i>								
Ceramic Tile	5%	Now	\$27,100	2033	\$271,400	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$159,600	2040	**	3	\$7,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : 1st Floor And 2nd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor And 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : 1st Floor And 2nd Floor</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$27,200	
Masonry: Brick	20%	Now	\$253,100	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$32,300	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st And 2nd Floor</i>								
SGFT/Glazed Masonry	10%	Now	\$59,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$32,000	2035	**	5	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	58%	Now	\$167,400	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Main Garage Area</i>								
Exposed Struc: Steel	20%			LIFE	**			
Metal Panel	2%	Now	\$12,800	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Bathroom</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Bathroom</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	10%			2050	**			
Chain Link	25%	Now	\$5,700	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Parking Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$19,500	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Of Parking Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side Of Parking Area</i>								
Free Standing Walls								
Cast in Place Concrete	80%			2065	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : West Side Of Parking Area</i>								
<i>Explanation : This Is Actually A Screen Wall</i>								
Cast in Place Concrete	20%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$36,700	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway Apron</i>								

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

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

Site Pavements

On-Site Walkways

Asphalt	50%			2033	\$83,500			
Cast in Place Concrete	50%	Now	\$6,600	2035	**			

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout Perimeter

Parking/Driveway

Asphalt	100%			2033	\$4,983,700			
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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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2030	\$7,400	5	\$300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Fused Disc Sw	100%			2030	\$63,500	5	\$300	
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Raceway

Conduit	90%			2030	\$9,700	1		
Conduit	10%			2040	**	1		

Panelboards

Fused Disc Sw	10%			2029	\$3,900	5	\$200	
Molded Case Bkrs	60%			2029	\$23,400	5	\$1,000	
Molded Case Bkrs	30%	2-4	\$11,700	2055	**	5	\$300	

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

Location : Throughout Building

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

Wiring

Thermoplastic	90%			2030	\$19,900	1		
Thermoplastic	10%			2040	**	1		

Motor Controllers

Locally Mounted	80%			2028	\$62,800	5	\$400	
Locally Mounted	20%	2-4	\$9,400	2050	**	5		

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

Location : Throughout Building

Ground

Grounding Devices

Not Accessible	100%							
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Other Observation, Extent : N/A, Area Affected : 0%

Location : Basement

Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible. Covered With Insulations.

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
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

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	
Lighting								
Interior Lighting Fluorescent	30%			2025	\$137,000	10	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
HID	68%			2025	\$519,100	10	\$1,500	
LED	2%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Explanation : Some LED Lighting Fixtures Installed.</i>								
Egress Lighting Exit, Service	100%			2025	\$21,800	1		
Exterior Lighting								
HID	40%			2025	\$120,300	10	\$100	
HID	60%			2030	\$180,500	10	\$100	

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	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2040	**	1		
Conversion Equipment Hot Water Boiler	100%			2043	**	1	\$32,600	
Distribution Hot Wtr Piping/Pump	10%	0-2	\$8,500	2055	**	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Hot Wtr Piping/Pump	90%	4+	\$50,700	2038	**	4	\$2,900	
<i>Abandoned in Place, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</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
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

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	
Heating								
Terminal Devices								
Air Handler	40%	Now	\$291,100	2040	**	1	\$14,700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
Convectector/Radiator	20%	Now	\$5,300	2028	\$105,400	1	\$3,800	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	20%			2030	\$319,600	1	\$4,300	
Fan Coil Unit/Heat	20%	4+	\$191,800	2040	**	1	\$3,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Garage</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$48,800	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800	
Exhaust Fans								
Interior	70%	Now	\$200,100	2040	**	2	\$1,100	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
Roof	30%			2035	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$16,600	2040	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main Valves And Piping In Boiler Room</i>								
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,700	2		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%	4+	\$243,600	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</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
BROOKLYN 12 GARAGE MAIN BUILDING**

Asset # : 4196

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	
Plumbing								
Storm Drain Piping Cast Iron	100%	4+	\$68,200	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%	4+	\$12,900	2040	**	4	\$1,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2040	**	1-5	\$33,300	

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$111,100	
Electrical	\$116,700	
Mechanical		\$86,200
Site Pavements	\$117,100	\$1,171,100
Total	\$344,800	\$1,257,300
Importance Code A	\$111,100	
Importance Code B	\$116,700	\$86,200
Importance Code C	\$117,100	\$1,171,100
Total	\$344,800	\$1,257,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$17,500	\$30,100		
Interior Architecture	\$41,700			\$1,500
Electrical	\$30,300	\$52,000		
Mechanical	\$5,300	\$39,400	\$2,000	\$900
Site Enclosure	\$8,000			
Site Pavements	\$2,900			
Total	\$105,700	\$121,600	\$2,000	\$2,400
Importance Code A	\$18,000	\$30,600	\$500	\$500
Importance Code B	\$63,000	\$91,000	\$1,500	\$1,900
Importance Code C	\$24,800			
Total	\$105,700	\$121,600	\$2,000	\$2,400



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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
BROOKLYN 12 GARAGE O.A.U. OFFICE
Asset # : 4461

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								
Stucco Cement	100%	Now	\$111,100	2035	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$17,500	2038	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%			2035	**	10	\$30,100	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,200	
Ceramic Tile	5%			2033	\$39,900	5	\$700	
Vinyl Tile	85%	Now	\$16,600	2035	**	3	\$4,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	90%	Now	\$13,800	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$11,200	2035	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE O.A.U. OFFICE
Asset # : 4461

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	Priority
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	5%	Now		2050		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wall Copings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wall Copings</i>								
Chain Link	35%	Now	\$2,200	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Gates</i>								
Concrete Masonry Unit	30%	Now	\$800	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wall</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Wall</i>								
Masonry: Brick	30%	Now	\$5,000	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Wall At Entry Gate</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Wall At Entry Gate</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2050		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035		**		
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,900	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Building Perimeter On North Side</i>								
Parking/Driveway								
Asphalt	100%	Now	\$117,100	2033	\$1,171,100			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Salt Containment Area</i>								
<i>Explanation : Worn And Eroded</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2030	\$7,400	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Womens Locker Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Raceway Conduit	100%			2030	\$15,800	1		
Panelboards Molded Case Bkrs	100%			2029	\$19,500	5	\$300	
Wiring Thermoplastic	100%			2040	**	1		
Motor Controllers Locally Mounted	100%			2028	\$45,800	5	\$100	
Ground								
Grounding Devices Generic	100%	0-2	\$10,200	LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	70%			2025	\$116,700	10	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%	2-4	\$20,000	2040	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
Exterior Lighting HID	100%			2025	\$45,600	10		

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	
Heating								
Energy Source Fuel Oil No 2	100%			2040	**	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 500 Gallon Tanks</i>								
Conversion Equipment Hot Water Boiler	100%			2043	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Hot Water Boiler</i>								

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

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
Heating								
Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$500
Terminal Devices								
	Convactor/Radiator	100%			2035	**	1	\$3,200
Air Conditioning								
Energy Source								
	Electricity	100%			2046	**	1	
Conversion Equipment								
	Window/Wall Unit	100%			2025	\$37,000	1	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600
Exhaust Fans								
	Roof	10%	Now	\$1,900	2040	**	2	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 67%</i>						
		<i>Location : 2 Of 3 Defective Exhaust Fans On The Roof</i>						
	Roof	90%			2030	\$17,100	2	\$300
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	Now	\$2,500	2040	**	1	
		<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Water Main</i>						
Water Heater With Tanks								
	Oil Fired	100%			2028	\$86,200	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2035	**	1	\$600
Fixtures								
	Generic	100%						

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,849,800	\$59,900
Interior Architecture	\$283,700	\$219,700
Electrical		\$498,800
Mechanical	\$53,900	\$1,333,900
Site Pavements		\$659,900
Total	\$2,187,300	\$2,772,200
Importance Code A	\$1,849,800	\$59,900
Importance Code B	\$246,800	\$1,994,100
Importance Code C	\$90,800	\$718,200
Total	\$2,187,300	\$2,772,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$88,700	\$8,900		
Interior Architecture	\$75,900			\$1,100
Electrical	\$58,500	\$200		
Mechanical	\$37,900	\$49,800	\$9,700	\$6,700
Site Enclosure	\$2,600			
Site Pavements	\$37,900			
Total	\$301,400	\$58,900	\$9,700	\$7,700
Importance Code A	\$92,800	\$13,100	\$4,100	\$4,100
Importance Code B	\$175,300	\$45,800	\$5,600	\$3,600
Importance Code C	\$33,300			
Total	\$301,400	\$58,900	\$9,700	\$7,700



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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
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$211,800	LIFE	**	5	\$26,300	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Window Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Chimney, All Four Corners And Throughout</i>								
Metal Coiling Doors	20%	Now	\$50,000	2035	**	5	\$15,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bay 1 East Facade</i>								
Pre-Cast Concrete	5%	Now	\$84,800	LIFE	**	5	\$7,800	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Window Sills</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	20%	Now	\$268,600	2050	**	5	\$23,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Doors</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Doors</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bay 1 West Side</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows Steel	100%	Now	\$421,900	2055	**	5	\$59,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Transom Windows</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
<hr/>								
Parapets								
Masonry: Brick	85%	Now	\$341,300	LIFE	**	5	\$13,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Inside Face And Throughout</i>								
<i>Efflorescence, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Pre-Cast Concrete Coping - Inside Face</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South - East Facade - Rotating</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Inside Face - Throughout</i>								
<hr/>								
Metal Rail	5%			2035	**	5-10	\$14,700	
Pre-Cast Concrete	10%	Now	\$38,700	LIFE	**	5	\$10,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Coping</i>								
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$521,300	2035	**			1
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Areas Of Ponding</i>								
<i>Ponding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Built-up Roof At South East And West Corners And Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	85%	Now	\$122,600	LIFE	**	5	\$161,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Drains Clogged, Extent : Severe, Area Affected : 10%</i> <i>Location : At Wash Bay - Built-up Residue Is Hazardous And Slick</i> <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : Around Floor Drain</i> <i>Worn/Eroded, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$19,900	2035	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Toilets And Showers On 2nd Floor</i>								
Vinyl Tile	10%	Now	\$70,300	2040	**	3	\$3,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : Electrical Room, Lunch Room, 2nd Floor And Offices</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : Electrical Room, Lunch Room, Locker Rooms And Offices</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$1,200	2033	\$58,300	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout Toilets And Showers On 2nd Floor</i>								
Concrete Masonry Unit	25%	Now	\$10,000	LIFE	**	5	\$2,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i> <i>Location : Storage Rooms On North Side</i> <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> <i>Location : East Stair Well</i>								
Masonry: Brick	45%	Now	\$90,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
Plaster	25%	Now	\$6,400	LIFE	**	5	\$1,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i> <i>Location : Locker Rooms</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : Second Floor Locker Room</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
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$10,200	2035	**	5	\$8,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$28,200	2035	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Electrical Room, Office, Corridor And Lounge</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Electrical Room, Office, Corridor And Lounge</i>								
Exposed Struc: Concrete	40%			LIFE	**	5	\$5,400	
Exposed Struc: Steel	30%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Garage</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$2,600	2050	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Concrete Base, East Side Of North Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$24,700	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	80%	0-2	\$13,200	2033	\$659,900			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	20%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$3,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 1,200 Amperes And 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$31,800	5	\$200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2030	\$3,900	1		
Conduit	10%			2040	**	1		
Panelboards								
Fused Disc Sw	10%			2029	\$1,900	5	\$100	
Fused Disc Sw	5%			2038	**	5	\$100	
Molded Case Bkrs	65%			2029	\$12,700	5	\$800	
Molded Case Bkrs	20%			2038	**	5	\$200	
Wiring								
Thermoplastic	90%			2030	\$7,900	1		
Thermoplastic	10%			2040	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$44,900	5	\$200	
Locally Mounted	20%	0-2	\$6,700	2050	**	5		
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Overhead Doors</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	50%			2030	\$151,500	10	\$20,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	40%			2030	\$202,600	10	\$600	
LED	10%			2035	**			
Egress Lighting								
Exit, Service	90%			2030	\$13,000	1		
Exit, Service	10%	Now	\$1,400	2040	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Exterior Lighting								
HID	50%	Now	\$49,900	2030	\$99,800			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	50%							

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	

Heating

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

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	
Heating								
Energy Source								
Natural Gas	10%			2040	**	1		
Interruptible Gas/Dual Fuel	90%			2040	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One 10,000 Gallon Tank</i>						
		<i>Explanation : Buried Tanks</i>						
Conversion Equipment								
Furnace	10%			2035	**	1	\$2,200	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : 2 Gas Fire Modine Heaters</i>						
Steam Boiler	90%			2043	**	1	\$39,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One Unit</i>						
Distribution								
Central Plant Steam Piping/Pmp	90%			2030	\$1,082,600	4	\$1,900	
No Component	10%							
Terminal Devices								
Convactor/Radiator	25%			2028	\$87,500	1	\$3,500	
Unit Heater - Steam	65%			2035	**	4	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Garage Ceiling</i>						
		<i>Explanation : 4 Condemned Air Handling Units And 4 Condemned Fan Coil Units Need To Be Removed</i>						
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2024	\$32,400	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : Not Used For Long Time</i>						
Exhaust Fans								
Interior	20%			2025	\$37,900	2	\$300	
Roof	20%			2030	\$16,600	2	\$300	
No Component	60%							
Plumbing								

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

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
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2040	**	1		
Galvanized Steel	30%			2028	\$163,800	1		
Water Heater With Tanks								
Electric	50%			2028	\$11,500	4		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 90 Gallon Unit</i>						
Gas Fired	50%	Now	\$200	2030	\$8,300	2		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Broken And Abandoned</i>						
Sanitary Piping								
Cast Iron	100%	Now	\$53,900	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Underground Of Garage Floor</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
		<i>Leaking Connections, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Toilets In 2nd Floor Locker Room</i>						
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$22,100	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	50%	Now	\$992,900	LIFE	**	5	\$58,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Around Door Openings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Story Walls Flanking Garages</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Flanking Of Door Openings</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Around Over Head Door Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Where 2nd Story Towers Meet Garage Roof Line. Both Sides</i>								
Metal Coiling Doors	50%	Now	\$608,700	2036	**	5	\$91,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East And West Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 18 Garage On 105th Street</i>								
Windows								
Aluminum	100%	Now	\$128,400	2047	**	5	\$3,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Both Sides</i>								

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

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								
Parapets								
Cast Stone/Terra Cotta	30%	Now	\$338,100	LIFE	**	5	\$36,900	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Crazing, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above Garages And 2nd Floor Roofs</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner. 2nd Story Roof</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Low Parapet Walls Above Garages</i>								
Concrete Masonry Unit	15%	Now	\$14,400	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Below Coping Stone, Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Parapet Wall, Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 17 Through 18 Parapet Above Offices</i>								
<i>Explanation : Flashing Damaged And Missing</i>								
Masonry: Brick Cavity	15%	Now	\$101,700	LIFE	**	5	\$2,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Corners Of 2nd Story Roofs</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Parapet Walls Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Roof On South West Corner</i>								
No Component	40%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Over Garage Roof</i>								
<i>Explanation : No Parapet, Needs Guard Rail</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof Built-Up (BUR)	95%	Now	\$5,201,900	2041		**		1
			<i>Blisters, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Over Garage Floor</i>					
			<i>Deflection Evident, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : At Exhaust Hood Penetration And Ladder To Upper Roof, Garage 17 And 18</i>					
			<i>Expansion Joint Failure, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Over Garage Floor</i>					
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : 2nd Story Roofs</i>					
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%</i>					
			<i>Location : Garage 18</i>					
			<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Over Garage Floor</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout, Offices</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Over Garage Floor</i>					
Skylight, Plastic	5%	Now	\$258,100	2036		**	1	
			<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Garage 18</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : 17 To 18 Garage Stairwell</i>					

Interior

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BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	76%	Now	\$808,700	LIFE	**	5	\$425,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Back Up From Oil Seperator Floods Garage Regularly</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Both Garages Which Receive Back Up From Oil Seperator.</i>								
<i>Explanation : Floor Drains Dysfunctional</i>								
Ceramic Tile	4%			2034	**	5	\$10,200	
Quarry Tile	10%	Now	\$49,700	2036	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Office Entry</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwells 17 To 18 Garage</i>								
Sheet Vinyl/Rubber	5%	Now	\$16,400	2041	**	5	\$9,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Office Corridors</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Office Corridors</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Office Corridors</i>								
Vinyl Tile	5%	Now	\$25,900	2041	**	3	\$4,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1st Floor Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 1st Floor Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor Offices</i>								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$407,800	LIFE	**	5	\$88,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Walls Facing Garages. Water From Roof Above</i>								
SGFT/Glazed Masonry	20%			LIFE	**			

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

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	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$124,800	2051	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office, Locker Room And Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	85%	Now	\$1,022,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Garages</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Garages</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Garages</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Conduit Box In Garage 17 And Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$13,800	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 105th Street And Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$61,800	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Entry 105th Street</i>								
Parking/Driveway								
Asphalt	90%	Now	\$110,000	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
Cast in Place Concrete	10%	Now	\$33,400	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Lot</i>								

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Five Vertical Sections</i>								
Raceway								
Conduit	80%			2041	**	1		
Conduit	20%			2031	\$5,200	1		
Panelboards								
Fused Disc Sw	5%			2039	**	5	\$200	
Molded Case Bkrs	85%			2039	**	5	\$3,800	
Molded Case Bkrs	10%			2030	\$7,800	5	\$500	
Wiring								
Thermoplastic	90%			2041	**	1		
Thermoplastic	10%			2031	\$5,300	1		
Motor Controllers								
Locally Mounted	15%			2029	\$33,700	5	\$200	
Motor Control Center	85%			2036	**	5	\$4,000	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$2,500	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage 17</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2031	\$355,300	10	\$47,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	\$118,400	10	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Repair Shops</i>								
<i>Explanation : T-5 Lamps</i>								
HID	50%			2031	\$989,800	10	\$2,800	
LED	10%			2039	**			
Egress Lighting								
Emergency, Battery	40%			2031	\$112,200	10	\$16,500	
Emergency, Battery	10%			2026	\$28,100	10	\$4,100	
Exit, Service	35%			2031	\$19,800	1		
Exit, Service	15%			2026	\$8,500	1		

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

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

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	
Lighting								
Exterior Lighting								
HID	15%			2031	\$117,000	10	\$100	
LED	15%			2039	**			
No Component	70%							
Alarm								
Security System								
No Component	85%							
Generic	15%			2031	\$47,100	1	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	\$129,400	2041	**	1-3	\$28,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Fire Alarm System Is Not Functional.</i>								
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	
Heating								
Energy Source								
Natural Gas	85%			2041	**	1		
Interruptible Gas/Dual Fuel	15%			2041	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In The Street</i>								
<i>Explanation : One 8,500 Gallon Tank</i>								
Conversion Equipment								
Furnace	45%			2031	\$234,000	1	\$38,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 20 Rooftop Units</i>								
Furnace	40%	0-2	\$10,400	2031	\$208,000	1	\$30,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Modine Space Heaters Have Multiple Mechanical And Or Electrical Defects.</i>								
<i>Garage Ceiling</i>								
Hot Water Boiler	15%			2036	**	1	\$12,700	
<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	15%			2039	**	4	\$1,300	
No Component	85%							

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

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	
Heating								
Terminal Devices								
Convactor/Radiator	15%			2029	\$205,000	1	\$8,300	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	0-2	\$9,200	2026	\$183,300	2	\$800	
			<i>Broken, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : 1 Compressor, Roof Of District 18</i>					
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Inefficient Units</i>					
Exterior Pkg Unit - Cooling	10%			2039	**	2	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Outside Of Garage 18</i>					
			<i>Explanation : 1 Unit. R-410a</i>					
Window/Wall Unit	5%			2026	\$31,700	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,400	
Exhaust Fans								
Roof	30%	0-2	\$48,700	2041	**	2	\$1,300	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Roof	40%			2036	**	2	\$2,100	
Roof	30%			2031	\$97,300	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,700	2		
Sanitary Piping								
Cast Iron	10%	0-2	\$4,200	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Water Backup On Garage Floor South East Corner Of Garage 17.</i>					
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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
Fire Suppression	Standpipe							
	Generic	100%			2041	**	1-5	\$86,300
	Sprinkler							
	Generic	100%			2031	\$2,311,800	1-2	\$47,900
	Chemical System							
	Dry	1%			2026	\$800	1-3	\$700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fuel Station</i>					
			<i>Explanation : 1 Set</i>					
	No Component	99%						

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,801,000	\$176,300
Interior Architecture	\$421,700	\$584,600
Electrical	\$276,600	\$175,700
Mechanical	\$542,500	\$587,800
Site Pavements	\$272,900	
Total	\$4,314,700	\$1,524,400
Importance Code A	\$2,801,000	\$176,300
Importance Code B	\$1,456,600	\$1,348,100
Importance Code C	\$57,100	
Total	\$4,314,700	\$1,524,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$29,200			
Interior Architecture	\$167,000			\$3,400
Electrical	\$300	\$2,700	\$35,500	\$2,000
Mechanical	\$44,800	\$9,500	\$86,400	\$12,500
Site Pavements	\$16,700			
Total	\$258,000	\$12,300	\$121,900	\$17,900
Importance Code A	\$33,300	\$4,000	\$4,200	\$4,000
Importance Code B	\$163,600	\$8,200	\$117,700	\$13,900
Importance Code C	\$61,200			
Total	\$258,000	\$12,300	\$121,900	\$17,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%	4+	\$518,200	LIFE	**	5	\$64,400	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Corners And Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$9,300	2041	**	5	\$13,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$746,700	2036	**	5	\$111,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$179,000	2047	**	5	\$9,600	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%	2-4	\$112,800	LIFE	**	5	\$4,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	40%	2-4	\$20,000	2044	**	5	\$21,600	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$1,244,300	2041	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Interior								
Floors								
	Cast in Place Concrete	70%	Now	\$142,300	LIFE	**	5	\$187,300
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
	Ceramic Tile	3%			2034	**	5	\$3,700
	Steel Grating	5%	Now	\$206,900	2051	**	1	
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Vinyl Tile	22%	Now	\$72,600	2036	**	3	\$10,100
		<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Various Locations, Corridors, Cafeteria</i>						
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout, Corridors</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Throughout, Corridors, Cafeteria, Lockers</i>						
Interior Walls								
	Ceramic Tile	3%	Now	\$8,000	2034	**	5	\$700
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
	Concrete Masonry Unit	40%	Now	\$36,500	LIFE	**	5	\$8,000
		<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout Garage Area</i>						
	SGFT/Glazed Masonry	57%			LIFE	**		
Ceilings								
	AcousTileSusp.Lay-In	20%	Now	\$39,700	2029	\$397,300	5	\$12,200
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout</i>						
	Exposed Struc: Steel	70%			LIFE	**		
		<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Gypsum Board	8%	0-2	\$33,400	LIFE	**	5	\$12,200
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Locker Room Showers</i>						
	Metal Panel	2%	0-2	\$47,500	LIFE	**	5	\$3,100
		<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Bathrooms</i>						

Site Pavements

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$215,800	2044		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Due To Truck Traffic</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$16,700	2044		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Driveway Aprons</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Due To Truck Traffic</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Drain Clogged</i>								

Parking/Driveway

Cast in Place Concrete	100%	0-2	\$57,100	2044		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Due To Truck Traffic</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$7,400	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room In Bk10 Mezzanine From Roof Access Stair</i>								
<i>Explanation : Two 1,600 Ampere Main Disconnect Switches</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2031	\$63,500	5	\$400	
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Raceway

Conduit	100%			2031	\$10,800	1		
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Panelboards

Fused Disc Sw	5%			2030	\$1,900	5	\$100	
Molded Case Bkrs	95%			2030	\$37,000	5	\$2,300	

Wiring

Thermoplastic	100%			2031	\$22,100	1		
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Motor Controllers

Locally Mounted	100%			2029	\$112,200	5	\$600	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Garage 10 Sprinkler Room</i>								
<i>Explanation : Under Insulation</i>								

Lighting

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

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	
Lighting								
Interior Lighting Fluorescent	30%			2036	**	10	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room, Hallway And Bathroom</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	40%			2036	**	10	\$1,100	
LED	30%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Garage 10</i>								
<i>Explanation : LEDs Observed</i>								
Egress Lighting Emergency, Battery	50%			2036	**	10	\$9,900	
Exit, Service	50%			2031	\$13,500	1		
Exterior Lighting								
HID	50%			2026	\$207,700	10	\$100	
No Component	50%							
Alarm								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%	Now	\$68,900	2041	**	1-3	\$15,300	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
Heating								
Energy Source Fuel Oil No 2	100%			2041	**	5	\$25,300	
Conversion Equipment Hot Water Boiler	100%			2036	**	1	\$40,400	
<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%			2039	**	4	\$4,000	
Terminal Devices Air Handler	10%			2031	\$150,200	1	\$5,100	
Convactor/Radiator	20%			2036	**	1	\$5,300	
Unit Heater - Steam	70%	Now	\$15,900	2026	\$317,500	4	\$5,200	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2031	\$437,600	2	\$2,500	
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 10 Units</i>							
Window/Wall Unit	10%			2026	\$30,200	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$70,100	LIFE	**	2-5	\$45,600	
	<i>Damaged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Garage</i>							
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Office Ceiling</i>							
Exhaust Fans								
Roof	100%	Now	\$15,500	2026	\$154,900	2	\$2,000	
	<i>Not in Service, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$5,600	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Garage</i>							
Sump Pump(s)								
Non-Submersible	100%			2031	\$17,800	4	\$1,900	
	<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Basement</i>							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$41,200	
Sprinkler								
No Component	20%							
Generic	80%			2041	**	1-2	\$18,300	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	70%	Now	\$223,900	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entry Doors. North And South Street Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade At Expansion Joint</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade At Entrance Doors</i>								
Metal Coiling Doors	30%	Now	\$286,800	2037	**	5	\$14,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Garage Doors</i>								
Windows								
Aluminum	95%	Now	\$11,500	2040	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Broken Screens. Lounge, Corridor And Lockers</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Windows Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Windows Throughout</i>								
Metal Louvers	5%			2041	**	10	\$200	
Parapets								
Concrete Masonry Unit	80%	Now	\$10,400	LIFE	**	5	\$3,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls</i>								
Metal Panel	5%	2-4	\$1,700	2042	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Roof</i>								
Metal: Cage/Fence	15%	Now	\$7,500	2052	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And West Parapets</i>								

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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
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$449,900	2042		**		
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Southwest Corner Of Garage Roof</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof Well Beyond Useful Life. Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$342,000	2062		**		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Above Garage</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Skylight</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Garage</i>								
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$131,300	LIFE		**	5	\$69,200
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenue</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 80%</i>								
<i>Location : Garage Surface Throughout</i>								
Ceramic Tile	5%	Now	\$13,400	2035		**	5	\$1,200
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Area In Locker Rooms</i>								
Vinyl Tile	12%	Now	\$31,500	2042		**	3	\$2,200
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	18%			2042		**	3	\$4,400

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

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	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$6,300	2035	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Showers And 1st Floor Bath</i>								
Concrete Masonry Unit	62%	Now	\$26,700	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanics Area And 1st Floor Offices</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanics Area And 1st Floor Offices</i>								
Glass: Single Pane	3%			LIFE	**	5	\$500	
Gypsum Board	30%	Now	\$9,600	LIFE	**	5	\$4,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$23,700	2037	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Lounge, Locker Rooms And 1st Floor Office</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 1st And 2nd Floors Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Showers, Locker Rooms And Bathrooms</i>								
Exposed Struc: Steel	70%	4+	\$799,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South West Corner Of Garage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$23,100	2042	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Truck And Car Parking Lot</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gates At Pacific Avenue</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$122,700	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenue</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			

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

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

Site Pavements

Parking/Driveway
Asphalt

100% Now \$6,500 2035 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Truck And Car Lot

Ponding, Extent : Moderate, Area Affected : 15%

Location : Truck And Car Lot

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

Under 600 Volts

Service Equipment
Fused Disc Sw

100% 2032 \$3,700 5 \$200

Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$31,800 5 \$200

Raceway

Conduit

100% 2032 \$4,300 1

Panelboards

Fused Disc Sw

5% 2031 \$1,000 5

Molded Case Bkrs

95% 2031 \$18,500 5 \$900

Wiring

Thermoplastic

100% 2032 \$8,800 1

Motor Controllers

Locally Mounted

100% 2030 \$44,900 5 \$200

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$500

Lighting

Interior Lighting

Fluorescent

60% 2032 \$150,100 10 \$19,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Offices And Locker Rooms

Explanation : T-8 Lamps

Fluorescent

5% 2032 \$12,500 10 \$1,700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Mechanical Room

Explanation : T-5 Lamps

HID

33% 2032 \$138,000 10 \$400

LED

2% 2040 * *

Egress Lighting

Emergency, Battery

50% 2032 \$29,600 10 \$4,400

Exit, Service

50% 2032 \$6,000 1

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

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	

Lighting

Exterior Lighting

HID	10%			2032	\$16,500	10		
HID	10%	Now	\$16,500	2042	**			

Malfunctioning, Extent : Severe, Area Affected : 100%

Location : Outside Perimeter

No Component	80%							
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Alarm

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2027	\$27,300	1-3	\$6,900	

Other Observation, Extent : N/A, Area Affected : 100%

Location : Hallways, Office, Garage

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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	

Heating

Energy Source

Fuel Oil No 2	30%			2042	**	5	\$3,400	
Natural Gas	70%			2042	**	1		

Conversion Equipment

Furnace	40%	Now	\$43,900	2042	**	1	\$6,400	
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Abandoned in Place, Extent : Severe, Area Affected : 100%

Location : 4 Rooftop Package Units, Roof

Furnace	20%			2032	\$22,000	1	\$3,600	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Garage

Explanation : 4 Gas Fired Modine Heaters

Furnace	10%			2027	\$11,000	1	\$1,800	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit For Office Area.

Hot Water Boiler	30%			2037	**	1	\$5,400	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump	30%	Now	\$500	2040	**	4	\$500	
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Insul. Deteriorating, Extent : Moderate, Area Affected : 20%

Location : Boiler Room And Garage

No Component	70%							
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DEPARTMENT OF SANITATION - 827
BROOKLYN 8 SANITATION GARAGE
Asset # : 121

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
Heating								
Terminal Devices								
Convactor/Radiator	15%			2030	\$43,300	1	\$1,800	
Unit Heater - Hot Water	15%			2027	\$31,400			
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2027	\$59,300	2	\$200	
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>				
				<i>Location : 1 Rooftop Package Unit, Roof</i>				
Ext Pkg Unit - Heating/Cooling	30%			2027	\$178,000	2	\$700	
				<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : 4 Rooftop Package Units, R-22, Roof</i>				
Window/Wall Unit	5%	0-2	\$4,000	2032	\$6,700	1		
				<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Various Locations</i>				
No Component	55%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$31,000	LIFE	**	2-5	\$20,200	
				<i>Corroded, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Garage, Pacific Street Side</i>				
				<i>Damaged, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Garage, Pacific Street Side</i>				
Exhaust Fans								
Roof	100%	Now	\$13,700	2032	\$68,500	2	\$900	
				<i>Not in Service, Extent : Severe, Area Affected : 80%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2032	\$362,800	1		
Galvanized Steel	20%	0-2	\$1,800	2030	\$90,200	1		
				<i>Corroded, Extent : Severe, Area Affected : 15%</i>				
				<i>Location : Water Main Area</i>				
Water Heater With Tanks								
Gas Fired	100%			2027	\$16,700	2		
Sanitary Piping								
Cast Iron	25%	Now	\$2,200	LIFE	**	1		
				<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Wash Bay Area</i>				
Cast Iron	75%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Fixtures									
	Generic	100%							
Fire Suppression									
Standpipe									
	Generic	100%			2032	\$162,600	1-5	\$18,200	
Sprinkler									
	Generic	100%			2032	\$488,300	1-2	\$10,100	
Chemical System									
	Dry	2%			2025	\$1,600	1-3	\$1,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Garage Fuel Stations</i>							
		<i>Explanation : 2 Sets</i>							
	No Component	98%							

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$445,600	
Interior Architecture	\$245,500	\$1,541,900
Electrical	\$236,300	\$77,300
Mechanical		\$361,100
Total	\$927,300	\$1,980,300
Importance Code A	\$445,600	
Importance Code B	\$379,900	\$1,980,300
Importance Code C	\$101,900	
Total	\$927,300	\$1,980,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$90,400			
Interior Architecture	\$53,500			\$700
Electrical	\$400	\$23,300		
Mechanical	\$109,800	\$30,000	\$6,200	\$3,000
Site Pavements	\$9,900			
Total	\$263,900	\$53,300	\$6,200	\$3,700
Importance Code A	\$133,000	\$1,300	\$1,300	\$1,300
Importance Code B	\$112,300	\$52,000	\$5,000	\$2,400
Importance Code C	\$18,600			
Total	\$263,900	\$53,300	\$6,200	\$3,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	78%			LIFE	**	5	\$19,900	
Masonry: Brick	10%	Now	\$41,100	LIFE	**	5	\$2,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Masonry: Limestone	2%	Now	\$7,900	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Metal Sect. OHD	10%	Now	\$36,300	2043	**	5	\$4,000	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Park Place</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along Park Place</i>								
Windows								
Aluminum	15%	Now	\$5,200	2046	**	5	\$600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Steel	85%	Now	\$277,600	2055	**	5	\$39,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$112,000	LIFE	**	5	\$9,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof								
Modified Bitumen	100%			2035	**	10	\$56,000	
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	5%	Now	\$5,300	2033	\$106,000	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets And Showers Throughout</i>								
Traffic Topping	80%	Now	\$143,600	2030	\$1,435,900	5	\$19,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Floor Drains Throughout Garage Bays</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Garage Bays</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Garage Bays</i>								
Vinyl Tile	15%	Now	\$31,200	2035	**	3	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Offices, Corridors And Locker Rooms Throughout</i>								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$14,400	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$1,100	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$101,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,600	2043	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices, Toilets And Showers Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices, Toilets And Showers Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offices, Toilets And Showers Throughout</i>								
Exposed Struc: Concrete	65%			LIFE	**	5	\$3,900	
Exposed Struc: Steel	25%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage</i>								
Plaster	5%			LIFE	**	5	\$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$6,700	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	90%	0-2	\$3,100	2039	**			
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								
Cast in Place Concrete	10%			2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Sides</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$31,800	5	\$100	
Raceway								
Conduit	95%			2030	\$4,100	1		
Conduit	5%			2050	**	1		
Panelboards								
Molded Case Bkrs	100%			2029	\$19,500	5	\$700	
Wiring								
Thermoplastic	95%			2030	\$8,400	1		
Thermoplastic	5%			2050	**	1		
Motor Controllers								
Locally Mounted	80%			2028	\$26,900	5	\$200	
Locally Mounted	20%			2035	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								

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

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	
Lighting								
Interior Lighting								
Fluorescent	10%			2030	\$17,800	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	30%			2025	\$53,400	10	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	40%			2025	\$119,000	10	\$300	
HID	20%			2030	\$59,500	10	\$200	
Egress Lighting								
Emergency, Battery	20%			2035	**	10	\$1,200	
Emergency, Battery	30%			2025	\$12,700	10	\$1,900	
Exit, Service	50%			2030	\$4,300	1		
Exterior Lighting								
HID	100%	Now	\$63,800	2038	**			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Perimeter</i>								

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	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	26%	Now	\$41,700	2043	**	1	\$3,000	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Circulation Pump</i>								
<i>Controller Not Working, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units, Flue On Roof In Bad Condition</i>								
Hot Water Boiler	74%			2043	**	1	\$9,400	
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$1,300	
Terminal Devices								
Air Handler	50%			2030	\$236,400	1	\$8,000	
Convactor/Radiator	30%			2035	**	1	\$2,500	
Fan Coil Unit/Heat	20%			2030	\$124,600	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Window/Wall Unit	20%			2025	\$19,000	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$12,900
	Ductwork/Diffusers	10%	Now	\$22,100	LIFE	**	2-5	\$1,400
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ductwork On Parkside Side Of Building</i>								
Exhaust Fans								
	Interior	30%			2038	**	2	\$200
	Roof	70%	Now	\$3,400	2030	\$34,100	2	\$400
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater With Tanks								
	Electric	20%			2025	\$4,600	4	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Unit Is Used For Back-up Only.</i>								
	Gas Fired	80%			2024	\$13,300	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$26,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Floor Drains In Garage Near Parkside</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2050	**	1-5	\$13,000

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,800,600	\$472,100
Interior Architecture	\$1,041,300	\$183,300
Electrical	\$938,000	
Mechanical	\$59,200	
Site Pavements	\$488,400	\$4,884,000
Total	\$5,327,500	\$5,539,300
Importance Code A	\$2,864,100	\$472,100
Importance Code B	\$1,152,700	\$183,300
Importance Code C	\$1,310,700	\$4,884,000
Total	\$5,327,500	\$5,539,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$106,600			
Interior Architecture	\$27,100			\$1,200
Electrical	\$28,400	\$81,100		
Mechanical	\$63,000	\$44,700	\$6,700	\$9,300
Site Enclosure	\$34,500			
Site Pavements	\$900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$264,400	\$129,700	\$10,700	\$14,500
Importance Code A	\$109,400	\$4,100	\$2,300	\$4,100
Importance Code B	\$119,700	\$125,600	\$8,400	\$10,400
Importance Code C	\$35,400			
Total	\$264,400	\$129,700	\$10,700	\$14,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	Now	\$35,600	LIFE	**	5	\$8,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	70%	Now	\$766,300	LIFE	**	5	\$95,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout South And East Sides</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout All Facades</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Corners And Returns Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Granite	5%	Now	\$52,400	LIFE	**	5	\$5,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Building Throughout</i>								
Metal Coiling Doors	5%	Now	\$284,000	2035	**	5	\$10,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Sides Of Building</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East And West Sides Of Building</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : East And West Sides Of Building</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Sides Of Building</i>								
Pre-Cast Concrete	5%	Now	\$48,200	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Wood Overhead Doors	5%	Now	\$190,800	2050	**	5	\$17,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Louvers	20%	Now	\$103,100	2033	\$257,800			
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : East Facade</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : East Facade</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : East Facade</i>							
Steel	80%	Now	\$838,500	2055	**	5	\$119,000	1
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Bulkheads And Throughout</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	95%	Now	\$275,900	LIFE	**	5	\$11,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : At Lower Roof</i>							
Pre-Cast Concrete	5%	Now	\$14,000	LIFE	**	5	\$3,700	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Coping</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Lower Roof Level</i>							

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	Now	\$8,700	2043	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Slope Roof Over Second Floor And Upper Roof</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Upper Roof</i>								
Modified Bitumen	90%	Now	\$289,600	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage, Archives Room And Heating Room</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$139,200	LIFE	**	5	\$183,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Garage, Shops And Throughout</i>								
Ceramic Tile	5%	Now	\$27,100	2039	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st And 2nd Floor, Toilets And Showers</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st And 2nd Floor, Toilets And Showers</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 2nd Floor, Toilets And Showers</i>								
Vinyl Tile	10%	Now	\$79,800	2040	**	3	\$3,700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms And Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms And Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Rooms</i>								

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

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	Priority
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$404,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Third Floor - Unoccupied</i>								
<i>Explanation : Exposed Steel Structure Rusting Due To Water Penetration</i>								
Plaster	10%			LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices, Garage, And Lockers Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices, Garage, And Lockers Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices, Garage, And Lockers Throughout</i>								
SGFT/Glazed Masonry	70%	Now	\$418,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs And Toilets Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices, Garage, And Lockers Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices, Garage, And Lockers Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,900	
Exposed Struc: Concrete	85%			LIFE	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shops</i>								
Plaster	10%			LIFE	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Archives Room And Heating Room</i>								
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$34,500	2040		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$900	2035		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE		**		
Parking/Driveway								
Asphalt	98%	Now	\$488,400	2033	\$4,884,000			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	2%			2035		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	0-2	\$63,500	2060		**	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches, No Available Ratings And On Extended Life.</i>								
Switchgear / Switchboard								
Air Circuit Breaker	10%	0-2	\$6,400	2060		**	5	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	90%	0-2	\$57,200	2060		**	5	\$800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Raceway								
Conduit	95%			2030	\$10,300		1	
Conduit	5%			2040		**	1	

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

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

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
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%			2029	\$5,800	5	\$200	
Molded Case Bkrs	80%			2029	\$31,200	5	\$1,400	
Molded Case Bkrs	5%			2038	**	5	\$100	
Wiring								
Braided Cloth	60%	2-4	\$13,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	5%			2040	**	1		
Thermoplastic	35%			2030	\$7,700	1		
Motor Controllers								
Locally Mounted	10%			2035	**	5		
Locally Mounted	40%			2028	\$31,400	5	\$200	
Motor Control Center	50%	0-2	\$8,000	2050	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%			2025	\$273,400	10	\$36,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	8%			2035	**	10	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	32%			2025	\$243,800	10	\$700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Garage Area</i>								
Egress Lighting								
Emergency, Service	40%			2025	\$15,900	1		
Emergency, Battery	10%			2025	\$10,800	10	\$1,600	
Exit, Service	50%			2025	\$10,900	1		
Exterior Lighting								
HID	100%			2025	\$300,200	10	\$200	
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : East Garage Door</i>								

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

Heating

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

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
Heating								
Energy Source								
Electricity	30%			2040	**	1		
Fuel Oil No 2	70%	Now	\$5,200	2040	**	5	\$7,100	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One 4,000 Gallon Tank Buried In Yard</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Oil Pump Is Malfunctioning</i>								
Conversion Equipment								
Furnace	70%	Now	\$2,800	2035	**	1	\$20,500	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Floor Unit Inoperable Due To Rain Penetration At Lower Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Mechanical Shop Of Garage Floor</i>								
<i>Explanation : Oil Fired Space Heaters</i>								
Radiant Heater	30%			2035	**	2	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Administrative Spaces And Locker Rooms</i>								
<i>Explanation : Electric Space Heaters</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2035	**	1	\$21,300	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2025		1	\$36,600	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,700	
No Component	90%							
Exhaust Fans								
Roof	60%			2035	**	2	\$1,200	
Wall Unit	40%			2030		2	\$800	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2035	**	1		
Water Heater With Tanks								
Electric	100%	Now	\$500	2030		4	\$23,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								

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

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
Plumbing	Sanitary Piping Cast Iron	100%	Now	\$40,500	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Mower Shop Floor Drain</i>				
				<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Multiple Leaks From 2nd And 3rd Floor To 1st Floor Ceiling</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Storm Drain Piping Cast Iron	100%	Now	\$11,300	LIFE	**	1	
				<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : 3rd Floor Roof Multiple Locations</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Backflow Preventer Generic	100%			2030	\$28,700	1	\$4,000
	Fixtures Generic	100%						
Vertical Transport	Elevators Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st To 4th Floor</i>				
				<i>Explanation : One Unit Not In Service</i>				
Fire Suppression	Standpipe Generic	100%	Now	\$59,200	2040	**	1-5	\$23,400
				<i>House Tank: Wood, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Deteriorated On Roof With No Cover</i>				

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : BROOKLYN SOUTH 6 GARAGE BK S6
Address : 127 2ND AVENUE
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0051.000 / 4193 **Yr Built/Renovated** : 1920 / 2010
Area Sq Ft : 31,000 **Project Type** : SANITATION
Date of Survey : 19-May-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1020 **Lot** : 1 **BIN** : 3022747

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$823,300	
Interior Architecture	\$856,300	\$81,000
Electrical		\$229,200
Mechanical	\$134,200	\$745,600
Site Pavements	\$54,200	
Total	\$1,868,000	\$1,055,800
Importance Code A	\$881,300	
Importance Code B	\$760,000	\$1,055,800
Importance Code C	\$226,800	
Total	\$1,868,000	\$1,055,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$40,000	\$1,000		\$30,600
Interior Architecture	\$49,200	\$4,100		\$900
Electrical		\$200	\$300	\$22,300
Mechanical	\$104,000	\$38,700	\$6,000	\$24,500
Site Pavements	\$7,200			
Total	\$200,400	\$43,900	\$6,400	\$78,200
Importance Code A	\$40,100	\$2,500	\$1,500	\$32,100
Importance Code B	\$125,100	\$37,400	\$4,800	\$46,000
Importance Code C	\$35,200	\$4,100		
Total	\$200,400	\$43,900	\$6,400	\$78,200



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

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	28%	Now	\$155,900	LIFE	**	5	\$6,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i> <i>Location : East Facade, North Facade, South Facade</i> <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i> <i>Location : East Facade, North Facade, South Facade</i> <i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i> <i>Location : East Facade, North Facade, South Facade</i>								
Masonry: Brick	55%	Now	\$313,500	LIFE	**	5	\$19,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout Interior / Exterior Of Main Garage</i> <i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i> <i>Location : Window Openings</i> <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i> <i>Location : Window And Door Openings</i> <i>Spalling, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout Interior / Exterior Of Main Garage</i>								
Metal Coiling Doors	5%	Now	\$110,900	2052	**	5	\$2,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout</i>								
Metal Coiling Doors	2%	Now	\$55,500	2052	**	5	\$1,100	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i> <i>Location : Along 2nd Avenue</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Along 2nd Avenue</i> <i>Explanation : Doors Are Fabric Type Rapid Roll Doors.</i>								
Wood Overhead Doors	10%	Now	\$99,400	2052	**	5	\$8,900	
<i>Dry Rot/Decay, 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> <i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								

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

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	Priority
Exterior								
Windows								
Aluminum	30%	0-2	\$40,000	2057	**	5	\$400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	70%	Now	\$88,200	2057	**	5	\$12,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$2,500	
Masonry: Brick	40%			LIFE	**	5	\$3,000	
Masonry: Limestone	10%			LIFE	**	5	\$900	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,700	
Stucco Cement	10%			2045	**	5	\$1,900	
Roof								
Modified Bitumen	100%			2037	**	10	\$30,600	
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$307,600	LIFE	**	5	\$81,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$21,200	2037	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Janitors Closet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet And Janitors Closet</i>								
Vinyl Tile	15%	Now	\$56,200	2042	**	3	\$2,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	10%			2035	**	5	\$8,200	
Concrete Masonry Unit	40%	Now	\$150,500	LIFE	**	5	\$13,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Vehicle Bay</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors Through Annex</i>								
Gypsum Board	25%	Now	\$28,000	LIFE	**	5	\$12,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Baseboards Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Offices / Hallways</i>								
Masonry: Brick	25%	Now	\$76,200	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Vehicle Bay</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : 2nd Vehicle Bay</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Vehicle Bay</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$67,700	2052	**	5	\$3,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%	Now	\$108,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Garage</i>								
Plaster	65%	Now	\$89,400	LIFE	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Left Overhead Door On 2nd Ave</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Main Garage</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$54,200	2037	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	100%	2-4	\$2,900	2035	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Side Of Building</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$4,300	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$3,700	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$31,800	5	\$100	
<hr/>								
Raceway								
Conduit	100%			2032	\$4,300	1		
<hr/>								
Panelboards								
Fused Disc Sw	2%			2031	\$400	5		
Molded Case Bkrs	80%			2031	\$15,600	5	\$700	
<i>On Extended Life, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout The Building</i>								
Molded Case Bkrs	18%			2040	**	5	\$100	
<hr/>								
Wiring								
Thermoplastic	80%			2032	\$7,100	1		
Thermoplastic	20%			2042	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2030	\$35,900	5	\$200	
Locally Mounted	20%			2037	**	5		
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	40%			2032	\$85,800	10	\$11,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Locker Rooms And Offices</i>								
Fluorescent	10%			2037	**	10	\$2,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	40%			2032	\$143,400	10	\$400	
LED	10%			2040	**			
<hr/>								
Egress Lighting								
Exit, Service	50%			2027	\$5,100	1		
No Component	50%							
<hr/>								
Exterior Lighting								
HID	10%			2027	\$14,100	10		
No Component	90%							

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	

Heating

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

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	**	1		
Conversion Equipment								
Furnace	10%			2032	\$9,400	1	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Employee Lounge/ Lunchroom</i>								
<i>Explanation : Serves The Ladies Locker Room</i>								
Hot Water Boiler	90%	0-2	\$57,900	2037	**	1	\$12,400	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Breeching</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Obsolete Equipment, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units, Need Boiler Emergency Stop Switches</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$24,200	2042	**			
<i>Broken, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Of 3 Units In Boiler Room</i>								
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	50%			2032	\$284,900	1	\$9,600	
Convactor/Radiator	20%	Now	\$9,900	2030	\$49,500	1	\$1,800	
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	30%			2037	**	1	\$3,000	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

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	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%	Now	\$19,700	2030	\$49,300	2	\$200	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above The Office But Below The Roof</i>								
Split Unit	10%	Now	\$35,900	2032	\$71,900			
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Of 2 Units</i>								
Window/Wall Unit	30%	0-2	\$1,700	2025	\$34,400	1		
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage, AC-014</i>								
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300	
Exhaust Fans								
Interior	10%	Now	\$2,700	2032	\$13,400	2	\$100	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Two Of Four Bathroom Fans</i>								
Roof	90%			2037	**	2	\$900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$7,800	2032	\$388,900	1		
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Main Shutoff Valve Corroded By Mechanics Entrance</i>								
Water Heater With Tanks								
Gas Fired	100%			2027	\$16,700	2		
Sanitary Piping								
Cast Iron	100%	0-2	\$76,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Floor Drain</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$15,600	

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Address : 52-35 58TH STREET (ZOLA - 58-73 53RD AVENUE)
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0020.000 / 120 **Yr Built/Renovated** : 1964 / 2000
Area Sq Ft : 765,094 **Project Type** : SANITATION
Date of Survey : 28-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5,6,Ph
Block : 2361 **Lot** : 268 **BIN** : 4054170

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,634,300	\$1,865,900
Interior Architecture	\$3,515,600	\$2,187,000
Electrical	\$420,800	\$5,995,900
Mechanical	\$5,056,900	\$11,586,800
Site Enclosure	\$63,000	
Site Pavements	\$113,400	\$1,791,700
Total	\$13,804,100	\$23,427,300
Importance Code A	\$4,634,300	\$1,865,900
Importance Code B	\$8,888,200	\$20,763,700
Importance Code C	\$281,600	\$797,700
Total	\$13,804,100	\$23,427,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$21,000		\$85,600
Interior Architecture	\$34,500	\$66,900		\$13,700
Electrical	\$82,300	\$103,400	\$86,300	\$80,200
Mechanical	\$84,700	\$100,600	\$160,700	\$62,400
Site Enclosure	\$15,800			
Site Pavements	\$43,500			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$284,600	\$315,700	\$270,700	\$265,700
Importance Code A		\$42,800		\$87,500
Importance Code B	\$233,300	\$260,900	\$270,700	\$178,200
Importance Code C	\$51,300	\$12,000		
Total	\$284,600	\$315,700	\$270,700	\$265,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$1,337,700	LIFE	**	5	\$332,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bulkheads, Emissions Testing</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Metal Panel	5%			2052	**	5-10	\$152,500	
Metal Coiling Doors	15%	Now	\$347,000	2045	**	5	\$104,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2052	**	5	\$83,200	
Windows								
Aluminum	40%	Now	\$1,252,100	2057	**	5	\$13,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 4th Floor Offices</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st And 4th Floor Offices And Paint Shop</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 4th Floor Offices</i>								
Aluminum	55%			2048	**	5	\$37,000	
Metal Louvers	5%			2035	**	10	\$21,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$24,000	
Metal Panel	5%			2052	**	5	\$4,900	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	8%	Now	\$199,700	2032	\$499,300			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor Body Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor Body Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Fifth Floor Body Shop</i>								
Modified Bitumen	80%	Now	\$1,497,800	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Covers At Expansion Joints</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 6th Floor Roof</i>								
<i>Ridging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout 6th Floor Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Elevator Shaft</i>								
Modified Bitumen	12%			2032	\$748,900	10	\$70,100	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2028	\$949,300	3	\$82,400	
Cast in Place Concrete	44%			LIFE	**	5	\$1,057,900	
Cast in Place Concrete	33%	Now	\$602,600	LIFE	**	5	\$793,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor Throughout And Wash Bay Area</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wash Bay Area</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th And 5th Floor Slabs</i>								
Ceramic Tile	5%			2035	**	5	\$55,000	
Terrazzo	3%			LIFE	**	5	\$25,800	
Vinyl Tile 9" X 9"	10%	Now	\$947,300	2042	**	3	\$41,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors And Lockers</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd, 3rd, 4th, 6th Floor Corridors, Stairs And Offices</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$24,000	
Concrete Masonry Unit	32%	Now	\$281,600	LIFE	**	5	\$61,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Mechanical Area And Stairwell 9</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Storage, Electrical Room From Wash Bays Above</i>								
Concrete Masonry Unit	41%			LIFE	**	5	\$78,600	
Gypsum Board	15%			LIFE	**	5	\$43,100	
Metal Coiling Doors	2%			2048	**	5	\$47,900	
Plaster	5%			LIFE	**	5	\$7,200	
Ceilings								
AcousTileConcealSpLn	4%	Now	\$34,500	2037	**	5	\$27,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Freight Elevator On Fifth Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 6th Floor Corridors</i>								
AcousTileConcealSpLn	11%			2037	**	5	\$151,100	
Exposed Struc: Concrete	10%	Now	\$1,608,500	LIFE	**	5	\$17,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Beams</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 4th Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor Elevator Lobby, At Beams</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th Floor Ceiling</i>								
Exposed Struc: Concrete	60%			LIFE	**	5	\$103,000	
Exposed Struc: Steel	15%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$7,800	2042	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%	0-2	\$8,000	2052	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 59th Place Receiving Entrance</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Receiving Entrance</i>								
Masonry: Brick	50%	Now	\$63,000	2042	**			
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Truck Entry At 58th Street</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Truck Entry At 58th Street</i>								
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$113,400	2030	\$1,133,900			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Perimeter Entire</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Perimeter Entire</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$10,600	2030	\$26,600			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 58th Street Entrance</i>								
<hr/>								
Parking/Driveway								
Asphalt	100%	0-2	\$32,900	2028	\$657,800			
<i>Potholes, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At 58th Street Lot And Receiving Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At 58th Street Lot And Receiving Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2032	\$47,600	5	\$3,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At 3000 Amperes Each.</i>								
Fused Disc Sw	25%			2042	**	5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service Disconnect Switch Rated At 3000 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	100%			2030	\$26,100	5	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2000 Kilovolt Amperes 460 Volts Primary, 265 Volts Secondary</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2032	\$50,800	5	\$3,200	
Molded Case Bkrs	20%			2032	\$12,700	5	\$4,000	
<hr/>								
Raceway								
Busway	20%			2030	\$7,200	1		
Busway	5%			2037	**	1		
Conduit	60%			2032	\$21,600	1		
Conduit	15%			2042	**	1		

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

Asset # : 120

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2031	\$4,800	5	\$1,800	
Molded Case Bkrs	65%			2031	\$31,500	5	\$13,100	
Molded Case Bkrs	25%			2040	**	5	\$5,000	
Wiring								
Braided Cloth	50%	2-4	\$16,300	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	25%			2030	\$8,100	1		
Busway	5%			2037	**	1		
Thermoplastic	20%			2042	**	1		
Motor Controllers								
Locally Mounted	20%			2030	\$3,600	5	\$1,000	
Locally Mounted	5%			2037	**	5	\$300	
Motor Control Center	75%			2030	\$14,700	5	\$15,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$235,400	
Generators								
Diesel	100%			2035	**	1	\$296,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : Emergency Generator Rated At 375 Kilovolt Amperes.</i>								
Batteries								
Lead/Acid	100%			2025	\$2,400	5	\$28,300	
Fuel Storage								
Main Tank	100%			2047	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2032	\$3,737,500	10	\$404,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices, Locker Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
LED	40%			2040	**			
Egress Lighting								
Emergency, Service	30%			2032	\$132,500	1		
Emergency, Battery	20%			2032	\$240,800	10	\$35,500	
Exit, Service	50%			2032	\$154,600	1		

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

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	

Lighting

Exterior Lighting

HID	20%			2032	\$697,300	10	\$500	
LED	10%			2040	**			
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%	Now	\$420,800	2042	**	1	\$77,100	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways And Outside Perimeter**Explanation : CCTV Surveillance Camera System Is Not Functioning*

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%			2032	\$578,200	1-3	\$141,400	

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Horns*

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	

Heating

Energy Source

Plant Campus Steam / PRV	100%	0-2	\$5,000	2042	**	1		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : 5873 53rd Avenue**Explanation : Steam Coming From Former Betts Avenue Incinerator Building*

Conversion Equipment

Pres. Reducing Valve/LP Steam	100%			2035	**	5	\$43,600	
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*Other Observation, Extent : Light, Area Affected : 20%**Location : Throughout.**Explanation : Steam Traps Are Replacing*

Distribution

Steam Piping/Pump	100%	0-2	\$287,200	2042	**			
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*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout*

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

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

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

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

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	
Heating								
Terminal Devices								
Air Handler	35%	Now	\$944,800	2037	**	1	\$143,000	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Controls Inoperable For Many Years</i>								
Air Handler	15%			2040	**	1	\$68,100	
<i>Recent Installation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : 2 Units For Office Area</i>								
Convactor/Radiator	10%			2030	\$586,500	1	\$23,700	
<i>On Extended Life, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2032	\$1,778,200	1	\$23,700	
Unit Heater - Steam	30%			2037	**	4	\$30,200	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2040	**	1	\$34,100	
Reciprocating Compr/Chiller	10%	0-2	\$52,900	2037	**	1	\$30,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof, 5 Obsolete Units</i>								
Exterior Pkg Unit - Cooling	5%	Now	\$235,900	2042	**	2	\$1,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	5%			2037	**	2	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units, R-410a</i>								
Window/Wall Unit	10%	0-2	\$81,500	2031	\$271,700	1		
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2058	**	4	\$1,800	
CW & CHW Wtr Pipe/Pump	10%			2042	**	4	\$3,600	
No Component	85%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2040	**	1		
Air Handler/Cool/Ht	10%			2032	\$556,700	1	\$45,400	
No Component	80%							

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

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	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	10%			2032	\$83,100	2	\$51,100	
Air Cooled Condenser Unit	10%			2040	**	2	\$51,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$630,000	LIFE	**	2-5	\$409,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Ducts, On First Floor And Paint Shop</i>								
Exhaust Fans								
Interior	30%			2027	\$954,300	2	\$6,700	
<i>Obsolete Equipment, Extent : Light, Area Affected : 30%</i>								
<i>Location : First Floor Through Fifth Floor</i>								
Roof	70%	Now	\$487,100	2040	**	2	\$12,600	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof Exhaust Fans</i>								
<i>Other Observation, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heat Recovery Exhaust System Malfunctioned And Flexible Connection Deteriorated.</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%	Now	\$129,000	2042	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Zone Valves Are Malfunctioning</i>								
Galvanized Steel	30%	Now	\$54,900	2030	\$2,746,800	1		
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
HW Heat Exchanger								
Steam Fired	100%	Now	\$693,600	2058	**	4	\$72,600	
<i>Other Observation, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Abandoned Hot Water Heater In Placed</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$180,700	LIFE	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$149,600	2042	**	4	\$16,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor Adjacent To The Sewer Ejector Pumps</i>								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
Sewage Ejector(s) Electric	100%		2040	**	4	\$45,700	
Fixtures Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : First Floor To 6th Floor</i>				
			<i>Explanation : 6 Units, Two Units For Passengers And Four For Freight 1st To 6th Floor</i>				
Fire Suppression							
Standpipe Generic	100%		2032	\$3,302,400	1-5	\$370,300	
Sprinkler No Component Generic	80%		2032	\$1,983,600	1-2	\$41,100	
Chemical System Dry	100%		2025	\$79,600	1-3	\$72,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Outside Of The Building</i>				
			<i>Explanation : Refill Station</i>				

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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 : 26-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$4,953,500	\$71,900
Interior Architecture	\$11,054,700	\$297,300
Electrical	\$116,900	\$527,200
Mechanical	\$32,000	\$1,068,600
Site Pavements	\$805,200	
Total	\$16,962,400	\$1,965,000
Importance Code A	\$4,985,500	\$71,900
Importance Code B	\$11,044,900	\$1,893,100
Importance Code C	\$931,900	
Total	\$16,962,400	\$1,965,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$114,300			
Interior Architecture	\$63,400	\$2,500		
Electrical	\$2,900	\$2,600	\$1,700	\$2,400
Mechanical	\$31,400	\$7,200	\$15,700	\$7,400
Site Enclosure	\$45,300			
Site Pavements	\$15,200			
Total	\$272,500	\$12,300	\$17,400	\$9,800
Importance Code A	\$123,200	\$3,500	\$3,500	\$3,600
Importance Code B	\$61,100	\$6,300	\$13,900	\$6,200
Importance Code C	\$88,300	\$2,500		
Total	\$272,500	\$12,300	\$17,400	\$9,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	80%	Now	\$1,203,900	LIFE	**	5	\$71,900	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Street And Rear Facades At Transverse Joints</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Base Of Building</i>								
Glass Block	1%			LIFE	**	5	\$900	
Metal Panel	2%	0-2	\$3,700	2042	**	5	\$5,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade At Administration Entrance</i>								
Metal Coiling Doors	15%	Now	\$1,349,400	2052	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bay Doors On All Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Doors</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Doors Throughout</i>								
Pre-Cast Concrete	2%	Now	\$10,200	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	95%	Now	\$47,300	2057	**	5	\$500	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Headers And Sill Throughout. Improper Installation</i>								
Aluminum	5%			2031		5	\$100	
Parapets								
Concrete Masonry Unit	80%	2-4	\$24,600	LIFE	**	5	\$23,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	4+	\$8,300	2037	**	5	\$18,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Pre-Cast Concrete	10%	Now	\$20,200	LIFE	**	5	\$16,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

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

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								
Roof								
Built-Up (BUR)	100%	Now	\$2,400,200	2042	**			1
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Air Conditioning Units And Perimeter Walls</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Shops And Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$225,800	LIFE	**	5	\$297,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Garage, Shops</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage, Shops</i>								
Mosaic Tile	5%	Now	\$439,600	2052	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
Sheet Vinyl/Rubber	10%	Now	\$20,400	2037	**	5	\$12,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$31,800	2047	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Walls. Bathrooms And Locker Rooms</i>								
Concrete Masonry Unit	70%	Now	\$126,700	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Proximate To Window Openings</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pilasters And Corners Of Mezzanine</i>								
Glass: Single Pane	2%	2-4	\$2,300	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Gypsum Board	3%	0-2	\$200	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2040	**	5	\$4,900	
Metal: Cage/Fence	5%			LIFE	**			
SGFT/Glazed Masonry	10%	2-4	\$8,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$155,400	2052	**	5	\$8,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room</i>								
Exposed Struc: Steel	90%	Now	\$10,107,200	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage, Shops</i>								
<i>Water Penetration, Extent : Light, Area Affected : 25%</i>								
<i>Location : Above Shops And Mezzanine And Transverse Expansion Joints</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Fireproofing Compromised Due To Chronic Water Penetration</i>								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	98%	Now	\$41,900	2042		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Side And Rear Yards</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Side And Rear Yards</i>								
Exposed Struc: Steel	2%	0-2	\$3,500	LIFE		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Security Gate</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Main Security Gate</i>								
<i>Explanation : Unit Inoperable</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,200	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Curb Along Avenue D And Entry Apron To Side Lot</i>								
Parking/Driveway								
Asphalt	100%	Now	\$805,200	2047		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Side And Rear Lots</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Side And Rear Lots</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042		**	5	\$300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042		**	5	\$300
Raceway								
Conduit	100%			2042		**	1	
Panelboards								
Fused Disc Sw	15%			2040		**	5	\$200
Molded Case Bkrs	85%			2040		**	5	\$1,600
Wiring								
Thermoplastic	100%			2042		**	1	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2030	\$1,800	5		
Motor Control Center	85%			2049	**	5	\$1,600	
Variable Frequency Drive	5%			2049	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	38%			2032	\$226,100	10	\$24,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices And Basement</i>								
<i>Explanation : T-8 Lamps</i>								
HID	60%			2032	\$243,700	10	\$1,400	
LED	2%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2032	\$57,500	10	\$8,500	
Exit, Service	50%			2032	\$14,800	1		
Exterior Lighting								
HID	20%			2027	\$63,900	10		
LED	10%			2040	**			
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$25,700	1	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$53,000	1-3	\$13,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Toilets And Shops</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors.</i>								

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	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		

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

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	
Heating								
Conversion Equipment								
Furnace	75%	0-2	\$8,000	2040	**	1	\$23,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 15 Rooftop Package Units. All Of Them Have Same Mechanical Defects.</i>								
Furnace	15%			2027	\$32,000	1	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage Ceiling</i>								
<i>Explanation : 5 Units</i>								
Hot Water Boiler	10%			2037	**	1	\$3,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	10%			2031	\$15,000	4	\$300	
No Component	90%							
Terminal Devices								
Air Handler	10%			2040	**	1	\$4,300	
Convactor/Radiator	10%			2030	\$56,000	1	\$2,300	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2036	**	2	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : For Office Area</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Exterior Pkg Unit - Cooling	80%			2040	**	2	\$3,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 13 Units. R-410a</i>								
Ext Pkg Unit - Heating/Cooling	15%			2040	**	2	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Unit. R-410a</i>								
Heat Rejection								
Air Cooled Condenser Unit	5%			2040	**	2	\$2,400	
No Component	95%							
Ventilation								

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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
CIOFFE REPAIR SHOP
Asset # : 2003

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
Ventilation								
Distribution								
	Ductwork/Diffusers	25%	0-2	\$15,000	LIFE	**	2-5	\$9,800
<i>Controller Not Working, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Building Management System.</i>								
	Ductwork/Diffusers	75%			LIFE	**	2-5	\$29,300
Exhaust Fans								
	Roof	100%			2040	**	2	\$2,100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,700	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	\$13,700	4	\$2,200
Backflow Preventer								
	Generic	100%			2037	**	1	\$4,300
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2032	\$947,200	1-2	\$19,700
Fire Pump								
	Generic	100%			2028	\$65,400	1	\$13,100

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : E. 91ST MARINE TRANSFER STATION
Address : 1740 YORK AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0001.000 / 2014 **Yr Built/Renovated** : 2019 /
Area Sq Ft : 62,349 **Project Type** : SANITATION
Date of Survey : 27-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Mez
Block : 1587 **Lot** : 127 **BIN** : 1090338

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$81,700	\$289,700
Interior Architecture		\$386,400
Mechanical		\$561,600
Total	\$81,700	\$1,237,700
Importance Code A	\$81,700	\$289,700
Importance Code B		\$948,000
Total	\$81,700	\$1,237,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$28,900	\$21,300		
Interior Architecture	\$4,500	\$1,000		
Electrical	\$6,100	\$7,000	\$9,600	\$7,700
Mechanical	\$4,400	\$5,200	\$8,700	\$11,400
Site Pavements				
Total	\$44,000	\$34,600	\$18,300	\$19,100
Importance Code A	\$28,900	\$21,300		\$800
Importance Code B	\$15,000	\$12,200	\$18,300	\$18,300
Importance Code C		\$1,000		
Total	\$44,000	\$34,600	\$18,300	\$19,100



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

DEPARTMENT OF SANITATION - 827
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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								
Fiberglass Panel	25%			2045	**	5	\$163,300	
Metal, Corrugated	40%			2058	**	1		
Metal Coiling Doors	10%			2049	**	5	\$54,400	
Pre-Cast Concrete	25%			LIFE	**	5	\$141,500	
Windows								
Aluminum	50%			2054	**	5	\$3,400	
Metal Louvers	50%			2045	**	10	\$21,300	
Roof								
Metal Panel	100%			2049	**	10	\$66,500	
Soffits								
Metal Panel	100%			2058	**	5-10		
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$161,700	
Ceramic Tile	5%	Now	\$4,500	2045	**	5	\$2,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Men's Locker Room Bathroom</i>								
Poured Epoxy/Resin	5%			2030			\$224,700	
Interior Walls								
Cast in Place Concrete	25%			LIFE	**			
Ceramic Tile	10%			2045	**	5	\$2,100	
Concrete Masonry Unit	40%			LIFE	**	5	\$3,300	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$2,600	
Exposed Struc: Steel	70%			LIFE	**			
Metal Panel	10%			LIFE	**	5	\$10,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2049	**	5-10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Perimeter Walkway</i>								
<i>Explanation : This Is Actually Stainless Steel Railing</i>								
Chain Link	30%			2058	**			
Iron Picket	5%			2076	**			
Metal: Cage/Fence	45%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ramp Areas</i>								
<i>Explanation : These Are Actually Painted Metal Screens</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	60%			2045	**			
Panel/Paver: Cer/Brk	40%			2048	**	5	\$5,800	

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

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

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

DEPARTMENT OF SANITATION - 827
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$1,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Switchboard Room</i>							
	<i>Explanation : Two 3200 Ampere Switches</i>							
Transformers								
Dry Type	100%			2045	**	5	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mezzanine And Switchboard Room</i>							
	<i>Explanation : Various Sizes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$1,600	
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Molded Case Bkrs	100%			2048	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2052	**	1		
Motor Controllers								
Locally Mounted	10%			2045	**	5		
Motor Control Center	50%			2045	**	5	\$900	
Variable Frequency Drive	40%			2045	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Fire Pump Room</i>							
	<i>Explanation : Ground Observed</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$19,200	
Generators								
Diesel	100%			2041	**	1	\$24,100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Generator</i>							
	<i>Explanation : Size Unknown</i>							
Batteries								
Lead/Acid	50%			2026	\$1,200	5	\$1,200	
Lead/Acid	50%			2026	\$1,200	5	\$1,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Emergency Power Room</i>							
	<i>Explanation : Load Bank Observed</i>							

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DEPARTMENT OF SANITATION - 827
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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
Stand-by Power								
Fuel Storage Day Tank	100%			2048	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator</i>								
<i>Explanation : 1500 Gallons</i>								
Lighting								
Interior Lighting LED	100%			2037	**			
Egress Lighting								
Emergency, Service	50%			2037	**	1		
Exit, Service	50%			2037	**	1		
Exterior Lighting								
LED	10%			2037	**			
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$7,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$11,500	
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
Heating								
Energy Source Electricity	100%			2052	**	1		
Air Conditioning								
Energy Source Electricity	100%			2048	**	1		
Conversion Equipment								
Heat Pump Air Sourced	70%			2033	\$561,600	2	\$2,400	
Split Unit	30%			2037	**			
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,600	
Exhaust Fans								
Interior	100%			2037	**	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,700	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

DEPARTMENT OF SANITATION - 827
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

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	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2037	**	1	\$3,400	
Fixtures Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2052	**	1-5	\$27,700	
Sprinkler Generic	100%			2052	**	1-2	\$15,400	
Fire Pump Generic	100%			2041	**	1	\$10,300	

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$380,100	\$259,400
Interior Architecture	\$220,300	
Electrical	\$69,200	\$5,200
Mechanical		\$337,900
Total	\$669,600	\$602,400
Importance Code A	\$380,100	\$259,400
Importance Code B	\$160,200	\$343,100
Importance Code C	\$129,300	
Total	\$669,600	\$602,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$25,600		\$5,100	
Interior Architecture	\$56,600		\$1,100	\$100
Electrical	\$100		\$10,900	\$100
Mechanical	\$1,800	\$1,800	\$25,800	\$1,800
Site Enclosure	\$18,900			
Site Pavements	\$16,400			
Total	\$119,500	\$1,900	\$42,900	\$2,000
Importance Code A	\$26,800	\$1,200	\$10,200	\$1,200
Importance Code B	\$53,200	\$700	\$32,700	\$900
Importance Code C	\$39,400			
Total	\$119,500	\$1,900	\$42,900	\$2,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Masonry: Brick	45%	Now	\$174,700	LIFE	**	5	\$10,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northeast Corner Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	10%			2051	**	1		
Metal Coiling Doors	5%			2029	\$125,900	5	\$3,800	
Stucco Cement	10%			2029	\$133,500	5	\$6,000	
Wood	10%	Now	\$51,000	2051	**	5	\$6,000	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Elevation</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Wood Fascias Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Wood Shingles On East Elevation</i>								
Wood Overhead Doors	15%	Now	\$101,500	2051	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</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
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

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								
Windows								
Aluminum	40%	Now	\$16,700	2039	**	5	\$600	
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Steel	40%	Now	\$52,800	2056	**	5	\$7,500	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	20%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : East Elevation</i>							
	<i>Explanation : Windows Are Missing</i>							
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$500	
Masonry: Brick	90%			LIFE	**	5	\$500	
Roof								
Asphalt Shingle	60%	Now	\$4,000	2034	**			
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Dormer Locations</i>							
Modified Bitumen	40%			2036	**	10	\$5,100	
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$26,000	LIFE	**	5	\$34,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : First Floor Garage Area</i>							
Quarry Tile	5%			2036	**	5	\$1,300	
Vinyl Tile	5%	Now	\$1,200	2031	\$23,400	3	\$300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							

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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
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

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	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$3,000	LIFE	**	5	\$700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom On 1st Floor</i>								
Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Dormer Locations On 2nd Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Dormer Locations On 2nd Floor</i>								
Masonry: Brick	85%	Now	\$129,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Room</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gymnasium Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2036	**	5	\$900	
Exposed Struc: Concrete	45%	Now	\$22,500	LIFE	**	5	\$1,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st Floor Ceiling</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas On 1st Floor Ceiling</i>								
Exposed Struc: Steel	5%			LIFE	**			
Exposed Struc: Wood	40%	Now	\$91,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gymnasium And Wood Shop</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Gymnasium And Wood Shop</i>								
Gypsum Board	5%	Now	\$2,900	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Dormers And Wood Shop On 2nd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	85%	4+	\$18,900	2051	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Of Rear Yard</i>								
Masonry: Brick	15%			2041	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2029				

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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
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	14%	2-4	\$2,500	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Yard Area At Northeast Corner Of Building</i>								
Cast in Place Concrete	86%			2036		**		
Parking/Driveway								
Asphalt	100%	Now	\$13,900	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Side Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2051		**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes.</i>								
Transformers								
Dry Type	100%			2044		**	5	
Raceway								
Conduit	50%			2031	\$2,200		1	
Conduit	50%			2051		**	1	
Panelboards								
Fused Knife Sw	5%			2030	\$500		5	
Molded Case Bkrs	70%			2047		**	5	\$200
Molded Case Bkrs	25%			2030	\$2,400		5	\$100
Wiring								
Braided Cloth	25%			2030	\$2,200		1	
Thermoplastic	75%			2051		**	1	
Motor Controllers								
Locally Mounted	100%			2029	\$22,400		5	\$100
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$200
Lighting								

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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
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

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	
Lighting								
Interior Lighting								
Fluorescent	80%			2026	\$69,200	10	\$9,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	6%			2031	\$5,200	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2031	\$14,500	10		
Incandescent	2%			2026	\$1,600	2		
LED	2%			2039	* *			
Egress Lighting								
Exit, Battery	100%			2031	\$14,100	10	\$800	
Exterior Lighting								
HID	100%			2036	* *	10		

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	
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	* *	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried</i>								
<i>Explanation : One 1000 Gallon Tank</i>								
Conversion Equipment								
Furnace	10%			2026	\$3,800	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Supervisor Office</i>								
<i>Explanation : Unit Serves Supervisor Office</i>								
Steam Boiler	90%			2036	* *	1	\$11,100	
Distribution								
Steam Piping/Pump	100%			2031	\$97,800			
Terminal Devices								
Convactor/Radiator	100%			2029	\$99,800	1	\$4,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Split Unit	5%			2031	\$14,500			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor Ceiling</i>								
<i>Explanation : Serves Lavatory And Classroom</i>								
Window/Wall Unit	30%			2026	\$13,900	1		
No Component	65%							

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2	\$800	
No Component	95%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2041	**	1		
Galvanized Steel	90%			2029	\$140,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater With Tanks								
Electric	10%			2026	\$2,300	4		
Electric	30%			2030	\$6,900	4		
Gas Fired	60%			2030	\$10,000	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2041	**	1-5	\$6,300	

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$53,800	
Interior Architecture		\$65,800
Electrical	\$77,000	\$192,500
Mechanical	\$129,500	\$102,400
Total	\$260,300	\$360,700
Importance Code A	\$183,300	
Importance Code B	\$77,000	\$360,700
Total	\$260,300	\$360,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$74,900			
Interior Architecture	\$2,000			
Electrical	\$800	\$300	\$103,300	
Mechanical	\$33,100	\$1,600	\$31,200	\$1,600
Site Enclosure	\$7,000			
Site Pavements	\$12,000			
Total	\$129,700	\$1,900	\$134,500	\$1,600
Importance Code A	\$75,600	\$1,000	\$1,000	\$1,000
Importance Code B	\$35,100	\$900	\$133,500	\$600
Importance Code C	\$19,000			
Total	\$129,700	\$1,900	\$134,500	\$1,600



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

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

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$2,500	
Metal Panel	80%	4+	\$26,200	2041	**	5	\$37,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Flashing Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
Metal Sect. OHD	18%	Now	\$48,400	2036	**	5	\$7,100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Elevation</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Doors</i>								
<i>Explanation : Paint Peeling, Corrosion - Perimeter Of Frames</i>								
Windows								
Aluminum	100%			2039	**	5	\$600	
Roof								
Metal Panel	95%			2044	**	10	\$53,800	
Skylight, Metal/Glass	5%			2051	**	10	\$5,200	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$65,800	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$700	
No Component	80%							
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$2,000	2036	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Entrance</i>								
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	88%			LIFE	**	5	\$33,100	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%	Now	\$2,900	2036	**	5	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Elevation At Sea Wall</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : South Side Of Building</i>								
<i>Explanation : This Is Actually A Metal Rail Bolted To The Top Of The Sea Wall</i>								
Chain Link	80%	Now	\$4,100	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Yard Area</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Yard Area</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 BOAT HOUSE
Asset # : 2022

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

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%			2051		**		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : South Side Of Building**Explanation : This Is Actually A Sea Wall/bulkhead*

Site Pavements

On-Site Walkways

Asphalt	40%	2-4	\$2,700	2034		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Adjacent To East Yard Area*

Cast in Place Concrete	60%			2036		**		
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Parking/Driveway

Asphalt	50%			2034		**		
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Asphalt	50%	0-2	\$9,300	2034		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : East Yard Area*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%	Now	\$700	2041		**	5	1
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*Not in Service, Extent : Severe, Area Affected : 50%**Location : Transformer On Utility Pole**Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$31,800	5	\$500	
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Raceway

Conduit	100%			2031	\$4,300	1		
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Panelboards

Fused Disc Sw	10%			2030	\$1,900	5		
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Molded Case Bkrs	90%			2030	\$17,500	5	\$500	
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Wiring

Thermoplastic	100%			2031	\$8,800	1		
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Motor Controllers

Locally Mounted	100%			2029	\$33,700	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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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.

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

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	
Lighting								
Interior Lighting Fluorescent	20%			2026	\$28,800	10	\$3,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Storage And Bathroom</i>								
HID	80%	Now	\$77,000	2031	\$192,500			
<i>Damaged Fixtures, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$17,100	10	\$2,500	
Exit, Service	50%			2026	\$3,400	1		
Exterior Lighting								
HID	50%			2026	\$47,400	10		
No Component	50%							

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	
Heating								
Energy Source Fuel Oil No 2	100%			2041	**	5	\$6,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Above Ground In Back Of Building</i>								
<i>Explanation : One 4,000 Gallon Tank</i>								
Conversion Equipment Hot Water Boiler	100%	0-2	\$129,500	2051	**	1	\$9,300	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room Accessed From Outside Of Main Building</i>								
<i>Explanation : One No.2 Oil Burning Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$8,900	2030	\$44,400	4	\$1,000	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : One Of Two Pumps in Mechanical Room</i>								
Terminal Devices								
Convactor/Radiator	15%			2029	\$24,900	1	\$1,000	
Unit Heater - Hot Water	85%			2031	\$102,400			
Air Conditioning								
Energy Source Electricity	100%			2030	\$2,800	1		
Conversion Equipment								
Window/Wall Unit	5%			2024	\$3,800	1		
No Component	95%							

Ventilation

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

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

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

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	
Ventilation								
Exhaust Fans Roof	100%	Now	\$19,700	2031	\$39,400	2	\$500	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
Water Heater With Tanks Electric	100%			2026	\$23,100	4		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	50%			2031	\$4,500	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Generic	50%			2036	**	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Courtyard</i>								
<i>Explanation : Serves Tractor Repair Shop</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2041	**	1-5	\$10,500	

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$682,100	
Interior Architecture	\$79,100	
Electrical	\$122,100	\$228,700
Site Pavements	\$108,800	
Total	\$992,200	\$228,700
Importance Code A	\$682,100	\$52,900
Importance Code B	\$201,200	\$175,800
Importance Code C	\$108,800	
Total	\$992,200	\$228,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$176,000		\$7,700	
Interior Architecture	\$41,300			
Electrical	\$7,800	\$200	\$40,300	
Mechanical	\$700	\$700	\$22,900	\$700
Total	\$225,800	\$800	\$71,000	\$700
Importance Code A	\$177,800	\$700	\$8,400	\$700
Importance Code B	\$28,600	\$200	\$62,600	
Importance Code C	\$19,400			
Total	\$225,800	\$800	\$71,000	\$700



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

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

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	15%	Now	\$95,300	LIFE	**	5	\$13,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$131,200	LIFE	**	5	\$8,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corners Of Building</i>								
Metal Panel	20%	Now	\$11,700	2041	**	5	\$6,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2036	**	5	\$5,700	
Metal Sect. OHD	5%	Now	\$32,100	2051	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken, Corroded And Missing Elements</i>								
Weathering Steel	5%	Now	\$15,700	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gantry Supports</i>								
<i>Explanation : Corrosion / Rusting - Structural Steel Columns</i>								
Windows								
Metal Louvers	100%	Now	\$10,100	2034	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$47,800	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$216,500	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	25%							

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	50%	Now	\$186,700	2041		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	25%	Now	\$23,300	2036		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Gantry Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gantry Garage</i>								
Modified Bitumen	15%			2026	\$52,400	10	\$4,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%	4+	\$35,200	2036		**	1	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Asphalt Poured	30%	Now	\$3,500	2036		**	5	\$1,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gantry Garage Area</i>								
Cast in Place Concrete	70%	2-4	\$18,500	LIFE		**	5	\$24,400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Storage Area</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$19,400	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
Concrete Masonry Unit	30%			LIFE		**	5	\$3,100
Masonry: Brick	35%			LIFE		**		
No Component	30%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : In Gantry Area</i>								
<i>Explanation : No Interior Walls</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

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

Interior

Ceilings

Exposed Struc: Concrete	70%	Now	\$79,100	LIFE	**	5	\$1,700	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Storage Area**Exposed Reinforcement, Extent : Moderate, Area Affected : 15%**Location : Shop Area*

Exposed Struc: Steel	30%			LIFE	**			
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Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$108,800	2036	**			
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout**Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%	4+	\$100	2031	\$7,400	5		
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*Enclosure Corroded, Extent : Moderate, Area Affected : 5%**Location : Electrical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,200 Ampere Main Switch*

Molded Case Bkrs	50%	4+	\$1,100	2031	\$52,900	5	\$100	
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*Enclosure Corroded, Extent : Moderate, Area Affected : 5%**Location : Electrical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 1,600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$105,800	5	\$300	
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Raceway

Conduit	100%			2031	\$25,100	1		
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Panelboards

Fused Disc Sw	10%			2030	\$3,900	5		
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Molded Case Bkrs	90%			2030	\$35,100	5	\$300	
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Wiring

Thermoplastic	100%			2031	\$28,000	1		
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Motor Controllers

Locally Mounted	100%			2029	\$70,000	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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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
FRESH KILLS I BUCKET SHOP
Asset # : 2020

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	
Lighting								
Interior Lighting Fluorescent	15%			2026	\$28,800	10	\$1,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Storeroom And Bathroom</i>								
HID	80%			2026	\$122,100	10	\$300	
HID	5%	Now	\$1,500	2041	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Shop</i>								
Egress Lighting								
Emergency, Battery	20%	Now	\$4,300	2041	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	30%			2026	\$6,500	10	\$1,000	
Exit, Service	30%			2026	\$1,700	1		
Exit, Service	20%	Now	\$700	2041	**	1		
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
LED	50%			2031	\$34,500			
No Component	50%							

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	
Heating								
Energy Source Fuel Oil No 2	100%			2041	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault</i>								
<i>Explanation : One 5,000 Gallon Tank</i>								
Conversion Equipment Furnace	100%			2031	\$40,100	1	\$6,500	
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		
Conversion Equipment Window/Wall Unit	10%			2026	\$4,900	1		
No Component	90%							
Ventilation								
Exhaust Fans Roof	50%			2026	\$12,500	2	\$200	
Wall Unit	50%			2026	\$2,800	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$2,730,800	\$245,000
Interior Architecture	\$891,000	\$99,000
Electrical	\$601,000	\$127,000
Mechanical	\$219,000	\$1,573,700
Site Pavements	\$185,800	
Total	\$4,627,600	\$2,044,700
Importance Code A	\$2,730,800	\$308,500
Importance Code B	\$1,711,000	\$1,736,200
Importance Code C	\$185,800	
Total	\$4,627,600	\$2,044,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$37,400			
Interior Architecture	\$157,100			\$1,000
Electrical	\$41,500	\$900	\$32,600	
Mechanical	\$7,500	\$7,500	\$44,700	\$14,000
Total	\$243,500	\$8,400	\$77,300	\$15,000
Importance Code A	\$45,600	\$6,900	\$6,900	\$6,900
Importance Code B	\$110,800	\$1,500	\$70,400	\$8,100
Importance Code C	\$87,100			
Total	\$243,500	\$8,400	\$77,300	\$15,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$192,500	LIFE	**	5	\$32,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Facades Throughout</i>								
Concrete Masonry Unit	10%	Now	\$13,800	LIFE	**	5	\$1,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$211,900	LIFE	**	5	\$13,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners And Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Wall Penetrations Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$1,700	2041	**	5	\$2,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Additions On South And West Elevations</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Additions On South And West Elevations</i>								
Metal Sect. OHD	10%			2029			\$8,200	
<i>Estimated Cost: \$93,400</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 TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	15%	Now	\$90,300	2039	**	5	\$2,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Steel	75%	Now	\$1,068,000	2056	**	5	\$151,500	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Wood	10%	Now	\$76,100	2056	**	5	\$16,200	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Parapets								
Cast in Place Concrete	80%	Now	\$108,300	LIFE	**	5	\$31,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : All Sides Throughout</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : All Sides Throughout</i>							
	<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : East Facade</i>							
Concrete Masonry Unit	15%	Now	\$3,500	LIFE	**	5	\$700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%	Now	\$1,300	2036	**	5	\$1,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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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
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC

Asset # : 2791

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	10%	Now	\$104,000	2041		**		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Bulkhead</i>								
IRMA/Protected Membrane	40%	Now	\$337,200	2041		**		
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
Metal Panel	10%	4+	\$13,000	2036		**		
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	30%	Now	\$292,100	2041		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$250,300	2041		**		
<i>Glazing Broken/Cracked, 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	85%	4+	\$188,000	LIFE		**	5	\$99,000
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	Now	\$64,600	2041		**	3	\$3,000
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor Corridor</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 TRACTOR REPAIR SHOP/OFFC
Asset # : 2791

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	80%	4+	\$38,400	LIFE	**	5	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$1,600	
Masonry: Brick	10%	Now	\$48,700	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$47,200	2051	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Men's Restroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine Offices</i>								
Exposed Struc: Concrete	90%	Now	\$638,300	LIFE	**	5	\$13,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%	Now	\$22,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Auto Repair Area</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$60,400	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$125,400	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</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.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	4+	\$1,300	2031	\$63,500	5	\$900	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2036	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt-ampere</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$63,500	5	\$1,800	
<hr/>								
Raceway								
Conduit	100%			2031	\$36,000	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2030	\$4,800	5	\$200	
Molded Case Bkrs	90%			2030	\$43,600	5	\$1,700	
<hr/>								
Wiring								
Braided Cloth	50%	2-4	\$16,300	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Thermoplastic	50%			2031	\$16,300	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2029	\$17,800	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	10%			2026	\$59,400	10	\$6,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lunch Room, Storage, Bathroom And Locker Room</i>								
<hr/>								
Fluorescent	10%	Now	\$23,800	2041	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
HID	80%			2026	\$324,500	10	\$1,800	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2026	\$57,400	10	\$8,500	
Exit, Service	50%			2026	\$14,800	1		
<hr/>								
Exterior Lighting								
HID	50%			2026	\$159,600	10	\$100	
No Component	50%							

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

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	**	5	\$21,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault In Yard</i>								
<i>Explanation : One 20,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$69,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One No.2 Oil Burning Steam Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2041	**			
Terminal Devices								
Convactor/Radiator	5%			2029	\$28,000	1	\$1,100	
Unit Heater - Steam	95%			2031	\$369,400	4	\$6,100	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2026	\$25,900	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$132,800	2041	**	2	\$1,700	
<i>Broken, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2029	\$873,500	1		
Water Heater With Tanks								
Oil Fired	100%			2024	\$86,200	1		
HW Heat Exchanger								
Steam Fired	100%			2031	\$330,900	4	\$6,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2031	\$30,600	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside In Courtyard</i>								
<i>Explanation : Water Main Also Serves The Boat House</i>								
Fixtures								
Generic	100%							

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Electrical		\$50,100
Total		\$50,100
Importance Code B		\$50,100
Total		\$50,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$39,700			
Interior Architecture	\$14,400			
Electrical	\$22,200	\$100	\$14,300	
Mechanical	\$18,800	\$200	\$9,300	\$200
Site Enclosure	\$2,900			
Site Pavements	\$12,800			
Total	\$110,900	\$300	\$23,600	\$200
Importance Code A	\$41,200	\$200	\$200	\$200
Importance Code B	\$47,600	\$100	\$23,300	
Importance Code C	\$22,100			
Total	\$110,900	\$300	\$23,600	\$200



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

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

Asset # : 2012

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,400	
Metal Panel	88%	Now	\$16,000	2051	**	5	\$23,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter At Foundation Wall</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Vegetation Growth</i>								
Metal Sect. OHD	10%			2044	**	5	\$4,400	
Windows								
Metal Louvers	5%			2034	**	10	\$1,300	
No Component	95%							
Roof								
Metal Panel	100%			2044	**	10	\$20,200	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$12,800	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$300	
Metal Panel	80%	Now	\$6,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Walls</i>								
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	90%	Now	\$8,000	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$2,900	2041	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entrance To Driveway Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vegetation Growth</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2036	**			
Parking/Driveway								
Asphalt	100%	4+	\$12,800	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</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
FRESH KILLS II EQUIPMENT WASH BLDG.
Asset # : 2012

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%	4+	\$400	2031	\$1,100	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	54%	4+	\$900	2031	\$17,100	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1,000 Ampere Main Breaker</i>								
Molded Case Bkrs	16%			2031	\$5,100	5		
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$31,800	5	\$100	
Raceway								
Conduit	100%			2031	\$4,300	1		
Panelboards								
Fused Disc Sw	10%			2030	\$1,000	5		
Molded Case Bkrs	90%			2030	\$8,800	5	\$100	
Wiring								
Thermoplastic	100%			2031	\$8,800	1		
Motor Controllers								
Locally Mounted	13%	4+	\$900	2029	\$1,500	5		
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Overhead Door Controller</i>								
Locally Mounted	87%			2029	\$9,800	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
HID	100%	Now	\$20,100	2031	\$50,100			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2026	\$3,200	10	\$500	
Exit, Service	50%			2026	\$600	1		
Exterior Lighting								
HID	50%			2026	\$9,900	10		
No Component	50%							

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	

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

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	**	5	\$1,300	
Conversion Equipment								
Furnace	100%			2031	\$13,200	1	\$2,100	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Main Floor</i>						
		<i>Explanation : 3 Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	50%	2-4	\$18,600	LIFE	**	2-5	\$1,200	
		<i>Corroded, Extent : Severe, Area Affected : 90%</i>						
		<i>Location : 1st Floor</i>						
No Component	50%							
Exhaust Fans								
Roof	100%			2026	\$8,200	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2036	**	1		

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$959,900	\$780,300
Interior Architecture	\$566,400	\$138,100
Electrical	\$1,091,500	\$447,100
Mechanical	\$1,063,400	
Site Pavements		\$533,000
Total	\$3,681,300	\$1,898,400
Importance Code A	\$1,026,900	\$1,002,600
Importance Code B	\$2,654,400	\$362,900
Importance Code C		\$533,000
Total	\$3,681,300	\$1,898,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$80,800			
Interior Architecture	\$159,500			\$500
Electrical	\$10,200	\$5,100	\$3,400	\$4,500
Mechanical	\$50,100	\$2,900	\$2,900	\$3,900
Site Enclosure	\$6,100			
Site Pavements	\$42,400			
Total	\$349,100	\$8,000	\$6,300	\$8,900
Importance Code A	\$80,800	\$1,000		\$200
Importance Code B	\$176,600	\$7,000	\$6,300	\$8,600
Importance Code C	\$91,700			
Total	\$349,100	\$8,000	\$6,300	\$8,900



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

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$144,500	2040	**	5	\$209,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Unoccupied And Scheduled To Be Demolished. Report To Follow Is A Carryover From July 2015</i>								
Windows								
Aluminum	10%	Now	\$31,700	2055	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Office</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Office</i>								
Fiberglass Panel	85%	Now	\$123,500	2038	**	5	\$10,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	4+	\$11,100	2033	\$18,400			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%	Now	\$248,000	2035	**	5	\$268,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	25%	Now	\$38,000	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
Metal Panel	75%	Now	\$297,100	2035	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Edges</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
Soffits								
Cast in Place Concrete	7%	Now	\$146,800	LIFE	**	5	\$21,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : East And West Elevations</i>								
Cast in Place Concrete	93%			LIFE	**	5	\$281,600	

Interior

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

Asset # : 2017

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$104,900	LIFE	**	5	\$138,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$86,900	2045	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office</i>								
Vinyl Tile	5%	Now	\$31,900	2040	**	3	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office</i>								
Wood	10%	Now	\$46,000	2058	**	5	\$7,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	20%	Now	\$29,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	Now	\$4,600	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Equipment Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Walls</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Equipment Room</i>								
<i>Explanation : Lintel Supporting Concrete Masonry Unit Wall At Equipment Room Severely Corroded</i>								
Concrete Masonry Unit	40%			LIFE	**	5	\$3,200	
SGFT/Glazed Masonry	10%	Now	\$8,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$38,400	2050	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	10%	0-2	\$115,500	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Level</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Level</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Level</i>								
Exposed Struc: Concrete	15%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	70%	2-4	\$259,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garbage Disposal Area</i>								

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

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

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

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2065		**		
Chain Link	50%	Now	\$6,100	2040		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Swing Gates</i>								
Site Pavements								
On-Site Walkways								
Asphalt	95%	Now	\$19,900	2033	\$99,400			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			2035		**		
Parking/Driveway								
Asphalt	13%	Now	\$22,500	2033	\$56,400			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Asphalt	87%			2033	\$377,200			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$222,300	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1,200 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2028	\$26,100	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt-ampere 480 Volt / 208 / 120 Volt</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$222,300	5	\$1,600	
Raceway								
Conduit	100%	Now	\$55,200	2060		**	1	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Rusted Conduits</i>								

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

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

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

Asset # : 2017

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Panelboards									
Molded Case Bkrs	2%			2029	\$2,500	5			
Molded Case Bkrs	98%	Now	\$124,200	2055	**	5	\$800		
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Wiring									
Braided Cloth	90%	Now	\$57,900	2055	**	1			
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Thermoplastic	10%			2030	\$6,400	1			
Motor Controllers									
Locally Mounted	10%			2028	\$5,800	5			
Motor Control Center	90%	Now	\$175,800	2050	**	5	\$700		
<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout Building</i>									
Ground									
Grounding Devices									
Generic	100%	Now	\$10,200	LIFE	**	5	\$900		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Water Main</i>									
<i>Explanation : Corroded</i>									
Lighting									
Interior Lighting									
Incandescent	40%	Now	\$254,800	2040	**	2	\$400		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Building Interior</i>									
LED	60%			2035	**				
Egress Lighting									
No Component	50%								
No Component	50%								
Exterior Lighting									
HID	100%			2025	\$272,900	10	\$200		
Alarm									
Fire/Smoke Detection									
Generic, Analog	100%	Now	\$150,900	2040	**	1-3	\$33,500		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Building Interior</i>									
<i>Explanation : No Devices Connected To The Existing Control Panel.</i>									

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

Heating

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

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

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

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

Asset # : 2017

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2030		1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Level</i>								
<i>Explanation : This Facility Being Used For Temporary Storage</i>								
Conversion Equipment Radiant Heater	5%			2025	\$67,000	2	\$1,200	
<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office Only</i>								
<i>Explanation : Electric Radiant Heater</i>								
No Component	95%							
Distribution								
Steam Piping/Pump	100%	Now	\$12,400	2060		**		
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	40%	Now	\$5,100	2050		**	\$6,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Damaged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	60%	Now	\$23,000	2040		**	\$9,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source Electricity	100%			2029	\$7,100	1		
Conversion Equipment Window/Wall Unit	5%			2024	\$9,800	1		
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Office</i>								
No Component	95%							
Ventilation								

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

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

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

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

Asset # : 2017

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans Interior	60%	Now	\$137,000	2040	**	2	\$800	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Not in Service, Extent : Severe, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
No Component	40%							
Plumbing								
H/C Water Piping Brass/Copper	40%	Now	\$158,700	2060	**	1		
	<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Corroded, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
No Component	60%							
HW Heat Exchanger Steam Fired	100%	Now	\$74,700	2060	**	4	\$5,200	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Lower Level</i>							
	<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
Sanitary Piping Cast Iron	100%	Now	\$389,100	LIFE	**	1		
	<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Lower Level</i>							
Fixtures								
Generic	100%							
	<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fire Suppression								
Standpipe Generic	100%	Now	\$237,000	2060	**	1-5	\$18,700	
	<i>Corroded, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Not in Service, Extent : Severe, Area Affected : 100%</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.

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$269,700	\$108,400
Interior Architecture	\$164,400	\$3,446,500
Mechanical		\$161,100
Total	\$434,100	\$3,716,000
Importance Code A	\$269,700	\$108,400
Importance Code B	\$164,400	\$3,607,700
Total	\$434,100	\$3,716,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$11,600		\$33,400	\$12,100
Interior Architecture	\$10,300	\$4,400		\$4,400
Electrical	\$18,800	\$16,700	\$21,900	\$19,300
Mechanical	\$16,300	\$11,800	\$14,200	\$30,500
Site Enclosure	\$7,100			
Total	\$64,100	\$32,900	\$69,500	\$66,300
Importance Code A	\$13,600	\$1,100	\$35,300	\$13,500
Importance Code B	\$43,400	\$27,500	\$34,200	\$48,500
Importance Code C	\$7,100	\$4,400		\$4,400
Total	\$64,100	\$32,900	\$69,500	\$66,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal, Corrugated	65%			2051	**	1		
Metal Sect. OHD	5%			2044	**	5	\$18,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Overhead Door</i>								
<i>Explanation : Vinyl And Rubber Overhead Curtain Door</i>								
Pre-Cast Concrete	15%			LIFE	**	5	\$57,900	
Window Wall	15%			2041	**	5	\$66,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Window Wall</i>								
<i>Explanation : Polycarbonate Panels</i>								
Windows								
Aluminum	75%			2047	**	5	\$24,300	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Ground Floor Windows</i>								
<i>Explanation : Metal Security Screen In Front</i>								
Metal Louvers	25%			2040	**	10	\$50,500	
Roof								
Metal Panel	100%			2044	**	10	\$269,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Is Inaccessible, Seen From Afar</i>								
Soffits								
Metal Panel	100%	0-2	\$2,400	2051	**	5	\$8,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanics Bay Ramp</i>								
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$164,400	LIFE	**	5	\$216,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tipping And Processing Floor Drains</i>								
Mosaic Tile	5%			2044	**	5	\$20,600	
Poured Epoxy/Resin	35%			2029			\$3,159,000	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surface</i>								
Ceramic Tile	5%			2040	**	5	\$8,700	
Concrete Masonry Unit	20%			LIFE	**	5	\$14,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surface</i>								
Metal Panel	33%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exposed Metal Panel And Structural Steel Members</i>								
Metal Coiling Doors	1%			2047	**	5	\$8,700	
SGFT/Glazed Masonry	21%			LIFE	**			
Ceilings								
Exposed Struc: Concrete	30%			LIFE	**	5	\$7,600	
Exposed Struc: Steel	35%			LIFE	**			
Metal Panel	35%			LIFE	**	5	\$71,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2051	**			
Iron Picket	50%	4+	\$7,100	2066	**			
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Hamilton Avenue</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Asphalt	50%			2040	**			
Cast in Place Concrete	50%			2044	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2057	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.</i>								

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

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

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

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
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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	
Lighting								
Interior Lighting Fluorescent	30%			2039	**	10	\$30,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms Locker Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
HID	40%			2039	**	10	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage And Dumping Areas</i>								
<i>Explanation : Metal Halide Lamps</i>								
LED	30%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Hallways</i>								
<i>Explanation : Led Lamps</i>								
Egress Lighting								
Emergency, Service	50%			2039	**	1		
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	5%			2039	**	10		
LED	25%			2036	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2066	**	5	\$1,500	
Alarm								
Security System								
No Component	30%							
Generic	70%			2039	**	1	\$28,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage, Dumping Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$70,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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	
Heating								
Energy Source								
Electricity	100%			2057	**	1		

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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
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

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	
Heating								
Conversion Equipment								
Furnace	20%			2036	**	1	\$10,900	
Heat Pump Air Sourced	5%			2032		2	\$1,700	
Radiant Heater	5%			2036	**	2	\$2,600	
No Component	70%							
Terminal Devices								
Air Handler	25%			2036	**	1	\$17,000	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2053	**	1		
Conversion Equipment								
Heat Pump Air Sourced	10%			2032	\$161,100	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Top Of Main Office And Operational Office</i>								
<i>Explanation : 3 Units</i>								
Reciprocating Compr/Chiller	5%			2036	**	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Top Of Main Office</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Exterior Pkg Unit - Cooling	5%			2036	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Top Of Main Office</i>								
<i>Explanation : 1 Unit. R-410a</i>								
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2036	**	1	\$3,400	
Fan Coil - 2 Pipe	10%			2036	**	1	\$3,600	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2036	**	2	\$11,500	
No Component	85%							
Ventilation								
Distribution								
Ductwork Stainless Steel	100%			LIFE	**			
Exhaust Fans								
Interior	100%			2036	**	2	\$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2057	**	1		
Galvanized Steel	50%			2048	**	1		
Water Heater With Tanks								
Electric	30%			2029	\$6,900	4		
Gas Fired	70%			2029	\$11,700	2		

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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
HAMILTON AVE MARINE TRANSFER STA
Asset # : 14998

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing							
Sanitary Piping Cast Iron	100%		LIFE	**	1		
Storm Drain Piping Not Accessible	100%						
Sewage Ejector(s) Electric	100%		2039	**	4	\$4,400	
Backflow Preventer Generic	100%		2039	**	1	\$6,800	
Fixtures Generic	100%						
Fire Suppression							
Standpipe Generic	100%		2057	**	1-5	\$57,600	
Sprinkler No Component Generic	20% 80%		2057	**	1-2	\$24,700	
Fire Pump Generic	100%		2044	**	1	\$20,600	

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : MANHATTAN 1/2/5 GARAGE
Address : 353 SPRING STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0072.000 / 14836 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 367,322 **Project Type** : SANITATION
Date of Survey : 25-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,5M,Ph
Block : 596 **Lot** : 50 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,036,700	\$1,341,500
Interior Architecture	\$648,200	\$438,100
Electrical	\$336,900	
Mechanical	\$438,900	\$139,000
Total	\$2,460,700	\$1,918,700
Importance Code A	\$1,036,700	\$1,341,500
Importance Code B	\$1,331,700	\$413,900
Importance Code C	\$92,300	\$163,300
Total	\$2,460,700	\$1,918,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$8,500	\$87,600		\$72,200
Interior Architecture	\$75,000		\$6,400	
Electrical	\$97,700	\$47,200	\$52,600	\$72,600
Mechanical	\$101,800	\$72,400	\$117,500	\$58,900
Site Pavements	\$1,200			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$307,800	\$230,900	\$200,100	\$227,400
Importance Code A	\$8,500	\$87,600	\$10,900	\$73,200
Importance Code B	\$286,500	\$143,300	\$182,800	\$154,300
Importance Code C	\$12,800		\$6,400	
Total	\$307,800	\$230,900	\$200,100	\$227,400



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	7%	0-2	\$87,300	LIFE	**	5	\$51,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : By Ups Garage Door</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Washington Street Side</i>								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$549,800	
Metal Panel	40%	Now	\$949,400	2052	**	5	\$549,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South East And West Facades</i>								
<i>Explanation : Motorized Solar Shades Not Functioning</i>								
Metal Coiling Doors	4%			2045	**	5	\$91,600	
Pre-Cast Concrete	8%			LIFE	**	5	\$190,600	
Window Wall	1%			2052	**	5	\$27,500	
Windows								
Aluminum	50%			2048	**	5	\$200	
Metal Louvers	50%			2041	**	10	\$1,000	
Parapets								
Metal/Glass Curt Wall	75%			2052	**	5	\$73,700	
Metal Rail	15%			2045	**	5-10	\$68,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$16,000	
Roof								
Green, Roof Inaccessible	90%			LIFE	**			
Plaza Roof: Stone Panels	3%	Now	\$8,500	2052	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Roof Drains</i>								
Single Ply Membrane	7%			2037	**	10	\$15,700	
Soffits								
Exposed Struc: Steel	25%			LIFE	**	5	\$3,300	
Metal Panel	75%			2052	**	5-10	\$21,700	
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 1/2/5 GARAGE
Asset # : 14836

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	3%	2-4	\$27,400	LIFE	**	5	\$36,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage Floors Throughout</i>								
Cast in Place Concrete	1%			LIFE	**	5	\$12,000	
Ceramic Tile	5%	Now	\$75,700	2041	**	5	\$13,700	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shower Stalls</i>								
<i>Explanation : Water Penetrating To Floor Below Into Offices And Corridor On 2nd And 5th Floor</i>								
Sheet Vinyl/Rubber	10%	Now	\$70,300	2037	**	5	\$41,200	
<i>Worn/Eroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Offices On 5th Floor And Throughout And Elevator Floor</i>								
Steel Plate	1%			LIFE	**	1		
Traffic Topping	80%	4+	\$410,000	2037	**	5	\$274,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : 5th Floor Garage Floor Area And Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2041	**	5	\$12,700	
Concrete Masonry Unit	65%			LIFE	**	5	\$110,300	
Glass: Single Pane	2%			LIFE	**	5	\$6,400	
Gypsum Board	10%	4+	\$11,600	LIFE	**	5	\$25,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offices, Corridors And Meeting Rooms Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offices, Corridors And Meeting Rooms Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Metal Coiling Doors	5%	0-2	\$92,300	2048	**	5	\$53,000	
<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Fabric Door At 1st Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$26,600	2045	**	5	\$41,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor And Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor And Offices</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$4,300	
Exposed Struc: Steel	75%			LIFE	**			
Gypsum Board	5%	Now	\$9,300	LIFE	**	5	\$34,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor From Showers Above</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,200	2045	**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : West Street Fueling Station Entrance**Other Observation, Extent : Moderate, Area Affected : 10%**Location : West Street Fueling Station Entrance**Explanation : Concrete Damaged At Crash Bollard.*

Parking/Driveway

Cast in Place Concrete	100%			2045	**		
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Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2052	**	5	\$1,900
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3200 Amperes*

Transformers

Dry Type	100%			2045	**	5	\$1,400
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical And Mechanical Rooms**Explanation : Dry Type Transformers With Various Ratings*

Switchgear / Switchboard

Air Circuit Breaker	100%			2052	**	5	\$1,900
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Raceway

Conduit	100%			2052	**	1	
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Panelboards

Molded Case Bkrs	100%			2048	**	5	\$9,700
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Wiring

Thermoplastic	100%			2052	**	1	
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Motor Controllers

Locally Mounted	40%			2045	**	5	\$1,000
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Motor Control Center	30%			2045	**	5	\$3,000
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Variable Frequency Drive	30%			2045	**		
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Ground

Grounding Devices

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

Transfer Switches

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Stand-by Power	Generators							
	Diesel	90%	Now	\$1,400	2041	**	1	\$115,200
		<i>Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Second Floor Generator Room</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Second Floor Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 1600 Kilowatts</i>						
	Steam Driven	10%	Now	\$800	2041	**	1	\$12,800
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse Mechanical Room</i>						
Batteries	Lead/Acid	100%			2026		5	\$13,600
Fuel Storage	Day Tank	50%			2048	**	5	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
	Main Tank	50%			2060	**	5	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Fuel Bay Underground</i>						
		<i>Explanation : 8000 Gallon Capacity</i>						
Lighting	Interior Lighting							
	Fluorescent	68%			2037	**	10	\$229,100
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Garages, Parking</i>						
	Fluorescent	30%			2037	**	10	\$101,100
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Hallways, Mechanical Rooms</i>						
	Fluorescent	2%			2037	**	10	\$6,700
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Shower Rooms</i>						
Egress Lighting	Emergency, Service	40%			2037	**	1	
	Emergency, Battery	10%			2037	**	10	\$8,900
	Exit, Battery	50%			2037	**	10	\$12,400
Exterior Lighting	Fluorescent	6%			2037	**	10	\$2,000
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Perimeter</i>						
	Fluorescent	4%			2037	**	10	\$1,300
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Perimeter</i>						
	No Component	90%						
Lightning Protection								

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

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	
Lightning Protection								
Arresters/Cablings								
Generic	100%			2060	**	5	\$2,400	
Alarm								
Security System								
No Component	30%							
Generic	70%	Now	\$47,100	2037	**	1	\$86,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior And Exterior Spaces</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
No Component	60%							
Generic, Digital	40%	Now	\$37,000	2037	**	1-3	\$82,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Third And First Floor Lobbies</i>								
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	
Heating								
Energy Source								
Utility Steam	100%			2052	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2041	**	5	\$21,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 6 Heat Exchangers To Convert Hot Water For Heating Devices</i>								
Distribution								
Hot Wtr Piping/Pump	90%	Now	\$35,300	2048	**	4	\$16,300	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Multiple Leaks At Pipe Joints, Requires Frequent Repair</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Glycol Mixture</i>								
Steam Piping/Pump	10%	Now	\$5,700	2052	**			
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Mechanical Room</i>								
Terminal Devices								
Air Handler	90%			2037	**	1	\$204,400	
Convactor/Radiator	5%			2045	**	1	\$5,900	
Unit Heater - Hot Water	5%			2037	**			

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

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
Air Conditioning								
Energy Source								
	Electricity	5%			2048	**	1	
	Steam/HW System	95%			2052	**	1	
Conversion Equipment								
	Absorption Chiller/Steam/HW	10%			2045	**	1	\$39,800
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Two 350 Ton Units Use Lithium Bromide.</i>								
	Split Unit	2%	0-2	\$8,500	2037	**		
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Condenser Sections</i>								
<i>Other Observation, Extent : N/A, Area Affected : 2%</i>								
<i>Location : Electrical Rooms</i>								
<i>Explanation : 20 Units. R-410a</i>								
	No Component	88%						
Distribution								
	CW & CHW Wtr Pipe/Pump	10%	Now	\$300	2052	**	4	\$1,800
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pipe Condenses And Drips Throughout</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pump Motors Need Frequent Replacements</i>								
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%			2037	**	1	\$22,700
	Fan Coil - 2 Pipe	2%			2037	**	1	\$2,400
	No Component	88%						
Heat Rejection								
	Water Cooling Tower	10%			2033	\$21,700	2	\$37,000
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$204,800
Exhaust Fans								
	Interior	100%	Now	\$79,600	2037	**	2	\$9,000
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2052	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2058	**	4	\$36,300

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

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
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$63,300	LIFE	**	1		
<i>Corroded, Extent : Light, Area Affected : 1%</i>								
<i>Location : Strainers In Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Cistern In Basement To Recycle Rain Water For Gray Water System Is Not Operational And Alarms Not Connected To Building Management System</i>								
Sump Pump(s) Non-Submersible	100%	0-2	\$7,200	2037	**	4	\$7,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Float Assembly Not Rated For The High Temperature Water Causing Malfunctions</i>								
Sewage Ejector(s) Electric	100%			2037	**	4	\$21,900	
Backflow Preventer Generic	100%			2037	**	1	\$22,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Units From 1st - 5m Floor; 1 Unit From 1st To 6th Floor</i>								
<i>Explanation : 3 Units, 1 Is Out Of Service, All Require Frequent Servicing</i>								
Fire Suppression								
Standpipe Generic	100%			2052	**	1-5	\$185,200	
Sprinkler Generic	100%	Now	\$248,100	2052	**	1-2	\$89,200	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Valves On Wet System Not Holding</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Dry System In Garage Area, Wet System In Offices</i>								
Fire Pump Generic	100%			2041	**	1	\$68,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Fire Pumps</i>								

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

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
Fire Suppression	Chemical System							
	Dry	10%			2030	\$8,000	1-3	\$7,900
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Refill Stations</i> <i>Explanation : 4 Sets</i>						
	No Component	90%						

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : MANHATTAN 12 GARAGE
Address : 301 WEST 215TH STREET @ NINTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0029.000 / 140 **Yr Built/Renovated** : 1983 / 2008
Area Sq Ft : 89,267 **Project Type** : SANITATION
Date of Survey : 26-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,741,000	\$184,500
Interior Architecture	\$670,300	\$493,500
Electrical	\$214,400	\$826,300
Mechanical	\$1,009,300	\$1,945,700
Site Enclosure	\$78,200	
Site Pavements	\$323,600	\$417,700
Total	\$4,037,000	\$3,867,800
Importance Code A	\$2,239,400	\$184,500
Importance Code B	\$1,643,400	\$3,265,600
Importance Code C	\$154,200	\$417,700
Total	\$4,037,000	\$3,867,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$150,300	\$11,800		\$700
Interior Architecture	\$65,300	\$7,800		\$15,000
Electrical	\$12,200	\$2,400	\$2,700	\$25,500
Mechanical	\$87,400	\$46,100	\$23,300	\$72,700
Site Pavements	\$26,400			
Total	\$341,600	\$68,000	\$26,000	\$113,900
Importance Code A	\$150,300	\$15,700	\$4,000	\$4,900
Importance Code B	\$164,800	\$44,500	\$22,000	\$109,000
Importance Code C	\$26,400	\$7,800		
Total	\$341,600	\$68,000	\$26,000	\$113,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	\$660,600	LIFE	**	5	\$39,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Pillar At Southeast Corner</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 19%</i>								
<i>Location : Pillar At Southeast Corner</i>								
Glass Block	10%	Now	\$27,800	LIFE	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
Masonry: Brick Cavity	20%	Now	\$47,700	LIFE	**	5	\$28,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 9th Avenue Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,300	
Metal Sect. OHD	20%	Now	\$198,800	2037	**	5	\$43,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Windows								
Aluminum	90%	Now	\$788,900	2057	**	5	\$8,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Office Windows</i>								
Metal Louvers	10%			2035	**	10	\$11,800	
Parapets								
Masonry: Brick Cavity	50%	0-2	\$7,300	LIFE	**	5	\$3,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Sloped Glazing</i>								
Metal Panel	5%			2052	**	5	\$1,400	
Metal Rail	45%	Now	\$22,000	2045	**	5	\$23,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%			2040	**	10	\$108,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Sloped Glazing	5%	Now	\$92,700	LIFE	**	5	\$76,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Locker Rooms</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Stucco Cement	100%	0-2	\$45,500	2037	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$129,400	LIFE	**	5	\$170,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage</i>								
Ceramic Tile	10%	Now	\$33,000	2041	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanics Restrooms</i>								
Quarry Tile	15%			2037	**	5	\$27,000	
Vinyl Tile	10%	Now	\$32,300	2032	\$323,200	3	\$4,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Interior Walls								
Ceramic Tile	7%			2035	**	5	\$3,400	
Concrete Masonry Unit	85%	0-2	\$76,000	LIFE	**	5	\$16,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners Of Stair Core Walls</i>								
Glass: Single Pane	3%			LIFE	**	5	\$1,100	
Metal Coiling Doors	5%			2040	**	5	\$12,200	
Ceilings								
Exposed Struc: Steel	75%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$7,500	
Metal Panel	20%	Now	\$465,000	LIFE	**	5	\$29,900	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Offices, Bathrooms, Corridors</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$78,200	2062	**			
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Side Of Building At Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$323,600	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 9th Avenue, West 215th And West 216th Street</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 12 GARAGE
Asset # : 140

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$5,600	2037		**		
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*Cracking/Crumbling, Extent : Severe, Area Affected : 15%**Location : East Side Of Building**Tripping Hazard, Extent : Severe, Area Affected : 15%**Location : East Side Of Building*

Parking/Driveway

Asphalt	100%	Now	\$20,900	2028	\$417,700			
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*Potholes, Extent : Severe, Area Affected : 15%**Location : Driveway Apron At Entrance To Lot. East Side*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$7,400	5	\$400	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Fused Disc Sw	75%			2032	\$47,600	5	\$300	
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Molded Case Bkrs	25%			2032	\$15,900	5	\$600	
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Raceway

Conduit	100%			2032	\$10,800	1		
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Panelboards

Fused Disc Sw	5%			2031	\$1,900	5	\$100	
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Molded Case Bkrs	95%			2031	\$37,000	5	\$2,200	
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Wiring

Thermoplastic	95%			2032	\$21,000	1		
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Thermoplastic	5%			2052	**	1		
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Motor Controllers

Locally Mounted	30%			2030	\$30,300	5	\$200	
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Motor Control Center	65%			2030	\$86,600	5	\$1,600	
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Variable Frequency	5%			2045	**			
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Drive

Ground

Grounding Devices

Generic	100%	2-4	\$10,200	LIFE		**	5	\$1,300
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Boiler Room**Explanation : Corroded*

Lighting

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

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	
Lighting								
Interior Lighting Fluorescent	50%			2032	\$276,900	10	\$36,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And 2nd Floor</i>								
HID	50%			2032	\$462,900	10	\$1,300	
Egress Lighting								
Emergency, Battery	50%			2027	\$65,600	10	\$9,700	
Exit, Service	50%			2027	\$13,200	1		
Exterior Lighting								
HID	20%	Now	\$81,400	2042	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Not Functional</i>								
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2027	\$67,500	1-3	\$17,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors.</i>								
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	
Heating								
Energy Source Fuel Oil No 2	100%			2032	\$179,400	5	\$24,800	
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$498,400	2052	**	1	\$35,600	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Both Boilers</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$17,100	2040	**	4	\$3,900	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Circulating Pumps And Pipings, Boiler Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Circulation Pump, Ceiling Of Boiler Room</i>								

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

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	
Heating								
Terminal Devices								
Air Handler	20%	Now	\$176,500	2042	**	1	\$8,900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1 Unit In Boiler Room, 2 Units In Penthouse, 2 Units On Roof.</i>								
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : For Locker Room, Toilet Room, Penthouse</i>								
Convect/Radiator	10%			2030	\$63,900	1	\$2,600	
Unit Heater - Hot Water	70%			2037	**			
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%	Now	\$254,700	2037	**	2	\$800	
<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2 Units. 3rd Floor Mechanical Room</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : For Locker Room, Toilet Room, Penthouse</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
Split Unit	10%	Now	\$9,300	2032	\$185,600			
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1 Unit, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2 Units, Roof</i>								
Window/Wall Unit	8%			2025	\$23,700	1		
No Component	62%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2027	\$17,200	2	\$11,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Roof	50%			2032	\$75,800	2	\$1,200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2042	**	1		
Galvanized Steel	50%	0-2	\$24,900	2037	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

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

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	
Plumbing								
Water Heater With Tanks Gas Fired	100%	Now	\$300	2027	\$16,700	2		
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : The Tank Is Leaking And Rusted At The Bottom</i>								
Sanitary Piping Cast Iron	100%	Now	\$19,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Oil Separator And Water Backup From Sewage At Boiler Room</i>								
Storm Drain Piping Cast Iron	100%	Now	\$5,500	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leaking To 2nd Floor Locker Room From Penthouse</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2032	\$359,900	1-5	\$40,400	
Sprinkler Generic	100%			2032	\$1,081,000	1-2	\$22,400	
Chemical System Generic	100%			2025	\$79,700	1-3	\$74,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gas Refill Stations</i>								
<i>Explanation : 4 Sets On Gas Refill Stations</i>								

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$882,600	\$5,053,400
Interior Architecture	\$263,600	\$379,800
Electrical	\$63,200	\$684,200
Mechanical	\$1,629,300	\$958,900
Site Pavements	\$80,900	
Total	\$2,919,600	\$7,076,300
Importance Code A	\$1,013,500	\$5,524,800
Importance Code B	\$1,825,200	\$1,495,900
Importance Code C	\$80,900	\$55,500
Total	\$2,919,600	\$7,076,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$5,200	\$38,600		
Interior Architecture	\$24,500			
Electrical	\$17,900	\$8,100	\$3,200	\$3,900
Mechanical	\$20,200	\$65,200	\$94,300	\$21,000
Site Enclosure				
Total	\$67,800	\$111,900	\$97,500	\$24,900
Importance Code A	\$8,600	\$46,600	\$7,700	\$7,700
Importance Code B	\$41,100	\$65,300	\$89,900	\$17,200
Importance Code C	\$18,000			
Total	\$67,800	\$111,900	\$97,500	\$24,900



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$366,600	LIFE	**	5	\$21,900	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Truck Entrances</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	25%			2033	\$830,600	5	\$109,400	
Metal Panel	25%			2050	**	5-10	\$200,600	
Metal Coiling Doors	15%	Now	\$365,200	2043	**	5	\$27,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Doors</i>								
Window Wall	5%			2050	**	5	\$21,900	
Windows								
Aluminum	95%			2038	**	5	\$6,600	
Metal Louvers	5%			2039	**	10	\$2,200	
Parapets								
Metal Panel	90%			2050	**	5	\$55,300	
Metal Rail	10%	Now	\$5,200	2035	**	5	\$11,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Walking Bridges Over Roof And Gantries</i>								
Roof								
Built-Up (BUR)	65%			2030	\$3,559,200	10	\$312,200	
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Drains On East Side Of Roof</i>								
Skylight, Plastic	5%			2035	**	1		
Spray-on Foam	30%			2035	**	5	\$192,100	
Soffits								
Metal Panel	100%			2050	**	5-10		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	45%	Now	\$191,500	LIFE	**	5	\$252,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor At East Side Overhead Door Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	5%			2039	**	5	\$12,800	
Quarry Tile	20%			2043	**	5	\$76,900	
Wood	30%			2065	**	5	\$144,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	13%			2039	**	5	\$36,100	
Concrete Masonry Unit	50%			LIFE	**	5	\$55,500	
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Gypsum Board	30%			LIFE	**	5	\$50,000	
Ceilings								
AcousTileSusp.Lay-In	25%			2043	**	5	\$64,000	
Exposed Struc: Steel	70%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$16,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%			2043	**	5-10	\$17,700	
Chain Link	50%			2040	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	65%	Now	\$80,900	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	35%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,000 And One 800 Ampere Main Disconnect Switches, 1,200 Ampere Switch Serves Basketball City</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2035	**	5	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 112.5 And 45 Kilovolt-ampere</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$700	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Molded Case Bkrs	100%			2038	**	5	\$4,500	
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	8%			2035	**	5	\$100	
Locally Mounted	2%	Now	\$2,700	2050	**	5		
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor Entry</i>						
		<i>Explanation : Overhead Door Operator Not Working</i>						
Motor Control Center	90%			2035	**	5	\$4,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Meter Room</i>						
Lighting								
Interior Lighting								
Fluorescent	20%			2035	**	10	\$31,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	20%			2035	**	10	\$31,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stairway</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
HID	30%			2035	**	10	\$1,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : High Pressure Sodium</i>						
LED	30%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2030			\$20,800	
Exit, Service	50%			2030			\$28,500	

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

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
Lighting								
Exterior Lighting HID	50%			2030	\$392,800	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Photocell</i>								
No Component	50%							
Alarm								
Security System No Component Generic	80%							
	20%	Now	\$12,600	2030	\$63,200	1	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance, Fuel Pump, Alleyway And Pier</i>								
<i>Explanation : Three Of Eight Cameras Not Working</i>								
Fire/Smoke Detection No Component Generic, Analog	80%							
	20%			2030	\$86,900	1-3	\$21,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2040	**	1		
Conversion Equipment Furnace	40%			2030	\$209,500	1	\$34,100	
<i>Other Observation, Extent : N/A, Area Affected : 90%</i>								
<i>Location : Leased Space</i>								
<i>Explanation : 7 Rooftop Units</i>								
Furnace	50%	Now	\$130,900	2030	\$261,900	1	\$38,400	
<i>Broken, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Garage Heaters 12 Of 15 Units</i>								
No Component	10%							
Terminal Devices Air Handler No Component	20%			2035	**	1	\$21,300	
	80%							
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%	4+	\$73,800	2025	\$369,200	2	\$1,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rooftop</i>								
Ext Pkg Unit - Heating/Cooling	40%			2035	**	2	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Rooftop</i>								
<i>Explanation : Leased Space</i>								
Split Unit	20%	4+	\$159,900	2025	\$799,700			
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof And 2nd Floor</i>								
Split Unit	5%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Leased Space</i>								
<i>Explanation : For Office Space</i>								
Window/Wall Unit	15%			2025	\$95,700	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$224,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,100	
Exhaust Fans								
Roof	100%			2030	\$326,700	2	\$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Gas Fired	60%			2025	\$10,000	2		
Gas Fired	40%			2025	\$6,700	2		
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Leased Space</i>								
<i>Explanation : Access From Outside</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	40%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Leased Space</i>								
<i>Explanation : Access From Outside</i>								
Generic	60%			2035	**	1	\$6,300	
Fixtures								
Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression	Standpipe							
	Generic	100%		2040	* *	1-5	\$86,900	
	Sprinkler							
	Generic	100%		2040	* *	1-2	\$48,300	
	Fire Pump							
	Generic	100%		2033	\$160,800	1	\$32,200	
	Chemical System							
	No Component	98%						
	Generic	2%		2025	\$1,600	1-3	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 5%</i> <i>Location : Fueling Station</i> <i>Explanation : Over Fuel Tanks</i>								

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$662,900	\$1,606,500
Interior Architecture	\$1,280,500	\$1,401,700
Electrical	\$166,100	
Mechanical	\$1,538,500	\$158,900
Total	\$3,648,100	\$3,167,000
Importance Code A	\$662,900	\$1,606,500
Importance Code B	\$2,615,900	\$1,285,700
Importance Code C	\$369,300	\$274,900
Total	\$3,648,100	\$3,167,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$195,600		\$29,300	
Interior Architecture	\$95,600	\$9,800		
Electrical	\$25,000	\$16,800	\$29,100	\$23,100
Mechanical	\$121,400	\$101,300	\$131,500	\$115,500
Site Enclosure	\$18,200			
Site Pavements	\$37,100			
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$517,400	\$152,600	\$214,600	\$163,300
Importance Code A	\$195,600	\$5,000	\$30,200	
Importance Code B	\$287,300	\$137,800	\$184,400	\$163,300
Importance Code C	\$34,500	\$9,800		
Total	\$517,400	\$152,600	\$214,600	\$163,300



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

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

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	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	23%			LIFE	**	5	\$224,700	
Metal Panel	3%			2051	**	5-10	\$107,500	
Metal Sect. OHD	5%	Now	\$46,200	2044	**	5	\$40,700	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 12th Avenue Door</i>								
Granite Panels	4%			LIFE	**	5	\$15,600	
Pre-Cast Concrete	64%	4+	\$472,500	LIFE	**	5	\$1,083,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Weathering Steel	1%			LIFE	**	1		
Windows								
Aluminum	90%	Now	\$25,100	2047	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 4th Floor Garage</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Louvers	10%			2040	**	10	\$7,500	
Parapets								
Concrete Masonry Unit	80%	4+	\$24,500	LIFE	**	5	\$22,800	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof Southeast Corner</i>								
<i>Explanation : Missing Flashings</i>								
Metal Rail	8%			2044	**	5-10	\$36,600	
Pre-Cast Concrete	12%			LIFE	**	5	\$19,100	
Roof								
Metal Panel	3%			2044	**	10	\$16,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts</i>								
Modified Bitumen	80%	Now	\$126,700	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Section A And B</i>								
Plaza Roof: Stone Panels	15%	4+	\$22,300	2051	**			
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 4th Floor Terrace Roof</i>								
<i>Explanation : Broken Stone Panel</i>								
Skylight, Plastic	2%	Now	\$63,800	2044	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Elevator Lobby 4th Floor Area A</i>								

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

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	Priority
Exterior								
Soffits								
Exposed Struc: Steel	25%			LIFE	**	5	\$78,500	
Metal Panel	75%	4+	\$38,900	2051	**	5	\$141,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Underpass At 56th Street</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 56th Street Underpass</i>								
<i>Explanation : Metal Grating Soffit</i>								
Interior								
Floors								
Cast in Place Concrete	82%	0-2	\$855,800	LIFE	**	5	\$1,126,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Room B102</i>								
Ceramic Tile	8%	4+	\$55,300	2040	**	5	\$25,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Public Corridors</i>								
Sheet Vinyl/Rubber	5%	Now	\$40,100	2036	**	5	\$23,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 3rd Floor Office</i>								
Traffic Topping	5%	2-4	\$29,300	2036	**	5	\$19,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Internal Ramps</i>								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Garage Column</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Wall At 56th Street</i>								
Ceramic Tile	3%			2040	**	5	\$19,600	
Concrete Masonry Unit	24%	4+	\$287,700	LIFE	**	5	\$62,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 4%</i>								
<i>Location : 4th Floor Office, 3rd Floor Garage West Side</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : Garage - All Levels</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$130,600	
Glass Block	5%			LIFE	**			
Glass: Single Pane	3%			LIFE	**	5	\$14,700	
Metal Coiling Doors	5%			2047	**	5	\$163,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	13%	Now	\$26,100	2044	**	5	\$40,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Gymnasium, And Locker Room</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Locker Room On 3rd Floor</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offices, Locker Rooms And Throughout</i>								
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	2%			LIFE	**	5	\$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$18,200	2051	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West 55th Street At Salt Shed Gate</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : West 55th Street At Salt Shed Gate</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2066	**			
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Salt Shed</i>								
<i>Explanation : Also Free Standing Steel Columns</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	\$20,700	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 12th Avenue At Broom Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West 55th Street</i>								
<i>Explanation : Salt Pile Is Eroding Sidewalk</i>								
Pavers/Stone	10%			2040	**			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$16,400	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Broom Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Salt Pile Entrance</i>								
<i>Explanation : Salt Pile Eroding Driveway</i>								

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

Under 600 Volts

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

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room I-116 And I-123 Intermediate Stairs Ground And First Floor</i>								
<i>Explanation : Multiple Services Eight 4,000 Ampere, Two 3,000 Ampere, Two 2,000 Ampere And Three 1,200 Ampere Main Disconnect Switches</i>								
<hr/>								
Transformers								
Dry Type	100%			2044	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Broome Garage, 2nd, 3rd And 4th Floor Mechanical And Electrical Room</i>								
<i>Explanation : Seven 118 Kilovolt-ampere, With A High Voltage Of 200/230 And A Low Voltage Of 460 Y/ 200 Each.</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	70%			2051	**	5	\$1,300	
Molded Case Bkrs	30%			2051	**	5	\$3,300	
<hr/>								
Raceway								
Conduit	100%			2051	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2047	**	5	\$500	
Molded Case Bkrs	95%			2047	**	5	\$10,500	
<hr/>								
Wiring								
Thermoplastic	100%			2051	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2051	**	5	\$300	
Motor Control Center	88%			2044	**	5	\$10,100	
Variable Frequency Drive	2%			2048	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,200	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$129,100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2036	**	10	\$115,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Hallway, Staircases, Electrical Closets And Locker Room</i>								
HID	65%			2036	**	10	\$8,900	
LED	5%			2039	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$50,700	
Exit, LED	5%			2066	**	1		
Exit, Service	45%			2036	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	9%			2036	**	10	\$100	
LED	1%			2039	**			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2059	**	5	\$3,100	
Alarm								
Security System								
No Component	90%							
Generic	10%			2036	**	1	\$15,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2036	**	1-3	\$26,600	

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	
Heating								
Energy Source								
Utility Steam	100%			2051	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	60%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units Heat Exchangers Converts Utility Steam To Hot Water Used By Fan Coil Units And Unit Heaters</i>								
Pres. Reducing Valve/LP Steam	40%			2040	**	5	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Provides Direct Steam For Heating Units At Roof</i>								
Distribution								
Hot Wtr Piping/Pump	50%			2047	**	4	\$10,300	
Steam Piping/Pump	50%			2051	**			

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	45%			2036	**	1	\$116,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : See Cooling Terminal Units.</i>								
Fan Coil Unit/Heat	35%			2036	**	1	\$47,400	
Unit Heater - Steam	20%	0-2	\$23,300	2036	**	4	\$7,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2 Unit Heater</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Throughout</i>								
<i>Explanation : 5 Unit Heaters Malfunctioning Due To Mechanical/electrical Defects.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Absorption	60%			2040	**	1	\$272,500	
Chiller/Steam/HW								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building M4 Balcony</i>								
<i>Explanation : Twelve 5 Ton Absorption Chillers R-ammonia. The Building Management System Malfunctioning And Air Conditioning Units Operate Manually.</i>								
Split Unit	5%			2036	**			
No Component	35%							
Distribution								
CW & CHW Wtr	60%			2051	**	4	\$12,400	
Pipe/Pump								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2036	**	1	\$51,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rooftop Units Serving 4th Floor</i>								
Fan Coil - 4 Pipe	60%			2039	**	1	\$81,300	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$234,000	
Exhaust Fans								
Interior	30%	0-2	\$54,500	2041	**	2	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Southwest Building, Buildings M4 And M7.</i>								
<i>Explanation : Ventilation System Serving Buildings M7, M4 And Southwest Building Produces Either Too Hot Or Too Cold Air With No Ability To Properly Control The Units</i>								
Roof	70%			2036	**	2	\$9,000	
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2051	**	1		
Galvanized Steel	40%			2044	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$396,400	2051	**	4	\$41,500	
			<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1 Unit With Leaking Coil. Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units Each With 600 Gallon Storage Tank.</i>					
Sanitary Piping								
Cast Iron	100%	Now	\$1,032,700	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Clogged Floor Drain. Ponding On Second Floor Of Building M4 Due To Lack Of Drain Line/ Clogged Drain.</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Oil-water Separator And Sand Filter Require Maintenance.</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2025		4		
Sewage Ejector(s)								
Electric	100%			2036	**	4		
Backflow Preventer								
Generic	100%			2036	**	1	\$25,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	60%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 3 Units From Basement To 4th Floor</i>					
			<i>Explanation : 3 Units</i>					
Hydraulic	40%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
Generic	100%			2051	**	1-5	\$219,400	
Sprinkler								
Generic	100%			2051	**	1-2	\$117,600	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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 4, 4A, 7 GARAGE
Asset # : 14765

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
Fire Suppression	Fire Pump							
	Generic	100%			2040	**	1	\$78,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Pump Sets</i>						
Chemical System								
	Dry	50%			2029	\$39,800	1-3	\$36,300
	Wet	50%			2029	\$39,800	1-3	\$41,700

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : MANHATTAN 8 GARAGE (FORMER INCINERATOR)
Address : 341 WEST 215 STREET @ NINTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0060.000 / 13643 **Yr Built/Renovated** : 1935 / 2007
Area Sq Ft : 56,830 **Project Type** : SANITATION
Date of Survey : 26-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$5,637,400	\$292,300
Interior Architecture	\$1,328,100	\$348,100
Electrical	\$422,800	\$668,800
Mechanical	\$136,200	\$1,286,800
Site Enclosure	\$64,900	
Site Pavements	\$144,300	
Total	\$7,733,700	\$2,596,100
Importance Code A	\$5,637,400	\$514,600
Importance Code B	\$1,711,100	\$2,081,500
Importance Code C	\$385,200	
Total	\$7,733,700	\$2,596,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$47,900			\$27,500
Interior Architecture	\$43,600	\$4,500	\$1,200	
Electrical	\$48,200	\$800	\$700	\$62,200
Mechanical	\$34,700	\$18,000	\$8,600	\$14,600
Site Pavements	\$10,500			
Total	\$185,000	\$23,200	\$10,500	\$104,300
Importance Code A	\$53,500	\$5,600	\$5,600	\$33,900
Importance Code B	\$104,900	\$15,400	\$4,800	\$70,400
Importance Code C	\$26,600	\$2,200		
Total	\$185,000	\$23,200	\$10,500	\$104,300



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

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

Asset # : 13643

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$279,300	LIFE	**	5	\$46,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Crazing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$1,542,000	LIFE	**	5	\$95,900	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Facades</i>								
Masonry: Granite	5%	Now	\$92,200	LIFE	**	5	\$4,500	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Metal Sect. OHD	10%	Now	\$254,900	2045	**	5	\$18,700	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken/ Missing Elements</i>								
Windows								
Aluminum	20%			2048	**	5	\$7,900	
Steel	80%	Now	\$1,384,600	2057	**	5	\$196,500	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%</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
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

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								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$47,900	LIFE	**	5	\$10,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Crazing, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%	Now	\$300,200	LIFE	**	5	\$12,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	25%			2037	**	10	\$27,500	
Built-Up (BUR)	70%	Now	\$878,200	2042	**			1
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$906,100	2062	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								

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.

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

Asset # : 13643

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	48%	Now	\$185,200	LIFE	**	5	\$97,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	2%			2035	**	5	\$1,900	
Ceramic Tile	3%			2045	**	5	\$2,800	
<i>Recent Installation, Extent : N/A, Area Affected : 3%</i>								
<i>Location : 2nd Floor Men And Women Locker Rooms</i>								
Steel Plate	2%	Now	\$148,700	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	10%			2032		3	\$3,500	
Not Accessible	35%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Incinerator Area Inaccessible. Hazardous Air Quality</i>								
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$4,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : 2nd Floor Men And Women Bathroom</i>								
Concrete Masonry Unit	10%	Now	\$16,000	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
Masonry: Brick	30%	Now	\$243,700	LIFE	**			
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multiple Locations</i>								
SGFT/Glazed Masonry	20%	Now	\$76,700	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Restroom Entrance</i>								
Not Accessible	35%							

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

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Concrete	35%	Now	\$237,900	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
Exposed Struc: Steel	20%	Now	\$436,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
Plaster	10%	Now	\$27,600	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office</i>								
Not Accessible	35%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$64,900	2042	**			
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Archways At West 215 Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$144,300	2037	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Perimeter Sidewalks Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Sidewalks Throughout</i>								
Parking/Driveway								
Asphalt	70%			2035	**			
Cast in Place Concrete	30%	Now	\$10,500	2037	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West 215th Street Side</i>								

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

Under 600 Volts

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

Asset # : 13643

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$222,300	5	\$1,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical And Boiler Room</i>							
	<i>Explanation : One 800 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$222,300	5	\$1,500	
Raceway								
Conduit	95%			2032	\$52,400	1		
Conduit	5%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2031	\$6,300	5	\$100	
Molded Case Bkrs	90%			2031	\$114,000	5	\$1,300	
Molded Case Bkrs	5%			2048	**	5	\$100	
Wiring								
Braided Cloth	75%	2-4	\$48,200	2057	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2032	\$12,900	1		
Thermoplastic	5%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$57,900	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$234,400	10	\$15,600	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And 2nd Floor</i>							
Fluorescent	10%			2037	**	10	\$5,200	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : New Locker Room</i>							
HID	30%			2027	\$136,700	10	\$600	
LED	30%			2040	**			
Egress Lighting								
Emergency, Battery	20%			2040	**	10	\$2,700	
Emergency, Battery	30%			2027	\$28,000	10	\$4,100	
Exit, LED	20%			2067	**	1		
Exit, Service	30%			2027	\$7,200	1		
Exterior Lighting								
HID	20%			2027	\$51,800	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2035	**	5	\$1,200	

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

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

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

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

Asset # : 13643

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	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$56,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$88,900	2032	\$444,500			
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Central Garage</i>								
<i>Explanation : Low Steam Pressure To The New Section At The Central Garage.</i>								
Terminal Devices								
Convactor/Radiator	20%			2030	\$90,800	1	\$3,700	
Unit Heater - Steam	15%	Now	\$2,400	2027	\$47,300	4	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Room</i>								
Unit Heater - Steam	10%			2037	**	4	\$800	
No Component	55%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Split Unit	5%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : 2nd Floor Female Supervisor Locker Room</i>								
Window/Wall Unit	5%			2025	\$10,500	1		
No Component	90%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2040	**	1	\$900	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2040	**	2	\$2,000	
No Component	95%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2037	**	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2042	**	1		
Galvanized Steel	70%	Now	\$24,800	2030	\$496,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</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
MANHATTAN 8 GARAGE (FORMER INCINERATOR)**

Asset # : 13643

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
Plumbing								
	Water Heater With Tanks Gas Fired	100%			2030	\$16,700	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Fire Suppression								
	Standpipe Generic	100%			2032	\$255,600	1-5	\$28,700

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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 : 14-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Mez
Block : 670 **Lot** : 50 **BIN** : 1012267

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,798,900	\$294,400
Interior Architecture	\$2,818,300	\$348,900
Electrical	\$131,800	\$440,400
Mechanical		\$253,600
Total	\$4,749,000	\$1,337,300
Importance Code A	\$1,798,900	\$294,400
Importance Code B	\$2,950,000	\$989,300
Importance Code C		\$53,700
Total	\$4,749,000	\$1,337,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				\$30,100
Interior Architecture	\$126,500			\$3,400
Electrical	\$10,100	\$12,800	\$10,900	\$15,600
Mechanical	\$35,400	\$31,000	\$43,400	\$54,000
Site Pavements	\$17,600			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$201,500	\$55,700	\$66,200	\$115,000
Importance Code A	\$10,100	\$10,100	\$10,100	\$40,700
Importance Code B	\$161,200	\$45,600	\$56,000	\$74,300
Importance Code C	\$30,200			
Total	\$201,500	\$55,700	\$66,200	\$115,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	55%	Now	\$142,300	LIFE	**	5	\$83,600	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Street Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Facade</i>								
Metal Panel	10%			2052	**	5-10	\$104,600	
Metal Sect. OHD	10%	Now	\$539,200	2052	**	5	\$23,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 12th Avenue Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Doors On East And West Facades</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Base Of Doors On East And West Facades</i>								
Weathering Steel	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Ramp</i>								
<i>Explanation : Component Actually Structural Beams</i>								
Window Wall	20%			2052	**	5	\$114,100	
Windows								
Aluminum	40%	0-2	\$63,400	2040	**	5	\$3,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices And Meeting Areas Overlooking West Street</i>								
Metal Louvers	60%			2035	**	10	\$63,800	
Parapets								
Masonry: Brick Cavity	95%	Now	\$75,300	LIFE	**	5	\$15,300	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Planters</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Control Joints</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Planters</i>								
Metal Panel	5%			2052	**	5	\$3,100	

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

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

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

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	Priority
Exterior								
Roof								
Built-Up (BUR)	55%	Now	\$759,100	2042	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 2nd Floor Shops</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Over Repair Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Walls And At Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Shops</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof Entire</i>								
Metal Panel	35%			2049	**	10	\$77,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Paver: Asphalt	10%	Now	\$98,800	2047	**			1
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Patio Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Repair Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Patio Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over 2nd Floor Repair Shop, Planters</i>								
Soffits								
Alum/Vinyl Siding	100%			2052	**	10	\$3,500	
Interior								
Floors								
Asphalt Poured	20%	Now	\$39,000	2037	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area On Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area On Third Floor</i>								
Cast in Place Concrete	50%	Now	\$224,300	LIFE	**	5	\$295,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Trench Drains Of First Floor Garage</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons</i>								
Ceramic Tile	20%	Now	\$59,500	2035	**	5	\$27,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Mens Toilet Room</i>								
Vinyl Tile	10%	4+	\$14,600	2037	**	3	\$10,100	
<i>Uneven Substrate, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Conference Room</i>								

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

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	Priority
Interior								
Interior Walls								
Ceramic Tile	6%	4+	\$12,400	2041	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mens Toilet On 2nd Floor</i>								
Concrete Masonry Unit	70%			LIFE	**	5	\$53,700	
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout 1st And 2nd Floor Garages</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Expansion Joints</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout 1st And 2nd Floor Garages</i>								
Glass: Single Pane	2%			LIFE	**	5	\$2,900	
Gypsum Board	15%			LIFE	**	5	\$17,200	
Masonry: Brick	5%			LIFE	**			
Metal Coiling Doors	2%	4+	\$16,700	2048	**	5	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Sensors, Shoes</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Ramp. Recent Installation</i>								
<i>Explanation : Component Actually Rapid Rollup Door</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$43,800	2037	**	5	\$27,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st And 3rd Floor Offices</i>								
Exposed Struc: Steel	80%	Now	\$2,534,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Structural Beams</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Parking Area Over Third Floor, Repair Shops</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fireproofing Delaminating Off Of Structural Beams</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$15,500	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West 26th Street</i>								
Pavers/Stone	5%	Now	\$900	2035	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Walkways</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,100	2045	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Joints On West 26th Street</i>								

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

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Three Main Service Disconnect Switches Rated At One 4,000 Amperes And Two 2,500 Amperes</i>							
<hr/>								
Transformers								
Dry Type	100%			2037	**	5	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical And Mechanical Room</i>							
	<i>Explanation : One 75 Kilovolt Ampere And One 30 Kilovolt Ampere, 480 High Voltage - 208/120 Low Voltsage</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2042	**	5	\$900	
<hr/>								
Raceway								
Conduit	100%			2042	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$200	
Molded Case Bkrs	95%			2040	**	5	\$5,100	
<hr/>								
Wiring								
Thermoplastic	100%			2042	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	20%			2037	**	5	\$300	
Motor Control Center	75%			2037	**	5	\$4,200	
Variable Frequency Drive	5%			2049	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$63,100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2037	**	10	\$56,500	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Repair Shop</i>							
Fluorescent	40%			2037	**	10	\$75,300	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	30%			2037	**	10	\$2,000	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2032			\$168,200	10
Exit, Service	50%			2032			\$43,200	1

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

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	
Lighting								
Exterior Lighting								
HID	10%			2032	\$93,500	10	\$100	
LED	10%			2040	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$75,200	1	\$15,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Repair Shop And Outside</i>					
			<i>Explanation : CCTV Surveillance Camera System</i>					
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	\$103,400	1-3	\$25,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns And Fire Alarm Panel</i>					
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	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Furnace	80%			2037	**	1	\$81,200	
			<i>Other Observation, Extent : Severe, Area Affected : 80%</i>					
			<i>Location : Roof Level</i>					
			<i>Explanation : 14 Rooftop Package Units</i>					
Hot Water Boiler	20%			2037	**	1	\$20,300	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	20%			2040	**	4	\$3,000	
No Component	80%							
Terminal Devices								
Convactor/Radiator	10%			2037	**	1	\$6,600	
Unit Heater - Steam	10%			2032	\$113,900	4	\$2,800	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		

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

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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$12,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 14 Rooftop Package Units</i>								
<i>Refrigerant 410 A</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$114,400	
Exhaust Fans								
Interior	10%			2032	\$88,900	2	\$600	
Roof	90%			2037	**	2	\$5,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater With Tanks								
Gas Fired	40%			2031	\$6,700	2		
Gas Fired	60%	0-2	\$200	2032	\$10,000	2		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The System Has No Return Line</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2037	**	1	\$12,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit - 1, 1m, 2, 2m, 3. 2 Units - 1, 1m, 2, 2m</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$103,500	
Sprinkler								
Generic	100%			2042	**	1-2	\$57,500	

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**DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP**

Asset # : 4517

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
Fire Suppression	Fire Pump							
	Generic	100%	0-2	\$9,600	2041	**	1	\$34,500
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement. Fire Pump Leaking At Gasket</i>								

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : NORTH SHORE MARINE TRANSFER STAT
Address : 120-15 31ST AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0010.000 / 14999 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 110,210 **Project Type** : SANITATION
Date of Survey : 01-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,Mez
Block : 4346 **Lot** : 46 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$220,700	\$376,900
Interior Architecture	\$242,300	\$376,800
Total	\$463,000	\$753,700
Importance Code A	\$220,700	\$376,900
Importance Code B	\$242,300	\$313,900
Importance Code C		\$62,800
Total	\$463,000	\$753,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$23,900			\$23,100
Interior Architecture	\$51,300			
Electrical	\$17,100	\$15,100	\$20,200	\$17,700
Mechanical	\$44,700	\$12,700	\$20,000	\$31,400
Site Enclosure	\$25,600			
Total	\$162,600	\$27,800	\$40,200	\$72,100
Importance Code A	\$25,700	\$800	\$1,800	\$24,200
Importance Code B	\$66,600	\$27,000	\$38,400	\$48,000
Importance Code C	\$70,300			
Total	\$162,600	\$27,800	\$40,200	\$72,100



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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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	Priority
Exterior								
Exterior Walls								
Metal, Corrugated	55%			2057	**	1		
Metal Sect. OHD	4%	Now	\$17,400	2044	**	5	\$7,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Floor</i>								
<i>Explanation : Loading Floor Overhead Door Is Too Low For Trucks</i>								
Metal Coiling Doors	1%	0-2	\$6,400	2036	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Container Lidding Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Container Lidding Area</i>								
<i>Explanation : Synthetic Canvas</i>								
Pre-Cast Concrete	30%	0-2	\$52,300	LIFE	**	5	\$120,000	
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At East And West Facades</i>								
<i>Explanation : Base Perimeter Flashing Missing And Loose</i>								
Window Wall	10%			2057	**	5	\$46,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Polycarbonate And Steel Components</i>								
Windows								
Aluminum	60%	Now	\$88,900	2053	**	5	\$9,500	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade In Operations Room</i>								
<i>Explanation : Water Infiltration Through Window From Roof Area During High Rain</i>								
Metal Louvers	40%			2044	**	10	\$79,500	
Parapets								
Metal Rail	25%			2048	**	5-10	\$26,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Roof Elevation</i>								
<i>Explanation : No Access.</i>								
No Component	75%							
Roof								
Metal Panel	100%			2048	**	10	\$256,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access.</i>								
<i>Metal Standing Seam Roof.</i>								
Soffits								
Aluminum Sunshades	60%			2040	**	10	\$19,100	
Metal, Corrugated	40%			2051	**	1		

Interior

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$137,000	LIFE	**	5	\$180,400	
<i>Drains Clogged, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Loading Floor And Lower Lidding Area</i>								
<i>Recent Replace Evident, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Loading Area</i>								
Cast in Place Concrete	37%			LIFE	**	5	\$133,500	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mezzanine And Pier Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Pier Floor, Mezzanine Level, Offices, Lunch Room And Mechanical Spaces</i>								
<i>Explanation : Epoxy Coated</i>								
Ceramic Tile	8%			2044	**	5	\$13,200	
Steel Grating	5%			2057	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lidding Room And Mezzanine Above Lidding Area</i>								
<i>Explanation : Metal Catwalk</i>								
Interior Walls								
Cast in Place Concrete	10%	4+	\$31,100	LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Lower Lidding Area</i>								
Ceramic Tile	5%			2044	**	5	\$10,500	
Concrete Masonry Unit	75%			LIFE	**	5	\$62,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell And Loading Office</i>								
<i>Explanation : Location</i>								
SGFT/Glazed Masonry	8%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors, Lunchroom And Offices</i>								
<i>Explanation : Location</i>								
Steel Plate	2%	0-2	\$8,300	LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Floor</i>								
<i>Explanation : Panels Loose</i>								

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$5,100	
Exposed Struc: Steel	65%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mezzanine, Loading And Pier Level</i>								
<i>Explanation : Corrugated Metal Deck And Structural Steel</i>								
Gypsum Board	5%			LIFE	**	5	\$10,200	
Metal Panel	10%	Now	\$105,200	LIFE	**	5	\$20,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Toilet 302 And Loading Level Office</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Panels Are Constantly Removed Due To No Access Panels In Ceilings</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2048	**	5-10	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And East Walkway</i>								
<i>Explanation : Railing At Building Perimeter</i>								
Exposed Struc: Steel	78%	0-2	\$25,000	LIFE	**			
<i>Recent Repair Evident, Extent : N/A, Area Affected : 1%</i>								
<i>Location : Three Driveway Metal Fence Panels</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Driveway</i>								
<i>Explanation : Metal Grille Fence Above Concrete Railing. Wind Has Caused Three Panels To Fall.</i>								
Exposed Struc: Steel	2%	Now	\$600	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Entrance Gates To Driveway</i>								
<i>Explanation : Entry Swing Gates Not Operable</i>								
No Component	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : West And South Building Perimeter</i>								
<i>Explanation : No Railing</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2075	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2048	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter And Driveway</i>								
<i>Explanation : Pier Level At Building</i>								
Pavers/Stone	5%			2044	**			

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

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

Site Pavements

Parking/Driveway

Cast in Place Concrete

100%

2044

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Driveway From 31st Avenue**Explanation : Driveway To Building*

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100%

2057

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 3200 Amperes Each.*

Transformers

Dry Type

100%

2048

* *

5

\$400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And HVAC Rooms**Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One 37.5 Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.*

Switchgear / Switchboard

Air Circuit Breaker

100%

2057

* *

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Six Vertical Sections Of Low Voltage Power Circuit Breakers.*

Raceway

Conduit

100%

2057

* *

1

Panelboards

Fused Disc Sw

70%

2053

* *

5

\$1,800

Molded Case Bkrs

30%

2053

* *

5

\$900

Wiring

Thermoplastic

100%

2057

* *

1

Motor Controllers

Locally Mounted

2%

2048

* *

5

Motor Control Center

98%

2048

* *

5

\$2,900

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Fire Pump Room**Explanation : Electrically Grounded Through The Main Water Pipe.*

Stand-by Power

Transfer Switches

Automatic

100%

2048

* *

1

\$33,900

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2044	**	1	\$42,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Left Side Of The Building</i>								
<i>Explanation : Emergency Generator Rated At 375 Kilowatts.</i>								
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$4,100	
Fuel Storage								
Main Tank	100%			2066	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Left Side Of The Building</i>								
<i>Explanation : 1350 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
HID	60%			2039	**	10	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garbage Dumping Areas</i>								
<i>Explanation : High Intensity Discharge Lights.</i>								
LED	40%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Locker Rooms, Electrical And Mechanical Rooms</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Service	50%			2039	**	1		
Exit, Service	50%			2039	**	1		
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2066	**	5	\$1,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Garbage Dumping Areas And Driveways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$70,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throuhgout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source									
	Electricity	5%			2057	**	1		
	Natural Gas	20%			2057	**	1		
	No Component	75%							
Conversion Equipment									
	Furnace	15%			2036	**	1	\$8,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Pier Level Fan Room</i>									
<i>Explanation : 4 Units In Fan Room For Staff Resting Area, 1 Unit For Control Office</i>									
	Radiant Heater	5%			2036	**	2	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Loading Floor Mechanical Shop</i>									
<i>Explanation : 6 Electrical Radiant Heaters</i>									
	Radiant Heater	5%			2036	**	2	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Lidding Area</i>									
<i>Explanation : 6 Gas Fire Units</i>									
	No Component	75%							
Terminal Devices									
	Air Handler	15%			2036	**	1	\$10,200	
	No Component	85%							
Air Conditioning									
Energy Source									
	Electricity	100%			2053	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	15%			2036	**	1	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof Of The Main Office</i>									
<i>Explanation : R-410a Refrigerant</i>									
	Exterior Pkg Unit - Cooling	5%			2036	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof Of The Main Office</i>									
<i>Explanation : R-410a Refrigerant</i>									
	Split Unit	5%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof Of The Main Office</i>									
<i>Explanation : 2 Units, R-410a Refrigerant</i>									
	No Component	75%							
Terminal Devices									
	Air Handler/Cool/Ht	15%			2036	**	1	\$10,200	
	Fan Coil - 2 Pipe	5%			2036	**	1	\$1,800	
	No Component	80%							

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STAT
Asset # : 14999

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	20%			2036	**	2	\$15,400
	No Component	80%						
Ventilation								
Distribution								
	Ductwork Stainless Steel	100%			LIFE	**		
Exhaust Fans								
	Interior	100%			2036	**	2	\$3,400
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : There Is Too Much Dust Fill Out The Facility Causing Blockage To All The Filters Of Ventilation Equipment, Consequently Reducing The Efficiency Of The System.</i>							
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2057	**	1	
	Galvanized Steel	30%			2048	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,700	2	
Sanitary Piping								
	Cast Iron	100%	0-2	\$27,100	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Loading Area And Lower Level Of Pier Area.</i>							
Storm Drain Piping								
	Not Accessible	100%						
Sump Pump(s)								
	Submersible	100%			2026	\$3,300	4	\$2,300
Sewage Ejector(s)								
	Electric	100%			2039	**	4	\$4,400
Backflow Preventer								
	Generic	100%			2039	**	1	\$6,800
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2057	**	1-5	\$57,600
Sprinkler								
	Generic	100%			2057	**	1-2	\$30,900
Fire Pump								
	Generic	100%			2044	**	1	\$20,600

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS - WEST DISTRICT 5 GARAGE
Address : 48-01 58TH ROAD
Borough : QUEENS **Agency's Number** : S211-238
Program / Asset # : DOS0059.000 / 4518 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 79,000 **Project Type** : SANITATION
Date of Survey : 09-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,951,300	\$132,800
Interior Architecture	\$1,644,800	\$343,900
Electrical	\$144,800	\$797,300
Mechanical	\$236,600	\$2,216,000
Site Enclosure	\$192,700	
Site Pavements	\$242,300	
Total	\$6,412,600	\$3,490,000
Importance Code A	\$3,951,300	\$132,800
Importance Code B	\$1,836,700	\$3,357,200
Importance Code C	\$624,500	
Total	\$6,412,600	\$3,490,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$5,200			
Interior Architecture	\$63,000		\$10,500	\$700
Electrical	\$57,200	\$7,400	\$9,700	\$8,400
Mechanical	\$36,100	\$8,000	\$13,700	\$7,600
Site Enclosure	\$6,500			
Site Pavements	\$42,000			
Total	\$209,900	\$15,400	\$33,900	\$16,700
Importance Code A	\$9,100	\$3,900	\$3,900	\$3,900
Importance Code B	\$114,600	\$11,500	\$26,500	\$12,800
Importance Code C	\$86,300		\$3,500	
Total	\$209,900	\$15,400	\$33,900	\$16,700



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	80%	Now	\$255,700	LIFE	**	5	\$10,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 58th Road And 47th Street</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	15%	Now	\$318,500	2053	**	5	\$4,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 70%</i>								
<i>Location : All Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$1,500	2043	**	5	\$1,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	100%	Now	\$3,700	2041	**	5	\$2,000	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Garage</i>								
Parapets								
Concrete Masonry Unit	90%	Now	\$948,300	LIFE	**	5	\$17,700	1
<i>Expansion Joint Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$138,200	LIFE	**	5	\$10,900	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	95%	Now	\$2,157,800	2043	**			
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads, Locker Rooms, Second Floor</i>								
Sloped Glazing	5%			LIFE	**	5	\$265,700	

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

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								
Soffits								
Alum/Vinyl Siding	100%			2043	**	10	\$900	
Interior								
Floors								
Cast in Place Concrete	53%			LIFE	**	5	\$270,700	
Cast in Place Concrete	20%	Now	\$387,900	LIFE	**	5	\$51,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wash Bay</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wash Bay</i>								
<i>Explanation : Clogging</i>								
Ceramic Tile	12%			2036	**	5	\$14,000	
Quarry Tile	10%			2038	**	5	\$17,500	
Vinyl Tile	5%			2033	\$157,500	3	\$2,900	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$6,900	
Concrete Masonry Unit	75%			LIFE	**	5	\$83,300	
Concrete Masonry Unit	3%	Now	\$382,200	LIFE	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Freestanding Wall In Wash Bay Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Near Parking Area, Freestanding Wall In Wash Bay Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Gypsum Board	5%			LIFE	**	5-10	\$11,800	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$6,900	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$284,400	2053	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</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 : Severe, Area Affected : 40%</i>								
<i>Location : Locker Rooms, Second Floor; Lunch Room, And Rooms G26 C, G27 D, G40 A</i>								
Exposed Struc: Steel	83%	2-4	\$454,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
Gypsum Board	2%	Now	\$4,000	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads And Locker Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$6,500	2043	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Concrete Masonry Unit	100%	Now	\$192,700	2043	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade Planter Beds</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South Facade Planter Beds</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$20,500	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$21,500	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Entry Stairs</i>								
Parking/Driveway								
Asphalt	50%	0-2	\$64,900	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	50%	Now	\$177,400	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$7,400	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$63,500	5	\$300	
Raceway								
Conduit	100%			2033	\$10,800	1		
Panelboards								
Molded Case Bkrs	100%			2032	\$39,000	5	\$2,100	
Wiring								
Thermoplastic	100%			2033	\$22,100	1		
Motor Controllers								
Locally Mounted	25%			2031	\$22,400	5	\$100	
Motor Control Center	75%			2031	\$80,000	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Lighting								
Interior Lighting								
Fluorescent	40%	Now	\$10,900	2033	\$218,600			
<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout The Building</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	50%	Now	\$27,300	2033	\$273,300			
<i>Malfunctioning, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Garage</i>								
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
HID	10%			2033	\$91,400	10	\$300	
Egress Lighting								
Emergency, Battery	50%			2028	\$70,600	10	\$10,400	
Exit, Battery	50%			2028	\$48,600	10	\$2,900	
Exterior Lighting								
HID	8%			2028	\$28,800	10		
LED	2%			2041	**			
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$144,800	2043	**	1	\$26,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : C C T V Surveillance System Not Operational</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$48,700	

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

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

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

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	
Heating								
Energy Source								
Natural Gas	80%			2053	**	1		
Interruptible Gas/Dual Fuel	20%			2053	**	1		
<hr/>								
Conversion Equipment								
Furnace	60%			2038	**	1	\$23,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 18 Gas Fired Units</i>					
Furnace	20%			2038	**	1	\$7,800	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Garage</i>					
			<i>Explanation : 12 Space Heaters Are Not Currently Being Used, Heating Is By Rooftop Units</i>					
Hot Water Boiler	20%			2038	**	1	\$7,800	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st Floor Boiler Room</i>					
			<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>					
<hr/>								
Distribution								
Hot Wtr Piping/Pump	20%			2041	**	4	\$1,200	
No Component	80%							
<hr/>								
Terminal Devices								
Convactor/Radiator	10%	Now	\$3,200	2038	**	1	\$2,300	
			<i>Damaged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Facility Office</i>					
Unit Heater - Hot Water	10%			2038	**			
No Component	80%							
<hr/>								
Controls								
Digital	100%	Now	\$110,800	2028	\$2,216,000			
			<i>Software Issue Suspected, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : System Doesn't Modulate Causing The Units To Go Off On Alarm Often</i>					
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Facility Office</i>					
			<i>Explanation : System Also Controls Queens West 5A Broom Garage</i>					
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		

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

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
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2027	\$61,000	2	\$200
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1 Unit In Garage</i>				
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Garage</i>				
				<i>Explanation : Used As Back Up Unit</i>				
	Ext Pkg Unit - Heating/Cooling	5%	Now	\$64,800	2043	**	2	\$200
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1 Unit on Roof</i>				
	Ext Pkg Unit - Heating/Cooling	90%			2038	**	2	\$4,400
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 18 Units, R-410a Refrigerant</i>				
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,700
Exhaust Fans								
	Roof	100%			2038	**	2	\$2,400
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2043	**	1	
	Galvanized Steel	20%			2038	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2031	\$33,400	2	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 195 Gallon Unit. Quantity 2</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2033	\$34,500	1	\$4,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2043	**	1-2	\$22,100

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS 11 GARAGE
Address : 75-05 DOUGLASTON PKWY.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0039.000 / 4135 **Yr Built/Renovated** : 1991 /
Area Sq Ft : 100,228 **Project Type** : SANITATION
Date of Survey : 23-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7860 **Lot** : 1 **BIN** : 4445411

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,743,300	\$58,200
Interior Architecture	\$460,500	\$994,900
Electrical	\$661,100	\$811,500
Mechanical	\$593,900	\$582,000
Site Pavements	\$243,800	
Total	\$3,702,500	\$2,446,500
Importance Code A	\$1,986,900	\$58,200
Importance Code B	\$1,316,900	\$2,388,400
Importance Code C	\$398,700	
Total	\$3,702,500	\$2,446,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$22,100			
Interior Architecture	\$24,600	\$25,900		\$400
Electrical	\$44,400	\$109,600	\$6,200	\$8,000
Mechanical	\$74,400	\$11,600	\$18,300	\$7,700
Site Enclosure	\$3,300			
Site Pavements	\$9,100			
Total	\$177,900	\$147,100	\$24,500	\$16,100
Importance Code A	\$50,400	\$5,000	\$5,000	\$5,000
Importance Code B	\$107,800	\$142,100	\$19,600	\$11,200
Importance Code C	\$19,600			
Total	\$177,900	\$147,100	\$24,500	\$16,100



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

DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	78%	Now	\$247,400	LIFE	**	5	\$58,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : West Facade Over Garage Entrance</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Facade</i>								
Metal Coiling Doors	15%			2043	**	5	\$35,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	
Window Wall	5%	Now	\$22,100	2040	**	5	\$7,000	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%			2038	**	5	\$6,100	
Metal Louvers	5%			2039	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$5,600	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Parapet Wall</i>								
Masonry: Brick Cavity	48%			LIFE	**	5	\$4,800	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%	Now	\$1,360,800	2040	**			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Parapet Wall And Upper And Lower Garage Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lunch Room, Locker Room, Offices, Exercise Room, Intersection Of Garage 2 Roof And Upper Garage</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	5%	Now	\$135,000	2043	**	1		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Over Garage</i>								
Interior								

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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$162,000	LIFE	**	5	\$213,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor And Ramps</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	5%			2033	\$413,000	5	\$7,500	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Quarry Tile	20%			2035	**	5	\$45,000	
Sheet Vinyl/Rubber	3%			2030	\$287,600	5	\$6,800	
Terrazzo	5%	4+	\$13,700	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Stair Treads</i>								
Vinyl Tile	2%			2030	\$81,000	3	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Room, 2nd Floor Lounge, And 1st Floor Office Space</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$77,900	LIFE	**			
<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	10%			LIFE	**			
Ceramic Tile	10%			2039	**	5	\$21,000	
Concrete Masonry Unit	20%	Now	\$77,100	LIFE	**	5	\$16,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Second Floor Ramp Pilaster Bases</i>								
Gypsum Board	10%			LIFE	**	5	\$12,600	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	40%			LIFE	**			

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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$73,100	2047	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Lunch Room, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Lunch Room, Exercise Room, 2nd Floor Lounge</i>								
Exposed Struc: Steel	70%			LIFE	**			
Exposed Struc: Steel	10%	Now	\$70,400	LIFE	**			
<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	\$18,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$3,300	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Walls Adjacent To Ramp Entrances</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$9,100	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
Parking/Driveway								
Asphalt	70%	0-2	\$112,200	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Area</i>								
Cast in Place Concrete	30%	0-2	\$131,500	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2-4	\$2,900	2060	**	5	\$200	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Switch Gear Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : The System Consists Of Two Main Service Disconnect Switches Rated At 2,000 Amperes Each. The Enclosure Is Corroded.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%	2-4	\$95,300	2060	**	5	\$200	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Switchgear Board Electrical Room In Basement</i>								
Raceway								
Conduit	95%			2030	\$16,400	1		
Conduit	5%	2-4	\$900	2060	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage And Electrical Room Basement At Northwall Garage</i>								
Panelboards								
Fused Disc Sw	5%			2029	\$2,900	5	\$100	
Molded Case Bkrs	10%	2-4	\$5,800	2055	**	5	\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Garage, Basement Garage, And Electrical Room</i>								
Molded Case Bkrs	85%			2029	\$49,700	5	\$2,200	
Wiring								
Thermoplastic	100%			2030	\$35,300	1		
Motor Controllers								
Locally Mounted	30%			2028	\$43,700	5	\$200	
Motor Control Center	70%			2028	\$149,300	5	\$1,900	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$1,500	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main In Basement</i>								
Stand-by Power								
Transfer Switches								
Manual	100%			2030	\$10,600	5	\$400	
Lighting								

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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

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	
Lighting								
Interior Lighting Fluorescent	78%			2030	\$540,900	10	\$71,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Lighting System Is Composed Of T-8 Lamp Type, Fixtures In Satisfactory Condition.</i>								
Fluorescent	10%			2025	\$69,300	10	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanic Shop On 1st Floor</i>								
<i>Explanation : Fixtures Are T-5 Lamp Type And Are In Satisfactory Condition.</i>								
Fluorescent	2%			2025	\$13,900	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Lobby By The Stairs</i>								
HID	10%			2025	\$115,900	10	\$300	
Egress Lighting								
Emergency, Battery	20%			2025	\$32,900	10	\$4,800	
Exit, Service	80%			2025	\$26,500	1		
Exterior Lighting								
HID	25%			2025	\$114,200	10	\$100	
HID	5%	Now	\$22,800	2040	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Employee Parking Lot Under The Bridge</i>								
<i>Explanation : 5 Missing Light Poles And Fixtures</i>								
No Component	70%							
Alarm								
Security System								
No Component	85%							
Generic	15%			2025	\$27,600	1	\$5,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside In Front Of The Building</i>								
<i>Explanation : CCTV System Appears To Be In Satisfactory Condition, But There Was No Information On Its Operation.</i>								
Fire/Smoke Detection								
Generic, Digital	100%	0-2	\$252,500	2040	**	1-3	\$56,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : The Fire Alarm System Is Operational; However, It Is An Obsolete System.</i>								

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	
Heating								
Energy Source								
Electricity	5%			2040	**	1		
Natural Gas	95%			2050	**	1		

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	80%	0-2	\$24,400	2025	\$243,600	1	\$35,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Rooftop Units Are Out Of Service Frequently And Not Energy Efficient</i>								
Hot Water Boiler	20%			2043	**	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2038	**	4	\$1,000	
No Component	80%							
Terminal Devices								
Convactor/Radiator	15%			2028	\$120,100	1	\$4,900	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry</i>								
Fan Coil Unit/Heat	5%			2025	\$121,400	1	\$1,600	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$16,400	2030	\$328,900	2	\$1,000	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rooftop Unit 2 Has No Heating</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3 Package Units On The Roof</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	\$172,000	LIFE	**	2-5	\$11,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Fresh Air Intake Points</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$44,700	

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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	70%			2030	\$133,000	2	\$2,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Larger Size Roof Fans</i>					
Roof	30%			2025	\$57,000	2	\$900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Smaller Size Roof Fans</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Gas Fired	60%			2029	\$10,000	2		
			<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Boiler Room, 1 Of 2 Defective Hot Water Heaters</i>					
Gas Fired	40%			2029	\$6,700	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 New Unit</i>					
Sanitary Piping								
Cast Iron	100%	0-2	\$24,700	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Water Backs Up Into Basement Level</i>					
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$3,000	2025	\$3,000	4	\$2,100	
			<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Duplex With One Pump Missing</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : One Temporary Pump Is Being Used</i>					
Fixtures								
Generic	100%							
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : In Need Of Repair</i>					
Fire Suppression								
Sprinkler								
Generic	100%			2040	**	1-2	\$28,100	

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Chemical System Dry	1%			2025	\$800	1-3	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Garage</i>						
		<i>Explanation : On Top Of Gas Refill Station</i>						
No Component	99%							

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS 6 GARAGE BETTS AVE. FACILITY
Address : 58-73 53RD AVE. (ZOLA - 58-62 58TH STREET)
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0015.000 / 2002 **Yr Built/Renovated** : 1957 /
Area Sq Ft : 92,912 **Project Type** : SANITATION
Date of Survey : 16-Sep-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2361 **Lot** : 151 **BIN** : 4462505

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$7,103,200	\$275,000
Interior Architecture	\$2,792,500	\$237,300
Electrical	\$197,400	\$954,300
Mechanical	\$448,300	
Site Pavements	\$371,000	
Total	\$10,912,500	\$1,466,600
Importance Code A	\$7,103,200	\$560,800
Importance Code B	\$2,385,800	\$905,800
Importance Code C	\$1,423,500	
Total	\$10,912,500	\$1,466,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$71,700			\$16,100
Interior Architecture	\$19,300		\$3,500	\$2,600
Electrical	\$10,200	\$1,700	\$800	\$15,900
Mechanical	\$60,400	\$7,000	\$9,800	\$77,900
Total	\$161,600	\$8,600	\$14,100	\$112,600
Importance Code A	\$77,200			\$17,300
Importance Code B	\$65,100	\$8,600	\$14,100	\$95,300
Importance Code C	\$19,300			
Total	\$161,600	\$8,600	\$14,100	\$112,600



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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$100,200	LIFE	**	5	\$42,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$1,378,500	LIFE	**	5	\$42,900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	50%	Now	\$689,200	LIFE	**	5	\$85,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Overhead Door Openings</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Lintels And Doors</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners Of North Facade And Control Tower</i>								
Masonry: Granite	5%	Now	\$131,800	LIFE	**	5	\$6,400	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Office Entry</i>								
<i>Explanation : Material Actually Terrazo Panels</i>								
Metal Coiling Doors	4%	0-2	\$71,500	2037	**	5	\$10,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	6%			2037	**	5	\$32,100	
Pre-Cast Concrete	5%	Now	\$60,700	LIFE	**	5	\$27,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Sills And Lintels</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South East Windows</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
<i>Explanation : Vegetation Growth</i>								

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Louvers	3%	0-2	\$2,000	2035	**			
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Steel	97%	Now	\$1,032,100	2057	**	5	\$146,500	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Garage, Crane Floor And Tower</i>							
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Exterior Window Frames</i>							
Parapets								
Masonry: Brick	50%	Now	\$144,700	LIFE	**	5	\$5,900	1
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Corners</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : East Facade At Incinerator And Boiler Room</i>							
	<i>Spalling, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : East Facade</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : East Side Parapets</i>							
	<i>Explanation : Netting Installed On Parapets</i>							
Masonry: Limestone	7%	Now	\$19,800	LIFE	**	5	\$1,000	
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Coping</i>							
Pre-Cast Concrete	43%			LIFE	**	5	\$31,700	

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	45%	Now	\$600,900	2042		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Under Canopy</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	40%	4+	\$25,000	2040		**		
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Roof</i>								
Skylight, Metal/Glass	15%	Now	\$2,893,500	2062		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Upper Roof</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$24,900	LIFE		**	5	\$21,600
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Entry Canopy</i>								
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$450,500	LIFE		**	5	\$237,300
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, Garage Area And Boiler Room</i>								
Ceramic Tile	5%			2041		**	5	\$7,000
Terrazzo	2%			LIFE		**	5	\$2,200
Vinyl Tile	15%	Now	\$168,800	2042		**	3	\$7,800
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

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	Priority
Interior								
Interior Walls								
Cast in Place Concrete	20%	0-2	\$471,600	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Concrete Masonry Unit	29%	0-2	\$211,300	LIFE		**	5	\$18,400
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Gypsum Board	1%	2-4	\$400	LIFE		**	5	\$1,000
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Corridor</i>								
Plaster	10%	Now	\$18,900	LIFE		**	5	\$4,800
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$557,500	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Window Sills In Garage Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage Area</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$67,700	2037		**	5	\$10,400
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	85%	Now	\$865,000	LIFE		**	5	\$18,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room and Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042		**		
Retaining Walls								
Cast in Place Concrete	100%			2067		**		
Site Pavements								

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$187,900	2052				**
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 53rd Avenue</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 53rd Avenue</i>								
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : 53rd Avenue</i>								
<i>Explanation : Patched With Asphalt</i>								
<hr/>								
Parking/Driveway								
Asphalt								
	70%	Now	\$84,300	2035				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Salt Pile</i>								
<hr/>								
Cast in Place Concrete								
	30%	Now	\$98,800	2037				**
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway And Ramps</i>								
<i>Potholes, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Driveway</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway And Ramps</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$285,800	5	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room. 2nd Floor</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								
<hr/>								
Transformers								
Dry Type	100%			2030	\$26,100	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 300 Kilovolt Ampere 480/277volts Primary - 208/120volts Secondary</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2032	\$200,000	5	\$1,700	
Molded Case Bkrs	30%			2042	**	5	\$700	

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DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2032	\$100,000	1		
Conduit	10%			2042	**	1		
Panelboards								
Fused Disc Sw	10%			2031	\$15,600	5	\$200	
Fused Disc Sw	5%			2040	**	5	\$100	
Molded Case Bkrs	55%			2031	\$85,800	5	\$1,300	
Molded Case Bkrs	30%			2040	**	5	\$700	
Wiring								
Braided Cloth	60%	2-4	\$103,900	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2042	**	1		
Thermoplastic	30%			2032	\$51,900	1		
Motor Controllers								
Locally Mounted	5%			2037	**	5		
Locally Mounted	15%			2030	\$17,500	5	\$100	
Motor Control Center	80%			2030	\$230,800	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,200	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2040	**	10	\$25,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Hallways And Locker Rooms</i>								
HID	65%			2037	**	10	\$2,000	
Incandescent	5%			2027	\$93,600	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$11,200	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$300	

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	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2042	**	1		

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

DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

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	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	0-2	\$5,500	2035	**	5	\$2,800	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Garage</i>								
<hr/>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$51,000	2042	**	4	\$4,600	
<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 10 Inch Diameter Of Approximately 12 Feet Piping Is Leaking Stream</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	70%	Now	\$155,800	2037	**	1	\$18,900	
<i>On Extended Life, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	30%			2037	**	4	\$3,800	
<i>Damaged, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Condensate Return Is Leaks, Rejects Raw Steam 1st And 2nd Floors</i>								
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
<hr/>								
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2037	**	2	\$1,100	
Window/Wall Unit	10%			2027		1	\$34,400	
No Component	70%							
<hr/>								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2037	**	1	\$3,000	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : New Fan Coil Units Has Replaced In The 1st Floor Garage</i>								
No Component	90%							
<hr/>								
Heat Rejection								
Dry Cooler	10%			2032		2	\$6,500	
No Component	90%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	60%	Now	\$47,800	LIFE	**	2-5	\$31,100	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
No Component	40%							
<hr/>								
Exhaust Fans								
Interior	60%			2027		2	\$1,700	
Wall Unit	40%			2027		2	\$1,100	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage Ventilation Is Not Working, Beyond Useful Life</i>								
<hr/>								
Plumbing								

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

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

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

DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY
Asset # : 2002

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
Plumbing								
H/C Water Piping	Galvanized Steel	100%			2049	**	1	
Water Heater With Tanks	Electric	100%			2027	\$23,100	4	
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Submersible	100%			2024	\$2,800	4	\$2,900
<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Malfunctioning Pneumatic System</i>								
Backflow Preventer	Generic	100%			2037	**	1	\$5,700
Fire Suppression								
Standpipe	No Component	50%						
	Generic	50%			2058	**	1-5	\$23,400
Sprinkler	No Component	90%						
	Generic	10%			2052	**	1-2	\$2,600

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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 : 72,163 **Project Type** : SANITATION
Date of Survey : 09-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 15980 **Lot** : 100 **BIN** : 4616024

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$348,300	\$328,800
Interior Architecture	\$114,700	
Site Pavements	\$133,900	
Total	\$596,800	\$328,800
Importance Code A	\$348,300	\$328,800
Importance Code B	\$60,400	
Importance Code C	\$188,100	
Total	\$596,800	\$328,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$52,500		\$25,200	\$2,100
Interior Architecture	\$4,900	\$20,700	\$8,100	
Electrical	\$21,900	\$6,500	\$38,400	\$8,800
Mechanical	\$47,500	\$12,200	\$27,800	\$11,400
Site Enclosure	\$21,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$152,600	\$43,400	\$103,300	\$26,200
Importance Code A	\$90,200	\$2,300	\$30,000	\$4,400
Importance Code B	\$40,500	\$31,200	\$73,300	\$21,800
Importance Code C	\$21,900	\$9,900		
Total	\$152,600	\$43,400	\$103,300	\$26,200



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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$18,100	
Metal Panel	10%	Now	\$12,500	2051	**	5	\$18,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bulkhead</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bulkhead</i>								
<i>Explanation : Aluminum Panel Cladding System</i>								
Metal Sect. OHD	15%	4+	\$25,700	2036	**	5	\$22,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	65%			LIFE	**	5	\$204,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Entry Facade</i>								
Windows								
Aluminum	95%			2047	**	5	\$4,200	
Metal Louvers	5%	4+	\$1,200	2040	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Exterior</i>								
<i>Explanation : Dusty And Grimey</i>								
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$8,600	
Metal/Glass Curt Wall	10%			2051	**	5	\$8,500	
Pre-Cast Concrete	15%	Now	\$13,000	LIFE	**	5	\$20,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Coping Stone, Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building</i>								
<i>Explanation : Coping Stone</i>								
Pre-Cast Concrete	35%			LIFE	**	5	\$48,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Face Of Parapet</i>								
<i>Explanation : Precast Concrete Panels</i>								
No Component	5%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Bulkhead</i>								
<i>Explanation : No Parapet</i>								

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	85%	Now	\$137,100	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Bulkhead</i>								
Skylight, Plastic	13%	Now	\$211,100	2044	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout Main Roof</i>								
Sloped Glazing	2%			LIFE	**	5	\$40,300	
Soffits								
Metal Panel	100%			2051	**	5-10	\$76,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,600	
Ceramic Tile	20%			2040	**	5	\$21,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors Throughout</i>								
Sheet Vinyl/Rubber	10%			2036	**	5	\$16,200	
Traffic Topping	60%	Now	\$60,400	2036	**	5	\$40,500	
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Drainage Clogging At North East Corner Of Garage</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	10%			2040	**	5	\$19,700	
Concrete Masonry Unit	15%	4+	\$54,300	LIFE	**	5	\$11,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lounge Room On First And Second Floors And Lobby Corridor</i>								
<i>Vandalism, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Scratches And Scuff Marks From Chairs In Lounge Room On First And Second Floors. Scratches And Scuff Marks In Lobby Corridor.</i>								
Glass: Single Pane	2%			LIFE	**	5	\$3,000	
Glazed Ceramic Panel	5%			LIFE	**			
SGFT/Glazed Masonry	48%			LIFE	**			

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DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

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	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$4,900	2044	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Mens Locker Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices Throughout</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$800	
Exposed Struc: Steel	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Long Span Trusses And Metal Deck</i>								
Metal Panel	10%			LIFE	**	5	\$12,500	
Site Enclosure								
Fence/Gates								
Chain Link	5%	Now	\$2,400	2051	**			
<i>Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear, Facing Water</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear, Facing Water</i>								
<i>Explanation : Chain Link Was A Temporary Fence For Missing Iron Picket Fence</i>								
Iron Picket	95%	Now	\$19,500	2066	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 7%</i>								
<i>Location : Perimeter Facing Water</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Perimeter Fence Behind Salt Shed</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Facing Water</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2066	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Salt Shed</i>								
<i>Explanation : Cast Concrete</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Salt Shed</i>								
<i>Explanation : Exterior Walls</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2044	**			
Cast in Place Concrete	10%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Front Entrance And Walkways Facing Water</i>								
<i>Explanation : Stamped Concrete For Decorative Pattern</i>								

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DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

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

Site Pavements

Parking/Driveway
Asphalt

100% 2-4 \$133,900 2040 * *

Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Throughout

Sinking/Subsiding, Extent : Light, Area Affected : 2%

Location : Parking Area

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2051 * * 5 \$400

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

Location : Electrical Room

Explanation : Two Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes

Transformers

Dry Type

50% 2044 * * 5 \$100

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

Location : Electrical Room

Explanation : One 500 Kilovolt-amperes, Two 30 Kilovolt-amperes, 480/277/208 Volts

Liquid Filled

50% 2044 * * 5 \$200

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

Location : Outside

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Air Circuit Breaker

10% 2051 * * 5

Fused Disc Sw

80% 2051 * * 5 \$200

Molded Case Bkrs

10% 2051 * * 5 \$200

Raceway

Conduit

100% 2051 * * 1

Panelboards

Fused Disc Sw

10% 2047 * * 5 \$200

Molded Case Bkrs

90% 2047 * * 5 \$1,700

Wiring

Thermoplastic

100% 2051 * * 1

Motor Controllers

Locally Mounted

10% 2044 * * 5

Motor Control Center

90% 2044 * * 5 \$1,800

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,100

Stand-by Power

Transfer Switches

Automatic

100% 2044 * * 1 \$22,200

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DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

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	
Lighting								
Interior Lighting Fluorescent	35%			2036	**	10	\$23,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Offices, Locker Rooms, Toilets</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2036	**	10	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
HID	60%			2036	**	10	\$1,400	
Egress Lighting								
Emergency, Service	30%			2036	**	1		
Emergency, Battery	20%			2036	**	10	\$3,500	
Exit, LED	40%			2059	**	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
HID	20%			2036	**	10		
No Component	80%							
Alarm								
Security System								
No Component	90%							
Generic	10%	Now	\$13,200	2041	**	1	\$2,400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$45,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns</i>								

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	
Heating								
Energy Source Natural Gas	100%			2051	**	1		

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	45%	0-2	\$4,900	2036	**	1	\$14,400	
<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Waiting For Repair Parts, Roof</i>								
<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	20%			2044	**	1	\$7,100	
<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	35%	0-2	\$32,100	2036	**	2	\$9,400	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Ceiling Of The Garage Areas</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2047	**	4	\$700	
No Component	80%							
Terminal Devices								
Fan Coil Unit/Heat	20%			2036	**	1	\$4,700	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	20%			2036	**	1	\$15,600	
<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	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2051	**	4	\$700	
No Component	80%							
Terminal Devices								
Fan Coil - 4 Pipe	20%			2036	**	1	\$4,700	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2036	**	2	\$10,100	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,200	
Exhaust Fans								
Roof	100%			2036	**	2	\$2,200	

Plumbing

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.

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DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2051	**	1		
Water Heater With Tanks Gas Fired	100%	0-2	\$300	2029	\$16,700	2		
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Out Of 3 Units. Mechanical Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2025	\$2,200	4	\$2,300	
Backflow Preventer Generic	100%			2036	**	1	\$4,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2051	**	1-5	\$37,700	
Sprinkler Generic	100%			2051	**	1-2	\$20,200	

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH
Address : 51-10 ALMEDA AVENUE ALMEDA AVE & BARBADOES DR
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0065.005 / 15157 **Yr Built/Renovated** : 2004 / 2010
Area Sq Ft : 5,886 **Project Type** : SANITATION
Date of Survey : 09-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 15980 **Lot** : 100 **BIN** : 4616026

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$60,100
Mechanical	\$63,600	
Total	\$63,600	\$60,100
Importance Code A		\$60,100
Importance Code B	\$63,600	
Total	\$63,600	\$60,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$58,000		\$2,300	\$24,000
Electrical				\$26,800
Mechanical	\$9,300	\$4,300	\$4,300	\$9,300
Site Enclosure	\$4,700			
Site Pavements	\$4,100	\$100	\$100	\$2,000
Total	\$76,100	\$4,400	\$6,600	\$62,200
Importance Code A	\$58,000		\$2,300	\$24,000
Importance Code B	\$9,300	\$4,300	\$4,300	\$36,200
Importance Code C	\$8,700	\$100	\$100	\$2,000
Total	\$76,100	\$4,400	\$6,600	\$62,200



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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH
Asset # : 15157

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								
Fiberglass Panel	60%			2041	**	5	\$4,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Entrance Pavilion And Gas Pump Pavilion</i>								
<i>Explanation : Gas Pump Station And Guard Kiosks</i>								
Window Wall	40%			2052	**	5	\$3,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Gas Pump And Guard Kiosks</i>								
<i>Explanation : Glazing</i>								
Roof								
Metal Panel	97%	Now	\$19,600	2045	**			
<i>Debris Present, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Three Pavilion Roofs</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Guard Pavilion Gutter Not Connected To Drain</i>								
Not Accessible	3%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Gas Pump And Guard Kiosk</i>								
<i>Explanation : Kiosk Rooftops</i>								
Soffits								
Exposed Struc: Steel	20%	Now	\$38,400	LIFE	**	5	\$9,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Three Pavilions</i>								
Metal Panel	80%			2052	**	5-10	\$82,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Three Pavilions</i>								
<i>Explanation : Aluminum Metal Panels</i>								
Interior								
Floors								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Pavilion Kiosks</i>								
<i>Explanation : Gas Pump And Guard Kiosks</i>								
Ceilings								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Kiosks</i>								
<i>Explanation : Both Kiosks</i>								
Site Enclosure								

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

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

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

DEPARTMENT OF SANITATION - 827
QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH
Asset # : 15157

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete	20%			2067		**		
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : At Both Ends Pavilion Walkways**Explanation : Quarter Round Ballards*

Concrete Masonry Unit	80%	4+	\$4,700	2052		**		
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*Other Observation, Extent : Light, Area Affected : 5%**Location : Columns At Three Pavilions**Explanation : Steel Columns, Light Rusting*

Site Pavements

On-Site Walkways

Cast in Place Concrete	95%			2045		**		
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Metal	5%	Now	\$4,100	2042		**	1-3	\$6,400
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*Surface Wearing/Scaling, Extent : Moderate, Area Affected : 35%**Location : Metal Curb Is Rusted Throughout At Guard Pavilion, Moderate To Light At Gas**Pump Station Pavilions*

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

Under 600 Volts

Raceway

Conduit	100%			2032	\$4,300	1		
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Wiring

Thermoplastic	100%			2032	\$8,800	1		
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Lighting

Exterior Lighting

HID	100%			2027	\$26,800	10		
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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	

Fire Suppression

Chemical System

Dry	80%			2027	\$63,600	1-3	\$63,100	
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No Component	20%							
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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.

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS EAST 13 GARAGE
Address : 153-67 146 AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0034.000 / 2009 **Yr Built/Renovated** : 1987 /
Area Sq Ft : 55,495 **Project Type** : SANITATION
Date of Survey : 22-Feb-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 15001 **Lot** : 73 **BIN** : 4433112

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,613,300	
Interior Architecture	\$274,600	\$145,200
Electrical		\$545,300
Mechanical	\$408,000	\$1,071,400
Total	\$2,295,900	\$1,761,900
Importance Code A	\$1,613,300	\$67,400
Importance Code B	\$545,900	\$1,694,500
Importance Code C	\$136,700	
Total	\$2,295,900	\$1,761,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$2,600		
Interior Architecture	\$6,200	\$8,300	\$500	
Electrical	\$1,900	\$1,300	\$900	\$1,200
Mechanical	\$54,300	\$41,500	\$14,600	\$7,500
Total	\$62,400	\$53,600	\$16,100	\$8,700
Importance Code A	\$2,700	\$5,400	\$2,700	\$2,700
Importance Code B	\$59,700	\$48,200	\$13,400	\$6,000
Importance Code C				
Total	\$62,400	\$53,600	\$16,100	\$8,700



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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	**	5	\$29,600	
Metal Coiling Doors	30%	Now	\$142,400	2043	**	5	\$21,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East And South Facades</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$3,000	
Window Wall	3%			2050	**	5	\$5,100	
Windows								
Aluminum	95%	Now	\$485,600	2055	**	5	\$5,200	
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : First Floor Offices</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Windows At Locker Room, 1st Floor, Lunch Room, Upper Cafeteria</i>								
Glass Block	5%			LIFE	**	5	\$300	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5		
Metal Panel	5%			2050	**	5		
Roof								
Single Ply Membrane	95%	Now	\$985,300	2040	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Below Windows Facing Garage Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage Floor At Junction With Upper Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Roof</i>								
<i>Explanation : Solar Panels</i>								
Skylight, Plastic	5%			2043	**	1		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$108,900	
Cast in Place Concrete	20%	Now	\$137,900	LIFE	**	5	\$36,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	15%			2039	**	5	\$12,500	
Vinyl Tile	5%			2035	**	3	\$1,600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Concrete Masonry Unit	90%	4+	\$136,700	LIFE	**	5	\$29,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Room</i>								

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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
QUEENS EAST 13 GARAGE
Asset # : 2009

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2035	**	5	\$16,600	
Exposed Struc: Steel	80%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Asphalt	100%			2039	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	80%			2030	\$2,900	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>						
Fused Disc Sw	20%			2060	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch For Solar Panel</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$31,800	5	\$200	
Raceway								
Conduit	95%			2030	\$4,100	1		
Conduit	5%			2060	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$1,000	5	\$100	
Fused Disc Sw	2%			2055	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Six Photovoltaic Panel Inverters From Direct Current Voltage To Alternating Current Voltage</i>						
Molded Case Bkrs	83%			2029	\$16,200	5	\$1,200	
Molded Case Bkrs	10%			2055	**	5	\$100	
Wiring								
Thermoplastic	90%			2030	\$7,900	1		
Thermoplastic	10%			2060	**	1		
Motor Controllers								
Locally Mounted	5%			2050	**	5		
Locally Mounted	15%			2028	\$10,100	5	\$100	
Motor Control Center	80%			2028	\$42,600	5	\$1,200	

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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
QUEENS EAST 13 GARAGE
Asset # : 2009

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	25%			2030	\$96,000	10	\$12,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	70%			2030	\$449,300	10	\$1,300	
LED	5%			2040	**			
Egress Lighting								
Emergency, Battery	5%			2030	\$4,500	10	\$700	
Exit, Service	95%			2030	\$17,400	1		
Exterior Lighting								
HID	30%			2040	**	10	\$100	
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$41,900	1-3	\$10,600	

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	
Heating								
Energy Source								
Natural Gas	40%			2040	**	1		
Interruptible Gas/Dual Fuel	60%			2040	**	1		
Conversion Equipment								
Furnace	40%			2030	\$67,400	1	\$11,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Garage</i>						
		<i>Explanation : 14 Units</i>						
Hot Water Boiler	60%			2047	**	1	\$16,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	60%			2029	\$71,100	4	\$2,500	
No Component	40%							
Terminal Devices								
Air Handler	40%			2025	\$408,000	1	\$13,700	
Convactor/Radiator	20%			2028	\$88,600	1	\$3,600	
No Component	40%							

Air Conditioning

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

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2040	**	1	\$5,200
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1 Unit, R-410a On Roof</i>						
	Window/Wall Unit	10%			2024	\$20,500	1	
	No Component	70%						
Terminal Devices								
	Air Handler/Dir Expansion	20%			2040	**	1	
	No Component	80%						
Heat Rejection								
	Air Cooled Condenser Unit	20%			2040	**	2	\$7,700
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	5%	0-2	\$6,000	LIFE	**	2-5	\$1,500
		<i>Damaged, Extent : Moderate, Area Affected : 60%</i>						
		<i>Location : 1st Floor Garage Area</i>						
	Ductwork/Diffusers	95%			LIFE	**	2-5	\$29,400
Exhaust Fans								
	Interior	10%			2025	\$24,000	2	\$200
	Roof	90%			2030	\$94,700	2	\$1,500
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2040	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,700	2	
Sanitary Piping								
	Cast Iron	100%	0-2	\$13,700	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Underground Of The Garage, 1st Floor</i>						
Storm Drain Piping								
	Cast Iron	100%	0-2	\$3,800	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Backflow Preventer								
	Generic	100%			2030	\$24,200	1	\$3,400
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$28,000

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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
QUEENS EAST 13 GARAGE
Asset # : 2009

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
Fire Suppression	Sprinkler							
	Generic	100%			2030	\$749,500	1-2	\$15,500
Chemical System	Dry	1%			2025	\$800	1-3	\$700
			<i>Dry System, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Top Of Fuel Station</i>					
	No Component	99%						

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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS EAST 7 GARAGE
Address : 120-01 31 AVENUE BTWN: 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.000 / 139 **Yr Built/Renovated** : 1983 / 1986
Area Sq Ft : 107,975 **Project Type** : SANITATION
Date of Survey : 29-Oct-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,623,400	\$1,909,300
Interior Architecture	\$5,151,200	\$425,000
Electrical	\$172,300	\$350,400
Mechanical		\$98,400
Total	\$6,946,900	\$2,783,200
Importance Code A	\$1,623,400	\$2,007,800
Importance Code B	\$5,323,500	\$775,400
Total	\$6,946,900	\$2,783,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$18,700	\$1,800		
Interior Architecture	\$54,500			\$900
Electrical	\$600	\$2,200	\$2,200	\$57,300
Mechanical	\$34,000	\$11,500	\$21,600	\$46,000
Site Pavements	\$46,400			
Total	\$154,200	\$15,500	\$23,800	\$104,200
Importance Code A	\$42,200	\$7,100	\$5,300	\$5,600
Importance Code B	\$55,400	\$8,400	\$18,500	\$98,600
Importance Code C	\$56,600			
Total	\$154,200	\$15,500	\$23,800	\$104,200



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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%	0-2	\$505,800	LIFE	**	5	\$60,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	13%	Now	\$201,600	2037	**	5	\$30,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Garage Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	22%			2037	**	5	\$102,200	
Windows								
Aluminum	95%	Now	\$251,800	2057	**	5	\$2,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clerestory Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Metal Louvers	5%			2035	**	10	\$1,800	
Parapets								
Concrete Masonry Unit	90%	Now	\$18,700	LIFE	**	5	\$17,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Offices</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$10,800	
Roof								
Modified Bitumen	98%	Now	\$539,400	2032	\$1,797,900			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
Skylight, Plastic	2%	Now	\$73,900	2037	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage And Stairs</i>								

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
QUEENS EAST 7 GARAGE
Asset # : 139

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$806,900	LIFE	**	5	\$425,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Area</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Entry Door Aprons</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Floor Drains</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<i>Explanation : Exposed Reinforcement</i>								
Mosaic Tile	5%	Now	\$52,400	2037	**	5	\$14,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Showers And Bathrooms</i>								
Sheet Vinyl/Rubber	2%	Now	\$14,600	2042	**	5	\$3,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridors And Breakroom</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Breakroom</i>								
Terrazzo	5%			LIFE	**	5	\$8,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	3%	Now	\$18,500	2042	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Offices And Door Thresholds</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$28,000	
Glass: Single Pane	3%			LIFE	**	5	\$2,100	
Metal Panel	4%			LIFE	**			
SGFT/Glazed Masonry	16%			LIFE	**			
Wood	2%	Now	\$10,300	LIFE	**	5	\$7,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout First Floor</i>								

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$11,100	2037	**	5	\$17,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices, Gymnasium And First Floor Hallway.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices And Telephone Service Room.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	80%	Now	\$4,291,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Area</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Parking/Driveway								
Asphalt	100%	Now	\$46,400	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot And Driveway</i>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$7,400	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.</i>								
Transformers								
Dry Type	100%			2030	\$26,100	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$95,300	5	\$500	
Raceway								
Conduit	100%			2032	\$17,300	1		
Panelboards								
Fused Disc Sw	10%			2031	\$5,800	5	\$200	
Molded Case Bkrs	90%			2031	\$52,600	5	\$2,600	

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

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
Under 600 Volts								
Wiring								
Thermoplastic	100%			2032	\$35,300	1		
Motor Controllers								
Locally Mounted	5%			2030	\$7,300	5		
Motor Control Center	95%			2030	\$202,600	5	\$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	20%			2037	**	10	\$19,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Offices, Hallways And Locker Rooms</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2037	**	10	\$5,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanic Shop</i>						
		<i>Explanation : T-5 Lamps</i>						
HID	75%			2037	**	10	\$2,600	
Egress Lighting								
Emergency, Battery	20%			2027	\$35,400	10	\$5,200	
Emergency, Battery	30%			2037	**	10	\$7,800	
Exit, Service	40%			2027	\$14,300	1		
Exit, Service	10%			2037	**	1		
Exterior Lighting								
Fluorescent	15%			2027	\$63,100	10	\$1,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
HID	15%			2027	\$73,800	10	\$100	
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2032	\$27,200	1-3	\$6,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Hallways And Offices</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>						

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

Heating

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

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
Heating								
Energy Source								
Natural Gas	80%			2042	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Serves Gas Fired Unit Heaters And Rooftop Units</i>						
Interruptible Gas/Dual Fuel	20%			2052	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Side Of Building</i>						
		<i>Explanation : One 2,500 Gallon Buried Tank For No.2 Fuel, Serves Boilers</i>						
Conversion Equipment								
Furnace	30%	0-2	\$19,700	2032	\$98,400	1	\$14,400	
		<i>Corroded, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : The Garage 1st Floor</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Garage 1st Floor</i>						
		<i>Explanation : Gas Fired Modine Heater</i>						
Furnace	50%			2040	**	1	\$26,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 12 Rooftop Units</i>						
Hot Water Boiler	20%			2045	**	1	\$10,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2040	**	4	\$1,600	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2037	**	1	\$7,000	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2040	**	2	\$2,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Rooftop Units. 410a Refrigerant.</i>						
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$42,100	
Ductwork/Diffusers	30%			LIFE	**	2-5	\$18,100	
Exhaust Fans								
Roof	100%			2037	**	2	\$3,300	

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2042	**	1		
	Galvanized Steel	50%			2037	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$16,700	2		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
			<i>Location : Boiler Room</i>						
			<i>Explanation : 2 Units Share Storage Tank</i>						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2032	\$47,100	1	\$6,600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2042	**	1-5	\$56,500	
	Sprinkler								
	Generic	100%			2042	**	1-2	\$30,200	
	Chemical System								
	Dry	2%			2027	\$1,600	1-3	\$1,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
			<i>Location : Garage</i>						
			<i>Explanation : 3 Sets For 3 Fuel Stations</i>						
	No Component	98%							

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS EAST 7A GARAGE ANNEX
Address : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.010 / 13725 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 100,534 **Project Type** : SANITATION
Date of Survey : 13-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Mez
Block : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$574,800	\$84,400
Interior Architecture	\$1,683,100	\$75,200
Electrical	\$50,700	\$82,400
Mechanical		\$747,300
Site Pavements	\$102,500	
Total	\$2,411,100	\$989,300
Importance Code A	\$574,800	\$328,700
Importance Code B	\$1,733,800	\$660,600
Importance Code C	\$102,500	
Total	\$2,411,100	\$989,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$66,100			\$200
Interior Architecture	\$82,200	\$1,600		\$5,400
Electrical	\$29,000	\$1,700	\$3,400	\$2,100
Mechanical	\$74,300	\$17,500	\$51,100	\$20,400
Site Enclosure	\$36,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$292,300	\$24,800	\$58,400	\$32,000
Importance Code A	\$91,600	\$5,000	\$5,200	\$5,200
Importance Code B	\$152,100	\$18,200	\$53,200	\$22,400
Importance Code C	\$48,600	\$1,600		\$4,500
Total	\$292,300	\$24,800	\$58,400	\$32,000



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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	2-4	\$2,800	LIFE	**	5	\$12,100	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corner 30th Avenue And 122nd Street</i>								
Masonry: Brick Cavity	70%	2-4	\$143,600	LIFE	**	5	\$84,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corner 30th Avenue And 122nd Street</i>								
Metal Panel	3%	Now	\$7,700	2041	**	5	\$6,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : This Component Is Actually Steel Plate</i>								
Metal Coiling Doors	25%	Now	\$157,200	2044	**	5	\$47,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	15%			2047	**	5	\$400	
Metal Louvers	85%			2034	**	10	\$15,800	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$26,000	
Masonry: Brick Cavity	10%			LIFE	**	5	\$3,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Parapet</i>								
<i>Explanation : Modified Roofing On Brick Parapet</i>								
Pre-Cast Concrete	5%	2-4	\$24,300	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Parapet Coping</i>								
Roof								
Modified Bitumen	91%	Now	\$274,100	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Over Garage Area</i>								
Paver: Asphalt	5%			2040	**	10	\$21,200	
<i>Broken Paver Blocks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Upper Roof</i>								
Skylight, Metal/Glass	1%	Now	\$15,500	2051	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Lobby</i>								
Skylight, Plastic	3%			2044	**	1		

Interior

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Ceramic Tile	15%			2044	**	5	\$22,600	
Traffic Topping	10%	Now	\$210,400	2041	**	5	\$9,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : All Wash Bays</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Wash Bay Area</i>								
<i>Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating</i>								
Traffic Topping	70%	Now	\$1,472,700	2041	**	5	\$65,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
Vinyl Tile	5%	4+	\$10,200	2036	**	3	\$2,800	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office, Lobby, Corridors</i>								
Interior Walls								
Ceramic Tile	9%			2040	**	5	\$3,200	
Concrete Masonry Unit	71%			LIFE	**	5	\$10,100	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	4%			LIFE	**	5	\$900	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
Masonry: Brick	9%	2-4	\$11,900	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage And Office Adjoining Wall</i>								
Metal Coiling Doors	5%			2047	**	5	\$8,900	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$48,900	2044	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room And Control Room</i>								
Exposed Struc: Steel	75%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Above Garage Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$9,400	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	Now	\$36,700	2041	**			
<i>Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 122nd Street</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
Parking/Driveway								
Cast in Place Concrete	100%	0-2	\$102,500	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 122nd Street Entry And Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 122nd Street Entry And Parking Lot</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$400	
Raceway								
Conduit	100%			2041	**	1		
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$200	
Molded Case Bkrs	90%			2039	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2041	**	1		
Motor Controllers								
Locally Mounted	10%			2036	**	5	\$100	
Motor Control Center	90%			2036	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
LED	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2031	\$82,400	10	\$12,100	
Exit, LED	40%			2046	**	1		
Exit, Service	10%			2031	\$3,300	1		
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							

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QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

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	

Alarm

Security System

No Component

85%

Generic

15%

Now

\$27,600

2041

* *

1

\$5,100

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Outside Perimeter**Explanation : Not Functional*

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

Now

\$50,700

2041

* *

1-3

\$11,300

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Offices, Locker Rooms**Explanation : Fire Alarm System Is Not Functional*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

40%

0-2

\$12,200

2031

\$122,200

1

\$17,900

*Controller Not Working, Extent : Moderate, Area Affected : 60%**Location : Defective Unit Temperature Controls. Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 12 Gas Fired Rooftop Units.*

Furnace

40%

0-2

\$12,200

2031

\$122,200

1

\$17,900

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Defective Unit Temperature Controls**Other Observation, Extent : Light, Area Affected : 100%**Location : Hung In Garage Ceiling And Space**Explanation : 67 Gas Fired Units*

Hot Water Boiler

20%

2036

* *

1

\$9,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 3 Boilers Serve Office Area*

Distribution

Hot Wtr Piping/Pump

20%

2047

* *

4

\$1,000

No Component

80%

Terminal Devices

Air Handler

10%

2031

\$184,800

1

\$6,200

Fan Coil Unit/Heat

10%

0-2

\$4,900

2031

\$243,400

1

\$2,900

*Not in Service, Extent : Moderate, Area Affected : 20%**Location : Various Locations*

No Component

80%

Air Conditioning

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

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

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	
Air Conditioning								
Energy Source								
Electricity	10%			2047	**	1		
Natural Gas	10%			2051	**	1		
No Component	80%							
Conversion Equipment								
Absorption Chiller/Direct Fire	15%			2039	**	1	\$16,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Chiller Units, Using R-717</i>								
Split Unit	5%			2036	**			
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2051	**	4	\$1,000	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	\$38,100	1	\$6,200	
Fan Coil - 4 Pipe	10%			2031	\$74,700	1	\$3,300	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2039	**	2	\$14,000	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,100	
Exhaust Fans								
Roof	100%	0-2	\$9,500	2036	**	2	\$2,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	\$300	2026	\$16,700	2		
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Two 500 Gallon Units</i>								
Sanitary Piping								
Cast Iron	10%	0-2	\$24,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor And Oil Separator</i>								
Cast Iron	90%			LIFE	**	1		

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2036	**	1	\$6,200
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor, Mezzanine, 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2051	**	1-5	\$52,600
	Sprinkler							
	Generic	100%			2051	**	1-2	\$28,200

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS EAST 8/10/12 GARAGE
Address : 130-23 150TH AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0049.000 / 4189 **Yr Built/Renovated** : 1964 /
Area Sq Ft : 105,000 **Project Type** : SANITATION
Date of Survey : 17-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 11884 **Lot** : 1 **BIN** : 4257531

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$5,266,300	\$274,700
Interior Architecture	\$3,894,000	\$748,000
Electrical		\$588,700
Mechanical	\$135,100	\$1,729,600
Site Pavements	\$1,166,000	
Total	\$10,461,400	\$3,341,100
Importance Code A	\$5,266,300	\$274,700
Importance Code B	\$2,663,200	\$3,066,300
Importance Code C	\$2,531,900	
Total	\$10,461,400	\$3,341,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$17,800			
Interior Architecture	\$97,900			\$1,900
Electrical	\$23,900		\$1,900	\$300
Mechanical	\$79,200	\$7,600	\$7,900	\$7,200
Site Pavements	\$31,700			
Total	\$250,600	\$7,600	\$9,800	\$9,400
Importance Code A	\$31,600	\$5,200	\$5,200	\$5,200
Importance Code B	\$164,400	\$2,400	\$4,600	\$4,200
Importance Code C	\$54,500			
Total	\$250,600	\$7,600	\$9,800	\$9,400



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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$1,297,500	LIFE	**	5	\$80,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Door Openings</i>								
Metal Coiling Doors	45%	Now	\$2,753,700	2038	**	5	\$103,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	5%	Now	\$17,800	2049	**	5	\$400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	95%	Now	\$1,067,800	2058	**	5	\$90,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West And East Facades</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
Roof								
Modified Bitumen	100%	4+	\$147,300	2041	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage 8 And 10</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	80%	Now	\$2,010,600	LIFE	**	5	\$264,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage 12</i>								
Ceramic Tile	5%	Now	\$20,800	2042	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Locker And Showers Throughout</i>								
Sheet Vinyl/Rubber	5%	Now	\$96,700	2033	\$483,300	5	\$5,700	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage 10 Locker</i>								
Vinyl Tile	10%	Now	\$163,300	2038	**	3	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	\$20,200	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Rooms</i>								
Ceramic Tile	3%	Now	\$7,300	2042	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Showers Throughout</i>								
<i>Loose Units, Extent : Light, Area Affected : 5%</i>								
<i>Location : Showers</i>								
Concrete Masonry Unit	76%	Now	\$1,264,700	LIFE	**	5	\$27,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Walls At East And West Facades</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Wall Of West Facade</i>								
<i>Explanation : Worn Eroded</i>								
Gypsum Board	10%	Now	\$24,800	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices, Locker Rooms, 2nd Floor Corridors</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Locker Rooms And Lounges</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Locker Rooms And Lounges</i>								
<i>Explanation : Mold From Moisture Build Up</i>								
Masonry: Brick	3%	Now	\$101,200	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mechanical Rooms</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$2,300	
Ceilings								
AcousTileSusp.Lay-In	12%	Now	\$14,800	2046	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Exposed Struc: Steel	85%			LIFE	**	10	\$257,600	
Gypsum Board	3%	Now	\$7,800	LIFE	**	5	\$5,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lockers And Lounges</i>								
<i>Explanation : Mold From Moisture Build Up</i>								

Site Pavements

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$31,700	2046		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner</i>								

Parking/Driveway

Asphalt	100%	Now	\$1,166,000	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	\$7,400	5	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2033	\$95,300	5	\$500	
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Raceway

Conduit	90%			2033	\$15,600	1		
Conduit	10%			2043	**	1		

Panelboards

Fused Disc Sw	5%			2041	**	5	\$100	
Fused Disc Sw	5%			2032	\$2,900	5	\$100	
Molded Case Bkrs	20%			2032	\$11,700	5	\$600	
Molded Case Bkrs	70%			2041	**	5	\$1,900	

Wiring

Thermoplastic	60%			2033	\$21,200	1		
Thermoplastic	40%			2043	**	1		

Motor Controllers

Locally Mounted	50%			2031	\$72,900	5	\$400	
Motor Control Center	50%			2031	\$106,600	5	\$1,400	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,100	
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Lighting

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

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	

Lighting

Interior Lighting Fluorescent	10%			2028	\$72,600	10	\$9,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room, Offices</i>								
<i>Explanation : T-8 Lamps</i>								
LED	90%			2041	**			
Egress Lighting Emergency, Battery	50%			2028	\$86,100	10	\$12,700	
Exit, Service	50%			2033	\$17,400	1		
Exterior Lighting HID	30%			2028	\$143,600	10	\$100	
No Component	70%							

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	

Heating

Energy Source Natural Gas	80%			2043	**	1		
Interruptible Gas/Dual Fuel	20%			2043	**	1		
Conversion Equipment Furnace	80%	Now	\$12,800	2038	**	1	\$37,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ignition, Various Areas In Garage</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : 70 Units</i>								
Hot Water Boiler	20%			2046	**	1	\$10,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : 2 Units</i>								
Distribution Hot Wtr Piping/Pump	5%	Now	\$1,100	2041	**	4	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Of Garage 12.</i>								
<i>Explanation : Noisy At Circulation Pumps</i>								
Hot Wtr Piping/Pump	15%			2041	**	4	\$1,200	
No Component	80%							
Terminal Devices Air Handler	7%	0-2	\$135,100	2043	**	1	\$4,100	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
Convactor/Radiator	10%			2031	\$83,900	1	\$3,400	
No Component	83%							

Air Conditioning

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

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
Air Conditioning								
Energy Source								
	Electricity	20%			2041	**	1	
	No Component	80%						
Conversion Equipment								
	Exterior Pkg Unit - Cooling	2%			2038	**	2	\$100
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit Using Refrigerant 410a</i>						
	Window/Wall Unit	18%			2028	\$69,900	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	14%	2-4	\$31,500	LIFE	**	2-5	\$8,200
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : All Rooms</i>						
		<i>Explanation : Registers And Diffusers Need Cleaning</i>						
	No Component	86%						
Exhaust Fans								
	Roof	5%	Now	\$9,900	2043	**	2	\$100
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Garage 10 Office Area.</i>						
		<i>Explanation : Bathroom Exhaust Fan Has Not Reinstalled After Removed.</i>						
	Roof	5%	Now	\$1,000	2041	**	2	\$100
		<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : The Dampers On The Ceiling Of The Garage Areas.</i>						
	Roof	90%			2041	**	2	\$2,900
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2033	\$1,317,100	1	
Water Heater With Tanks								
	Oil Fired	100%			2031	\$258,700	1	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Rooms</i>						
		<i>Explanation : One 75 Gallons Unit, One 100 Gallons Unit.</i>						
Sanitary Piping								
	Cast Iron	20%	Now	\$12,900	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Chronic Sewage Cloggs At Both Wash Bays</i>						
	Cast Iron	80%			LIFE	**	1	

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	50%	Now	\$3,600	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Outside Garage 8 And 12</i>							
	Cast Iron	50%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2024	\$3,200	4	\$3,300	
	Backflow Preventer								
	Generic	100%			2028	\$45,800	1	\$6,400	
	Fixtures								
	Generic	100%							

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
Address : 51-13 FLUSHING AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0066.000 / 14757 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 8,702 **Project Type** : SANITATION
Date of Survey : 14-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Att
Block : 2611 **Lot** : 447 **BIN** : 4834985

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$615,800	
Interior Architecture		\$333,800
Electrical	\$145,000	
Mechanical		\$155,700
Site Pavements	\$191,300	
Total	\$952,100	\$489,600
Importance Code A	\$615,800	
Importance Code B	\$145,000	\$489,600
Importance Code C	\$191,300	
Total	\$952,100	\$489,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$62,500			
Interior Architecture	\$133,300			\$1,500
Electrical	\$100	\$200	\$21,800	\$100
Mechanical	\$1,100	\$800	\$20,000	\$800
Site Pavements	\$3,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$204,100	\$4,900	\$45,800	\$6,400
Importance Code A	\$63,000	\$400	\$500	\$400
Importance Code B	\$64,600	\$4,500	\$45,300	\$5,900
Importance Code C	\$76,500			
Total	\$204,100	\$4,900	\$45,800	\$6,400



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

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

Asset # : 14757

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$305,200	LIFE	**	5	\$19,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$1,800	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Field Stone Joints</i>								
Masonry: Limestone	10%	Now	\$164,200	LIFE	**	5	\$1,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout All Decorative Banding, Sills And Lintels</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout All Decorative Banding, Sills And Lintels</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout All Decorative Banding, Sills And Lintels</i>								
Windows								
Aluminum	100%	Now	\$146,500	2056	**	5	\$1,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	9%	Now	\$900	LIFE	**	5		
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor In Attic Wall At Stair And Offices</i>								
Metal Panel	1%			2041	**	5		
No Component	90%							

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

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

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

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

Asset # : 14757

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								
Roof								
Metal Panel	93%			2044	**	10	\$34,900	
Modified Bitumen	7%	Now	\$15,300	2041	**			
<i>Alligatoring, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof Membrane</i> <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> <i>Location : Hole In Roof At Metal Roof And Coping Joint</i> <i>Patching Evident, Extent : Moderate, Area Affected : 20%</i> <i>Location : Roof</i> <i>Ridging, Extent : Severe, Area Affected : 20%</i> <i>Location : Roof Membrane</i> <i>Water Penetration, Extent : Severe, Area Affected : 50%</i> <i>Location : 3rd Floor Attic In Office Area</i> <i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof Membrane</i>								
Soffits								
Wood	100%	Now	\$11,400	2051	**	5	\$1,300	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i> <i>Location : East Facade</i> <i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i> <i>Location : East Facade</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$700	2034	**	5	\$300	
<i>Uneven Substrate, Extent : Severe, Area Affected : 5%</i> <i>Location : Mens Bathroom On First Floor</i>								
Vinyl Tile	95%	Now	\$16,700	2031	\$333,800	3	\$4,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> <i>Location : Corridors And Foyer</i> <i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i> <i>Location : Second Floor</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</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
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	7%	Now	\$17,100	LIFE		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%	Now	\$4,400	2034		**	5	\$400
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Bathroom On Second Floor</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathroom Tile</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Bathrooms</i>								
Concrete Masonry Unit	3%			LIFE		**	5	\$200
Gypsum Board	55%	Now	\$6,200	LIFE		**	5	\$5,400
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
Plaster	30%	Now	\$46,900	LIFE		**	5	\$1,500
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Perimeter Walls At Window Openings</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 3rd Floor Attic Offices And At Window Openings</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third Floor Stair To Attic Offices</i>								
<i>Explanation : Water Streaming In Through Wall When Any Rain Falls</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 ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$29,600	2036	**	5	\$4,600	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout All Floors</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Training Room On Second Floor</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout All Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rusted Grids In Bathrooms</i>								
Plaster	30%	Now	\$11,600	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic Stair And Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Attic Stair And Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Attic Stair And Basement</i>								
<i>Explanation : Exposed Structure</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,200	2036	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Sign Post And Perimeter At Fence</i>								
On-Site Walkways								
Asphalt	100%	Now	\$1,900	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Facade At Entry</i>								
Parking/Driveway								
Asphalt	100%	Now	\$191,300	2046	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Potholes, Extent : Severe, Area Affected : 20%</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
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$7,400	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
<hr/>								
Raceway								
Conduit	100%			2031	\$15,800	1		
<hr/>								
Panelboards								
Fused Disc Sw	2%			2030	\$400	5		
Molded Case Bkrs	98%			2030	\$19,100	5	\$200	
<hr/>								
Wiring								
Thermoplastic	100%			2031	\$20,600	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2029	\$45,800	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	100%			2026	\$145,000	10	\$8,000	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
Egress Lighting								
Exit, Service	50%			2026	\$1,800	1		
No Component	50%							
<hr/>								
Exterior Lighting								
HID	30%			2026	\$11,900	10		
No Component	70%							
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$1,000	

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	
Heating								
Energy Source								
Fuel Oil No 2	100%			2041	**	5	\$2,700	
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%			2048	**	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</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 ENFORCEMENT - BLDG. 1 SANITATION POLICE

Asset # : 14757

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Distribution							
Hot Wtr Piping/Pump	100%	0-2	\$400	2030	\$18,600	4	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
<i>Location : 3rd Floor</i>							
<i>Explanation : Not Enough Heat In 3rd Floor</i>							
Terminal Devices							
Convactor/Radiator	100%			2029	\$69,500	1	\$2,800
Air Conditioning							
Energy Source							
Electricity	100%			2039	**	1	
Conversion Equipment							
Window/Wall Unit	50%			2026	\$16,100	1	
No Component	50%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2041	**	1	
Water Heater With Tanks							
Oil Fired	100%			2030	\$86,200	1	
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Non-Submersible	100%			2026	\$1,700	4	\$200
Backflow Preventer							
Generic	100%			2031	\$3,800	1	\$500
Fixtures							
Generic	100%						

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS ENFORCEMENT - BLDG. 2
Address : 51-15 FLUSHING AVENUE (REAR)
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0066.010 / 14863 **Yr Built/Renovated** : 1930 /
Area Sq Ft : 15,090 **Project Type** : SANITATION
Date of Survey : 01-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 2611 **Lot** : 447 **BIN** : 4544391

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$220,900	
Electrical	\$201,200	\$127,000
Total	\$422,000	\$127,000
Importance Code A	\$220,900	
Importance Code B	\$201,200	\$127,000
Total	\$422,000	\$127,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$6,200		\$7,800
Interior Architecture	\$58,400	\$4,100		\$2,300
Electrical	\$42,000	\$100	\$200	\$28,700
Mechanical	\$7,900	\$1,000	\$1,000	\$54,300
Site Enclosure	\$27,600			
Site Pavements	\$52,600			
Total	\$188,500	\$11,300	\$1,200	\$93,100
Importance Code A	\$700	\$6,900	\$700	\$8,600
Importance Code B	\$85,700	\$900	\$400	\$84,500
Importance Code C	\$102,100	\$3,600		
Total	\$188,500	\$11,300	\$1,200	\$93,100



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

DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

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	3%			LIFE	**	5	\$6,200	
Masonry: Brick	72%			LIFE	**	5	\$29,600	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Exterior Facades</i>								
Masonry: Fieldstone	12%			LIFE	**	5	\$3,700	
Metal Sect. OHD	8%			2045	**	5	\$10,300	
Slate Panels	3%			LIFE	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Exterior</i>								
<i>Explanation : Recent Repair</i>								
Stucco Cement	2%			2045	**	5	\$2,100	
Windows								
Aluminum	100%	Now	\$220,900	2057	**	5	\$2,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor Various Locations</i>								
Parapets								
Masonry: Brick	10%			LIFE	**	5		
Masonry: Fieldstone	5%			LIFE	**	5		
Not Accessible	85%							
Roof								
Metal Panel	12%			2037	**	10	\$7,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Central Bell Tower</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations On Roof</i>								
<i>Explanation : Component Appears To Be Patched Area In Clay Roof</i>								
Not Accessible	88%							
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$37,100	
Ceramic Tile	5%			2035	**	5	\$1,100	
Vinyl Tile	20%	Now	\$36,600	2042	**	3	\$1,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Corridors And Mechanical Areas</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 ENFORCEMENT - BLDG. 2
Asset # : 14863

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Fiberglass Panel	5%			LIFE	**				
Gypsum Board	30%	Now	\$11,700	LIFE	**	5	\$5,100		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : 1st Floor Corridor 2nd Floor</i>									
Masonry: Brick	30%			LIFE	**				
Metal Coiling Doors	5%			2040	**	5	\$7,100		
Plaster	30%	Now	\$10,200	LIFE	**	5	\$2,600		
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Attic Rafters And Dormers</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Attic Rafters And Dormers</i>									
Ceilings									
AcousTileSusp.Lay-In	15%			2037	**	5	\$3,400		
Exposed Struc: Steel	20%			LIFE	**				
Gypsum Board	10%			LIFE	**	5	\$2,800		
Masonry: Vault Struct	40%			LIFE	**				
Plaster	15%			LIFE	**	5	\$2,100		
Site Enclosure									
Fence/Gates									
Chain Link	100%	Now	\$27,100	2052	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Perimeter Fence</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : North And Western Perimeter</i>									
Free Standing Walls									
Cast in Place Concrete	100%	Now	\$400	2052	**				
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : North And Western Perimeter Walls</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%			2037	**				
Parking/Driveway									
Asphalt	85%	Now	\$42,400	2041	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Locations Throughout Lot</i>									
Cast in Place Concrete	15%	0-2	\$10,200	2045	**				
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Front Parking Lot</i>									

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

Under 600 Volts

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

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

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

DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2032	\$14,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard Molded Case Bkrs	100%			2032	\$127,000	5	\$400	
Raceway Conduit	100%			2032	\$31,600	1		
Panelboards Fused Disc Sw	5%			2031	\$1,900	5		
Molded Case Bkrs	95%			2031	\$37,000	5	\$400	
Wiring Braided Cloth	80%	0-2	\$42,000	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2032	\$10,500	1		
Motor Controllers Locally Mounted	100%			2030	\$45,800	5	\$100	
Lighting								
Interior Lighting Fluorescent	70%			2027	\$176,000	10	\$9,700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2027	\$25,100	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
LED	20%			2040	**			
Egress Lighting Emergency, Battery	50%			2027	\$12,400	10	\$1,800	
Exit, Service	50%			2027	\$3,200	1		
Exterior Lighting LED	20%			2040	**			
No Component	80%							

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	
Heating								
Energy Source Fuel Oil No 2	100%			2042	**	5	\$4,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 1000 Gallon No.2 Oil Tank</i>								
Conversion Equipment Hot Water Boiler	100%			2045	**	1	\$7,500	

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

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
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,600	2040	**	4	\$700	
<i>Controller Not Working, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Uneven Heat Distribution</i>								
Terminal Devices								
Convector/Radiator	50%			2037	**	1	\$2,400	
Unit Heater - Hot Water	50%	0-2	\$900	2032	\$43,700			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Archive Storage In Attic</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Window/Wall Unit	50%			2027	\$27,900	1		
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$3,800	2042	**	1		
<i>Not Insulated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout The Building</i>								
Water Heater With Tanks								
Electric	100%			2027	\$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Submersible	100%			2024	\$500	4	\$500	
<i>On Extended Life, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Through 2nd Floor</i>								
<i>Explanation : 1 Unit Out Of Operation</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS NORTH BORO REPAIR SHOP
Address : 52-07 58TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0019.000 / 4430 **Yr Built/Renovated** : 1985 / 2009
Area Sq Ft : 189,270 **Project Type** : SANITATION
Date of Survey : 10-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,Mez
Block : 2347 **Lot** : 55 **BIN** : 4054170

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$331,100	\$118,600
Interior Architecture	\$112,100	\$1,476,300
Electrical		\$1,852,500
Mechanical	\$391,500	\$1,242,600
Total	\$834,800	\$4,690,100
Importance Code A	\$331,100	\$118,600
Importance Code B	\$503,700	\$4,571,500
Total	\$834,800	\$4,690,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$14,300	\$14,900	\$7,200	
Interior Architecture	\$70,000		\$29,400	\$5,100
Electrical	\$1,400	\$4,900	\$1,400	\$1,400
Mechanical	\$116,100	\$51,900	\$50,900	\$23,600
Site Pavements	\$37,000			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$246,700	\$79,600	\$96,800	\$38,000
Importance Code A	\$51,900	\$24,600	\$16,600	\$9,400
Importance Code B	\$157,700	\$55,000	\$80,200	\$28,700
Importance Code C	\$37,100			
Total	\$246,700	\$79,600	\$96,800	\$38,000



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

DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

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								
Fiberglass Panel	5%			2039	**	5	\$28,500	
Masonry: Brick Cavity	78%	4+	\$201,800	LIFE	**	5	\$118,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Of Building 1st Floor To Basement</i>								
Metal Panel	5%			2050	**	5-10	\$52,300	
Metal Coiling Doors	10%			2043	**	5	\$47,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,900	
Windows								
Aluminum	85%			2046	**	5	\$14,500	
Glass Block	10%			LIFE	**	5	\$1,100	
Metal Louvers	5%			2039	**	10	\$5,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,300	
Masonry: Brick Cavity	43%			LIFE	**	5	\$6,900	
Metal Panel	2%			2050	**	5	\$1,300	
Metal Rail	10%			2043	**	5-10	\$29,200	
Stucco Cement	5%			2043	**	5	\$2,100	
Roof								
Cast in Place Concrete	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof Parking Area</i>								
<i>Explanation : Top Deck Parking Surface; Paint Peeling</i>								
Metal Panel	5%			2043	**	10	\$11,100	
Modified Bitumen	25%	0-2	\$129,300	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Area Above 2nd Floor Offices</i>								
<i>Ponding, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Areas - Roof Improperly Pitched</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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.

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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2029	\$699,500	3	\$60,700	
Cast in Place Concrete	55%			LIFE	**	5	\$324,800	
Cast in Place Concrete	10%	Now	\$112,100	LIFE	**	5	\$59,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop, Throughout Shop Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ramp Into 1st Floor Mechanic Area</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
Ceramic Tile	2%	4+	\$5,900	2039	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Shower Area</i>								
Panel/Paver: Cer/Brk	3%			2046	**	5	\$18,200	
Vinyl Tile	15%			2030	\$1,092,500	3	\$20,200	
Interior Walls								
Ceramic Tile	2%			2039	**	5	\$3,800	
Concrete Masonry Unit	53%			LIFE	**	5	\$40,600	
Concrete Masonry Unit	2%	Now	\$35,200	LIFE	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
Glass: Single Pane	5%			LIFE	**	5	\$7,200	
Gypsum Board	13%			LIFE	**	5	\$14,900	
Plaster	15%			LIFE	**	5	\$8,600	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	4+	\$21,900	2035	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$4,200	
Exposed Struc: Steel	60%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$16,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$37,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 52nd Avenue</i>								

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	

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

Maintenance \$ are aggregated over a ten-year period. Site 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 NORTH BORO REPAIR SHOP
Asset # : 4430

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.</i>								
<hr/>								
Transformers								
Dry Type	100%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 30 Kilovolt-ampere, 480/208/120 Volts</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Vertical Sections</i>								
<hr/>								
Raceway								
Conduit	100%			2040	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$400	
Molded Case Bkrs	90%			2038	**	5	\$4,500	
<hr/>								
Wiring								
Thermoplastic	100%			2040	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	5%			2035	**	5	\$100	
Motor Control Center	90%			2035	**	5	\$4,600	
Variable Frequency Drive	5%			2047	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	40%			2030	\$642,200	10	\$69,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Locker Rooms</i>								
HID	60%			2030	\$657,600	10	\$3,700	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2030	\$155,100	10	\$22,800	
Exit, Service	50%			2030	\$39,900	1		
<hr/>								
Exterior Lighting								
HID	30%			2030	\$258,800	10	\$200	
No Component	70%							
<hr/>								
Alarm								

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

DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

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	

Alarm

Security System

No Component

80%

Generic

20%

2030

\$69,400

1

\$14,100

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

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Furnace

85%

2038

* *

1

\$79,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 3 New Rooftop Package Units, 12 Induct Units, 20 Ceiling Mount Units*

Furnace

5%

0-2

\$28,800

2040

* *

1

\$4,200

*Unit Inoperable, Extent : Moderate, Area Affected : 100%**Location : 3 Air Curtains, Truck Entrance*

Hot Water Boiler

10%

2035

* *

1

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

10%

2038

* *

4

\$900

No Component

90%

Terminal Devices

Convactor/Radiator

5%

0-2

\$30,200

2050

* *

1

\$2,800

*Damaged, Extent : Moderate, Area Affected : 80%**Location : Office Area**Not Energy Efficient, Extent : Moderate, Area Affected : 100%**Location : Office Area*

Fan Coil Unit/Heat

5%

2025

\$229,200

1

\$3,100

No Component

90%

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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

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

DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2035	**	1	\$26,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units On Roof</i>								
Ext Pkg Unit - Heating/Cooling	20%			2035	**	2	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 New Rooftop Package Units. R-410a</i>								
No Component	50%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2040	**	4	\$4,200	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2030	\$538,000	1	\$35,100	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2038	**	2	\$39,500	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$162,400	LIFE	**	2-5	\$105,500	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Cellar Level</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Management System, Throughout</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations On 1st And Cellar Floor</i>								
Exhaust Fans								
Interior	75%	0-2	\$12,300	2030	\$614,900	2	\$3,500	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor Repair Shop</i>								
Roof	25%			2030	\$89,700	2	\$1,500	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2040	**	1		
Galvanized Steel	20%			2035	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,700	2		

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

Maintenance \$ are aggregated over a ten-year period. Site 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 NORTH BORO REPAIR SHOP
Asset # : 4430

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
Plumbing								
	Sanitary Piping							
	Cast Iron	20%	0-2	\$9,300	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Water Backs Up In Basement Near Boiler Room.</i>						
	Cast Iron	80%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : The Shower Bodies In Bathrooms</i>						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Cellar To 2nd Floor, One Unit From Cellar To Mezzanine</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
	Standpipe							
	Generic	100%			2040	**	1-5	\$95,400
	Sprinkler							
	Generic	100%			2040	**	1-2	\$53,000

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS WEST 1 GARAGE / QW1
Address : 34-28 21ST ST.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0048.000 / 4188 **Yr Built/Renovated** : 1931 / 1982
Area Sq Ft : 36,900 **Project Type** : SANITATION
Date of Survey : 03-Jun-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 523 **Lot** : 12 **BIN** : 4005787

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,107,400	\$59,900
Interior Architecture	\$4,785,800	\$165,200
Electrical		\$76,300
Mechanical		\$1,786,300
Site Enclosure	\$542,900	
Site Pavements	\$676,800	
Total	\$9,113,000	\$2,087,600
Importance Code A	\$3,107,400	\$59,900
Importance Code B	\$2,940,900	\$2,027,700
Importance Code C	\$3,064,700	
Total	\$9,113,000	\$2,087,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$29,500			
Interior Architecture	\$57,600			\$500
Electrical	\$35,400		\$500	
Mechanical	\$129,400	\$4,600	\$4,800	\$4,000
Site Enclosure	\$68,900			
Total	\$320,800	\$4,600	\$5,300	\$4,500
Importance Code A	\$31,300	\$1,800	\$1,800	\$1,800
Importance Code B	\$283,600	\$2,800	\$3,500	\$2,700
Importance Code C	\$5,800			
Total	\$320,800	\$4,600	\$5,300	\$4,500



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$139,900	LIFE	**	5	\$12,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Masonry: Brick	72%	Now	\$1,664,000	LIFE	**	5	\$34,500	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	3%	Now	\$110,500	LIFE	**	5	\$1,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	20%	Now	\$268,600	2053	**	5	\$23,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 35%</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
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows Steel	100%	Now	\$703,200	2058	* *	5	\$59,900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i> <i>Location : North Facade</i> <i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i> <i>Location : North Facade</i> <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i> <i>Location : North Facade</i> <i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up</i>								
Parapets								
Masonry: Brick	25%	Now	\$150,600	LIFE	* *	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : North And South Facades</i> <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : North And South Facades</i>								
Masonry: Limestone	5%	Now	\$29,500	LIFE	* *	5	\$1,000	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> <i>Location : Coping</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i> <i>Location : Coping</i>								
No Component	70%							
Roof								
Metal, Corrugated	100%	Now	\$70,700	2038	* *	1		
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i> <i>Location : Gutters At West Facade</i> <i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Not Insulated, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								

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
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	87%	Now	\$2,509,600	LIFE	**	5	\$165,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area And At Truck Wash Bay</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Garage Area And At Truck Wash Bay</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Area</i>								
Ceramic Tile	3%	Now	\$14,300	2036	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2038	**	5	\$6,500	
Vinyl Tile	5%	Now	\$23,400	2043	**	3	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room, Lunch Room</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Room, Lunch Room, Main Office</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 1 GARAGE / QW1
Asset # : 4188

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$5,800	2036	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	25%	Now	\$149,400	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Side Near Northeast Entrance</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanics Locker Room</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Windows In Lunch Room And Throughout</i>								
Masonry: Brick	70%	Now	\$1,695,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Side Columns And Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Columns And Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northeast Corner In Mechanics Room And Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2038	**	5	\$4,300	
Exposed Struc: Steel	25%	4+	\$318,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
Exposed Struc: Steel	65%			LIFE	**	10	\$112,900	
Metal Panel	5%	0-2	\$14,000	LIFE	**	5	\$5,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Locker Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2043	**			
Iron Picket	95%	Now	\$133,100	2083	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 35th Avenue</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.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%	Now	\$59,500	2068		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 35th Avenue</i>								
Masonry: Brick	50%	Now	\$350,400	2063		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 35th Avenue</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 35th Avenue</i>								
Retaining Walls								
Cast in Place Concrete	50%	Now	\$26,800	2083		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 35th Avenue</i>								
Masonry: Brick	50%	Now	\$42,100	2063		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 35th Avenue</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 35th Avenue</i>								
<i>Loose Units, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 35th Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 35th Avenue</i>								
<i>Explanation : Wall Of Iron Picket Fence And Coping Stone Failing</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046		**		
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$676,800	2046		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Parking Area</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Parking Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$3,700	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switches Rated At 600 Amperes And 400 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	\$31,800	5	\$200	

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Estimates are rounded to the nearest hundred dollars.

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

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

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
Under 600 Volts								
Raceway								
Conduit	80%			2033	\$3,500	1		
Conduit	20%			2043	**	1		
Panelboards								
Fused Disc Sw	5%			2041	**	5		
Molded Case Bkrs	10%			2032	\$1,900	5	\$100	
Molded Case Bkrs	85%			2041	**	5	\$800	
Wiring								
Thermoplastic	70%			2033	\$6,200	1		
Thermoplastic	30%			2043	**	1		
Motor Controllers								
Locally Mounted	50%			2031	\$22,400	5	\$100	
Locally Mounted	50%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,200	LIFE	**	5	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2033	\$51,100	10	\$6,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Locker Rooms, Offices, Lounge</i>								
<i>Explanation : T-8 Lamps</i>								
LED	80%			2038	**			
Egress Lighting								
Emergency, Battery	10%			2033	\$6,000	10	\$900	
Emergency, Battery	40%			2038	**	10	\$3,600	
Exit, Service	25%			2028	\$3,100	1		
Exit, Service	25%			2038	**	1		
Exterior Lighting								
HID	15%			2028	\$25,200	10		
HID	15%	Now	\$25,200	2043	**			
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rear Of The Building</i>								
No Component	70%							

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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2043	**	1		

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

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

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	
Heating								
Conversion Equipment Hot Water Boiler	100%			2050	**	1	\$18,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor, Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$3,900	2041	**	4	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Various Locations</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Pump, Boiler Room</i>								
Terminal Devices								
Air Handler	30%	0-2	\$40,700	2028	\$203,500	1	\$6,200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Convector/Radiator	10%			2031	\$29,500	1	\$1,200	
Unit Heater - Hot Water	30%	0-2	\$38,500	2043	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
<i>Explanation : Obsolete Units, Beyond Useful Life Cycle Rating</i>								
Unit Heater - Hot Water	30%			2041	**			
Controls								
Digital	100%			2032	\$1,035,100			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Split Unit	10%	0-2	\$4,300	2033	\$85,600			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2 Units, Office Area</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units, Office Area</i>								
Window/Wall Unit	10%			2028	\$13,700	1		
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2033	\$22,000	1	\$1,200	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	\$2,100	2	\$2,600	
No Component	90%							
Ventilation								

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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
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

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
Ventilation								
Distribution								
	Ductwork/Diffusers	10%	0-2	\$7,900	LIFE	**	2-5	\$2,100
		<i>Damaged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Garage</i>						
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$9,800
	No Component	60%						
Exhaust Fans								
	Roof	50%	0-2	\$3,500	2028	\$35,000	2	\$500
		<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
	Wall Unit	50%	0-2	\$1,600	2028	\$7,800	2	\$500
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Main Garage</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	75%			2033	\$347,100	1	
	Galvanized Steel	25%			2031	\$115,000	1	
Water Heater With Tanks								
	Gas Fired	100%			2028	\$16,700	2	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One 100 Gallon Unit</i>						
Sanitary Piping								
	Cast Iron	100%	Now	\$22,700	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Main Garage Floor And Outside Near West Central Roll Up Door</i>						
Fixtures								
	Generic	100%						
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Various Locations</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2043	**	1-5	\$18,600

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : QUEENS WEST 5-A BROOM GARAGE
Address : 58-02 48 STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0059.010 / 13422 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 37,000 **Project Type** : SANITATION
Date of Survey : 09-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,853,000	
Interior Architecture	\$919,000	\$193,700
Electrical	\$67,800	\$243,200
Mechanical	\$60,700	\$1,324,800
Site Enclosure	\$53,800	
Site Pavements	\$1,060,300	
Total	\$4,014,600	\$1,761,600
Importance Code A	\$1,853,000	
Importance Code B	\$1,047,500	\$1,761,600
Importance Code C	\$1,114,100	
Total	\$4,014,600	\$1,761,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$600		\$1,100	
Interior Architecture	\$82,300		\$2,700	\$500
Electrical	\$37,200	\$3,500	\$4,700	\$3,500
Mechanical	\$62,400	\$23,800	\$26,100	\$46,900
Site Pavements	\$34,300			
Total	\$216,800	\$27,200	\$34,500	\$50,900
Importance Code A	\$6,100	\$1,800	\$2,900	\$1,800
Importance Code B	\$143,800	\$25,400	\$31,600	\$49,000
Importance Code C	\$67,000			
Total	\$216,800	\$27,200	\$34,500	\$50,900



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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%	Now	\$50,800	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Metal Coiling Doors	35%	Now	\$295,100	2053	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North And South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade Door 4</i>								
Window Wall	5%	Now	\$600	2043	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	97%			2041	**	5	\$1,600	
Metal Louvers	3%			2036	**	10	\$300	
Parapets								
Concrete Masonry Unit	90%	Now	\$505,800	LIFE	**	5	\$9,400	1
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Expansion Joint Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners And Throughout</i>								
Pre-Cast Concrete	10%	Now	\$73,700	LIFE	**	5	\$5,800	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Copings</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Copings</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Copings</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.

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

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	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$927,700	2043		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Mechanical Units</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Bulkheads, Second Floor, Lunch Room, Garage</i>								
Soffits								
Alum/Vinyl Siding	100%			2043		**	10	
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$698,300	LIFE		**	5	\$91,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
Ceramic Tile	10%			2036		**	5	\$5,400
Quarry Tile	3%			2038		**	5	\$2,400
Terrazzo	2%			LIFE		**	5	\$1,700
Vinyl Tile	7%			2033	\$101,800		3	\$1,900
Interior Walls								
Concrete Masonry Unit	77%			LIFE		**	5	\$29,900
Concrete Masonry Unit	10%	Now	\$44,600	LIFE		**	5	\$1,900
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage At West Side</i>								
Glass Block	3%			LIFE		**	10	\$600
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Location Noted</i>								
SGFT/Glazed Masonry	10%			LIFE		**	10	\$2,400

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$131,200	2053	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Second Floor; Lunch Room, Garage</i>								
Exposed Struc: Steel	83%			LIFE	**	10	\$89,400	
Gypsum Board	2%	Now	\$18,400	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<hr/>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$53,800	2043	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<hr/>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$29,900	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,200	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parking/Driveway								
Asphalt	90%	Now	\$1,060,300	2048	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Parking Area</i>								
<i>Potholes, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Parking Area</i>								
Cast in Place Concrete	10%	4+	\$3,200	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	**	5	\$200	
Raceway								
Conduit	100%			2043	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	50%			2031	\$22,400	5	\$100	
Motor Control Center	50%			2038	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	40%	Now	\$20,500	2033	\$102,400			
	<i>Malfunctioning, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Garage Area</i>							
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Garage Area</i>							
Fluorescent	55%	Now	\$14,100	2033	\$140,800			
	<i>Malfunctioning, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout The Building</i>							
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	5%			2028	\$21,400	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2033	\$30,300	10	\$4,500	
Exit, Battery	50%			2033	\$20,900	10	\$1,200	
Exterior Lighting								
HID	10%			2028	\$16,900	10		
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$67,800	2043	**	1	\$12,400	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Perimeter Of The Building</i>							
	<i>Explanation : C C T V Surveillance System Not Operational</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$22,800	

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

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
Heating								
Energy Source								
Natural Gas	80%			2053	**	1		
Interruptible Gas/Dual Fuel	20%			2053	**	1		
Conversion Equipment								
Furnace	50%			2038	**	1	\$9,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Gas Fired Heating And Ventilating Units</i>								
Furnace	15%	Now	\$3,400	2038	**	1	\$2,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Units In The Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Ceiling Of Garage</i>								
<i>Explanation : 6 Heaters</i>								
Furnace	15%	Now	\$800	2038	**	1	\$2,500	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor Motor Control Room</i>								
<i>Explanation : 2 Installed Units, Not Operational Due To Bad Starters On Fans</i>								
Hot Water Boiler	20%			2038	**	1	\$3,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	2%	0-2	\$200	2041	**	4		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Circulating Pump In Boiler Room</i>								
Hot Wtr Piping/Pump	18%			2041	**	4	\$500	
No Component	80%							
Terminal Devices								
Convector/Radiator	15%			2038	**	1	\$1,800	
Unit Heater - Hot Water	5%			2033	\$10,700			
No Component	80%							
Controls								
Digital	100%			2031	\$1,037,900			
<i>Software Issue Suspected, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Units On Roof Not Modulating Causing Units To Shut Down On Alarm</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Main Controls Computer Is Queens West District 5 Garage</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

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
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%	Now	\$60,700	2043	**	2	\$200
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Coils And Components</i>				
				<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
	Ext Pkg Unit - Heating/Cooling Window/Wall Unit	88%			2038	**	2	\$2,000
		2%			2031	\$2,700	1	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,700
Exhaust Fans								
	Interior	10%			2038	**	2	\$100
	Roof	90%			2041	**	2	\$1,000
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2043	**	1	
	Galvanized Steel	20%			2038	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2031	\$16,700	2	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 75 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%	Now	\$300	2033	\$16,100	1	\$2,000
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Water Meter Room</i>				
				<i>Explanation : Small But Consistent Leak</i>				
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2043	**	1-2	\$10,400

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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

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
Fire Suppression	Chemical System	100%			2028	\$286,900	1-3	\$291,200
	Generic							
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fueling Station</i>								
<i>Explanation : 2 Sets, Each Set Is 36 Square Feet</i>								

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : SANITATION HDQR. ANNEX
Address : 44 BEAVER ST. BTWN: BROAD ST. - WILLIAM ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0047.000 / 4187 **Yr Built/Renovated** : 1920 /
Area Sq Ft : 67,000 **Project Type** : SANITATION
Date of Survey : 26-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,7,11,12
Block : 29 **Lot** : 73 **BIN** : 1000850

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$696,600	\$341,900
Interior Architecture	\$117,100	
Electrical		\$504,900
Mechanical	\$94,900	\$139,600
Total	\$908,600	\$986,300
Importance Code A	\$696,600	\$341,900
Importance Code B	\$212,000	\$644,400
Total	\$908,600	\$986,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$42,200	\$14,900		
Interior Architecture	\$58,000		\$480,300	\$24,600
Electrical	\$48,500	\$39,000	\$1,600	\$1,800
Mechanical	\$13,400	\$51,200	\$31,400	\$15,800
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$209,500	\$152,500	\$560,600	\$89,500
Importance Code A	\$42,200	\$15,000		
Importance Code B	\$155,000	\$137,500	\$560,600	\$89,500
Importance Code C	\$12,200			
Total	\$209,500	\$152,500	\$560,600	\$89,500



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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$461,400	LIFE	**	5	\$57,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkheads</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	10%			LIFE	**	5	\$5,700	
Metal Panel	10%			2050	**	5-10	\$52,600	
Granite Panels	5%			LIFE	**	5	\$2,900	
Windows								
Aluminum	50%			2038	**	5	\$2,500	
Metal Clad	50%	Now	\$121,400	2055	**	5	\$7,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	45%	Now	\$29,200	LIFE	**	5	\$2,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade, South Facade</i>								
Masonry: Brick	40%	Now	\$13,000	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Cement Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Panel	5%			2040	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	

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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	98%	Now	\$113,800	2030	\$284,500			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Bulkhead Roofs</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Main Roof</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stair Bulkhead Roofs</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Main And Bulkhead Roofs</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations On Main Roof</i>								
Skylight, Metal/Glass	2%			2040	**	10	\$1,700	
Interior								
Floors								
Carpet	25%			2026	\$459,600	3	\$39,900	
Cast in Place Concrete	5%			LIFE	**	5	\$11,600	
Ceramic Tile	5%			2039	**	5	\$5,300	
Terrazzo	5%			LIFE	**	5	\$4,200	
Vinyl Tile	5%	Now	\$43,100	2040	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Vinyl Tile	55%			2035	**	3	\$22,000	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Various Floors</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$7,300	
Glass: Single Pane	2%			LIFE	**	5	\$2,200	
Gypsum Board	45%			LIFE	**	5	\$39,100	
Metal Panel	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$8,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair And Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Stair</i>								
Plaster	35%			LIFE	**	5	\$15,200	

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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	35%	4+	\$117,100	2035	**	5	\$23,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Various Floors</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Various Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Various Floors</i>								
AcousTileSusp.Lay-In	45%			2047	**	5	\$47,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Various Floors</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$800	
Gypsum Board	8%			LIFE	**	5	\$10,600	
Plaster	7%			LIFE	**	5	\$4,700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$44,200	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 2,500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$222,300	5	\$300	
Raceway								
Conduit	90%			2030	\$117,800	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$7,800	5	\$100	
Molded Case Bkrs	35%			2038	**	5	\$600	
Molded Case Bkrs	50%			2029	\$78,000	5	\$900	
Molded Case Bkrs	10%			2046	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$34,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2030	\$86,900	1		
Thermoplastic	30%			2050	**	1		

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

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

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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	25%			2028	\$11,400	5	\$100	
Locally Mounted	25%			2035	**	5	\$100	
Variable Frequency Drive	50%	Now	\$9,200	2043	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 50%</i> <i>Location : Mechanical Rooms</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2035	**	10	\$24,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2035	**	10	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : T-8 Lamps</i>								
LED	50%			2038	**			
<i>Recent Installation, Extent : N/A, Area Affected : 80%</i> <i>Location : Floors 4, 5, 6, And 7</i> <i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i> <i>Location : Corridors Throughout</i>								
Egress Lighting								
Emergency, Battery	40%			2035	**	10	\$6,500	
Exit, Service	60%			2035	**	1		
Exterior Lighting								
HID	10%			2030	\$30,500	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$7,500	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	Now	\$3,400	2035	**	1-3	\$7,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Main Panel</i> <i>Explanation : Backup Battery Failure</i>								

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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
SANITATION HDQR. ANNEX
Asset # : 4187

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	
Heating								
Energy Source								
Utility Steam	100%			2040	**	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2033	\$139,600			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : Steam To Hot Water</i>						
Pres. Reducing Valve/LP Steam	50%			2033	\$19,700	5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	50%			2038	**	4	\$1,700	
Steam Piping/Pump	50%	Now	\$5,200	2040	**			
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Convactor/Radiator	40%			2035	**	1	\$8,700	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$87,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	**	1	\$41,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	**	2	\$46,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms, Each Floor</i>						
		<i>Explanation : 12 Indoor Units, Air Cooled Condenser Through Louvers R-22 Is Used</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$11,200	
No Component	70%							
Exhaust Fans								
Roof	20%			2025	\$25,400	2	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit Is Operational. 10 Units Abandoned In Place</i>						
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	\$1,700	2040	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement Booster Pump</i>						
Galvanized Steel	90%			2035	**	1		

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

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

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

DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

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	
Plumbing								
HW Heat Exchanger Steam Fired	100%	0-2	\$94,900	2060	**	4	\$6,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2030	\$13,100	4	\$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Units From Basement To 12th Floor, Two Units From 1st To 12th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2040	**	1-5	\$33,800	
Sprinkler								
No Component Generic	90%			2040	**	1-2	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 11th Floor Trial Room</i>								
<i>Explanation : Only In Areas Notes</i>								

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Address : 1824 SHORE PARKWAY (A/K/A 400 BAY 41ST STREET)
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0008.000 / 14997 **Yr Built/Renovated** : 2018 /
Area Sq Ft : 110,210 **Project Type** : SANITATION
Date of Survey : 25-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,Ph
Block : 6943 **Lot** : 30 **BIN** : 3415007

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$378,900
Interior Architecture		\$353,600
Total		\$732,500
Importance Code A		\$378,900
Importance Code B		\$353,600
Total		\$732,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$25,400	\$49,400		
Interior Architecture		\$6,000		
Electrical	\$14,500	\$12,200	\$11,600	\$16,800
Mechanical	\$12,200	\$15,600	\$20,700	\$28,000
Total	\$52,000	\$83,200	\$32,300	\$44,700
Importance Code A	\$28,700	\$53,700	\$3,300	\$4,300
Importance Code B	\$23,400	\$25,200	\$29,000	\$40,400
Importance Code C		\$4,400		
Total	\$52,000	\$83,200	\$32,300	\$44,700



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

DEPARTMENT OF SANITATION - 827
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

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								
Fiberglass Panel	22%			2045	**	5	\$98,800	
Metal, Corrugated	40%			2058	**	1		
Metal Panel	5%			2058	**	5-10	\$41,200	
Metal Sect. OHD	5%			2049	**	5	\$18,700	
Pre-Cast Concrete	28%			LIFE	**	5	\$108,900	
Windows								
Aluminum	100%			2054	**	5	\$32,100	
Roof								
Metal Panel	100%			2049	**	10	\$269,900	
Soffits								
Metal Panel	100%			2058	**	5-10	\$36,100	
Interior								
Floors								
Cast in Place Concrete	98%			LIFE	**	5	\$353,600	
Ceramic Tile	2%			2045	**	5	\$3,300	
Interior Walls								
Cast in Place Concrete	45%			LIFE	**			
Ceramic Tile	5%			2045	**	5	\$8,700	
Concrete Masonry Unit	35%			LIFE	**	5	\$24,500	
Glass: Special Gauge	5%			LIFE	**	1		
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
Exposed Struc: Steel	95%			LIFE	**			
Metal Panel	5%			LIFE	**	5	\$10,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Retaining Walls								
Cast in Place Concrete	100%			2076	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%			2049	**			
Pavers/Stone	15%			2041	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock Area</i>								
<i>Explanation : None</i>								
Parking/Driveway								
Asphalt	90%			2041	**			
Cast in Place Concrete	10%			2045	**			

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

Under 600 Volts

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

DEPARTMENT OF SANITATION - 827
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	**	5	\$600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room Number 1</i>						
		<i>Explanation : Two 3,600 Ampere Disconnect Switches</i>						
Transformers								
Dry Type	100%			2049	**	5	\$400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Rooms And Water Room</i>						
		<i>Explanation : Various Capacities Observed</i>						
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	**	5	\$600	
Raceway								
Conduit	100%			2058	**	1		
Panelboards								
Molded Case Bkrs	100%			2054	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2058	**	1		
Motor Controllers								
Locally Mounted	15%			2049	**	5	\$100	
Motor Control Center	80%			2049	**	5	\$2,400	
Variable Frequency Drive	5%			2049	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$33,900	
Generators								
Diesel	100%			2045	**	1	\$42,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outdoor Enclosure</i>						
		<i>Explanation : One 1,150 Kilowatt Generator</i>						
Batteries								
Lead/Acid	100%			2027	\$2,400	5	\$4,100	
Fuel Storage								
Main Tank	100%			2067	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Adjacent To Generator Enclosure</i>						
		<i>Explanation : One 6,000 Gallon Tank</i>						
Lighting								
Interior Lighting								
LED	100%			2040	**			

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

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

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

DEPARTMENT OF SANITATION - 827
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

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	
Lighting								
Egress Lighting								
Emergency, Service	25%			2040	**	1		
Emergency, Battery	25%			2040	**	10	\$6,700	
Exit, Battery	50%			2040	**	10	\$3,700	
<hr/>								
Exterior Lighting								
LED	10%			2040	**			
No Component	90%							
<hr/>								
Lightning Protection								
Arresters/Cabling								
Generic	100%			2067	**	5	\$1,500	
<hr/>								
Alarm								
Security System								
No Component	50%							
Generic	50%			2040	**	1	\$20,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Indoor And Outdoors</i>						
		<i>Explanation : CCTV Surveillance System</i>						
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2040	**	1-3	\$20,400	

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	
Heating								
Energy Source								
Electricity	50%			2052	**	1		
Natural Gas	20%			2052	**	1		
No Component	30%							
<hr/>								
Conversion Equipment								
Furnace	60%			2037	**	1	\$32,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Penthouse And Work Rooms</i>						
		<i>Explanation : Packaged Unit In The Penthouse And Gas Fired Unit Heaters In The Workshop Rooms</i>						
<hr/>								
Radiant Heater	10%			2037	**	2	\$5,100	
No Component	30%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	30%			2048	**	1		
No Component	70%							
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%			2037	**	2	\$1,000	
Split Unit	15%			2037	**			
No Component	70%							

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

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

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

DEPARTMENT OF SANITATION - 827
SOUTHWEST BROOKLYN MTS MARINE TRANSFER STATION
Asset # : 14997

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Terminal Devices							
Air Handler/Dir Expansion	10%			2037	**	1	
No Component	90%						
Heat Rejection							
Air Cooled Condenser Unit	10%			2037	**	2	\$7,700
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$61,500
Exhaust Fans							
Interior	100%			2037	**	2	\$3,400
Plumbing							
H/C Water Piping							
Brass/Copper	40%			2052	**	1	
Galvanized Steel	60%			2045	**	1	
Water Heater With Tanks							
Electric	30%			2030		4	\$6,900
Gas Fired	70%			2030		2	\$11,700
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Backflow Preventer							
Generic	100%			2037	**	1	\$6,800
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2052	**	1-5	\$55,600
Sprinkler							
Generic	100%			2052	**	1-2	\$30,900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Explanation : Wet System In Office Areas And Dry System In The Rest Of The Facility</i>							
Fire Pump							
Generic	100%			2041	**	1	\$20,600

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : SPRING ST SALT ENCLOSURE
Address : 553 CANAL STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0073.000 / 14837 **Yr Built/Renovated** : 2015 /
Area Sq Ft : 7,567 **Project Type** : SANITATION
Date of Survey : 23-Nov-2020 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 595 **Lot** : 87 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$127,800	\$265,200
Total	\$127,800	\$265,200
Importance Code A	\$127,800	\$265,200
Total	\$127,800	\$265,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$14,000			
Interior Architecture	\$3,500			
Electrical	\$100			
Mechanical			\$600	
Site Pavements	\$70,700			
Total	\$88,200		\$600	
Importance Code A	\$14,000			
Importance Code B	\$41,000		\$600	
Importance Code C	\$33,300			
Total	\$88,200		\$600	



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

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	82%	2-4	\$127,800	LIFE	**	5	\$208,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Side Of Walls</i>								
Masonry: Granite	3%			LIFE	**	5	\$1,100	
Metal Sect. OHD	15%			2049	**	5	\$23,800	
Parapets								
Cast in Place Concrete	95%			LIFE	**	5	\$57,000	
Metal Rail	5%			2049	**	5-10	\$5,200	
Roof								
Single Ply Membrane	95%			2040	**	10	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Walking Pavers</i>								
Skylight, Plastic	5%			2049	**	1		
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$24,800	
Interior Walls								
Cast in Place Concrete	85%			LIFE	**			
Steel Plate	15%	0-2	\$3,500	LIFE	**	5	\$400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Walls Protective Material</i>								
Ceilings								
Fiber Board	100%			2040	**			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2076	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And South Entrance Gates</i>								
<i>Explanation : Component Actually Steel Plate</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2076	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	0-2	\$9,900	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side</i>								
Pavers/Stone	10%	Now	\$30,900	2045	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Shattered Glass Pavers At Base Of Walls</i>								
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$29,800	2045	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Minor Cracking At Drive-thru Area For Trucks</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
SPRING ST SALT ENCLOSURE
Asset # : 14837

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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2058	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>								
Raceway								
Conduit	100%			2058	**	1		
Panelboards								
Molded Case Bkrs	100%			2054	**	5	\$200	
Wiring								
Thermoplastic	100%			2058	**	1		
Motor Controllers								
Locally Mounted	100%			2049	**	5	\$100	
Stand-by Power								
Transfer Switches								
Manual	100%			2058	**	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2040	**	10	\$6,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Exterior Lighting								
Fluorescent	40%			2040	**	10	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : T-12 Lamps</i>								
HID	60%			2040	**	10		

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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Ventilation Ductwork Observed Through The Ceiling To The Roof.</i>								
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Storm Drain Piping To The Left Of The Roll Up Door</i>								
<i>Explanation : Storm Drain Piping In Direct Contact With Rock Salt. Significant Corrosion Observed.</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : STATEN ISLAND 2 GARAGE/BORO OFFC
Address : 2500 RICHMOND AVENUE @ RICHMOND HILL RD.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0026.000 / 2005 **Yr Built/Renovated** : 1986 /
Area Sq Ft : 74,682 **Project Type** : SANITATION
Date of Survey : 11-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2520 **Lot** : 1 **BIN** : 5041599

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$1,997,900	\$157,500
Interior Architecture		\$153,500
Electrical	\$184,400	\$830,100
Mechanical	\$208,000	\$2,303,300
Site Pavements	\$865,300	
Total	\$3,255,500	\$3,444,400
Importance Code A	\$2,060,400	\$269,400
Importance Code B	\$329,900	\$3,175,000
Importance Code C	\$865,300	
Total	\$3,255,500	\$3,444,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$48,300			
Interior Architecture	\$92,500	\$1,000		\$1,300
Electrical	\$15,100	\$2,300	\$2,400	\$61,900
Mechanical	\$55,400	\$16,600	\$31,100	\$35,100
Site Enclosure	\$10,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$225,300	\$23,900	\$37,400	\$102,100
Importance Code A	\$60,500	\$3,300	\$3,300	\$3,500
Importance Code B	\$100,400	\$20,600	\$34,100	\$98,600
Importance Code C	\$64,500			
Total	\$225,300	\$23,900	\$37,400	\$102,100



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

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

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

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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	\$399,200	LIFE	**	5	\$93,800	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade At Various Location</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Corner Of The Building</i>								
Metal Panel	5%	0-2	\$7,600	2042	**	5	\$11,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wash Bay</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Exterior Metal Panels</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Facade</i>								
Metal Coiling Doors	15%	Now	\$367,100	2037	**	5	\$27,500	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Doors. Rapid Rollups Requested At Select Bays</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Bays</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Bays Throughout</i>								
Windows								
Aluminum	100%	0-2	\$733,400	2057	**	5	\$7,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals</i>								
Parapets								
Concrete Masonry Unit	10%	Now	\$1,900	LIFE	**	5	\$700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick Cavity	90%	Now	\$55,000	LIFE	**	5	\$5,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</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 2 GARAGE/BORO OFFC
Asset # : 2005

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	Priority
Exterior								
Roof								
Built-Up (BUR)	90%	0-2	\$391,900	2037	**			
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 40%</i>								
<i>Location : Main Roof And Garage Roof</i>								
Skylight, Plastic	5%	0-2	\$51,300	2045	**	1		
<i>Glazing Clouded, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Curbing</i>								
Sloped Glazing	5%	Now	\$38,800	LIFE	**	5	\$63,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Mechanics Area</i>								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$153,500	
Ceramic Tile	3%	Now	\$3,300	2035	**	5	\$1,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Within Locker Rooms</i>								
Ceramic Tile	2%			2045	**	5	\$2,000	
Quarry Tile	14%	0-2	\$20,200	2037	**	5	\$10,500	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor</i>								
Terrazzo	1%			LIFE	**	5	\$800	
Vinyl Tile	10%	0-2	\$5,400	2037	**	3	\$3,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Corridors And Break Room</i>								
Interior Walls								
Ceramic Tile	8%	4+	\$3,500	2035	**	5	\$1,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Room And Bathrooms</i>								
Ceramic Tile	2%	0-2	\$2,200	2041	**	5	\$400	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathroom And Pantry</i>								
Concrete Masonry Unit	65%	0-2	\$48,600	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Garage Area</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Settlement Cracks. Various Locations</i>								
Gypsum Board	10%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	15%			LIFE	**			

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	10%			2049	**	5	\$10,000	
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	5%	Now	\$4,300	LIFE	**	5	\$6,300	

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Lobby Area

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	0-2	\$10,200	2052	**			
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Exposed Reinforcement, Extent : Moderate, Area Affected : 20%

Location : At Salt Shed Area

Impact Damage, Extent : Moderate, Area Affected : 20%

Location : At Salt Shed Area

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2045	**			
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On-Site Walkways

Cast in Place Concrete	100%			2045	**			
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Parking/Driveway

Asphalt	100%	Now	\$865,300	2045	**			
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Sinking/Subsiding, Extent : Moderate, Area Affected : 35%

Location : Throughout Wrap Around Driveway

Tripping Hazard, Extent : Severe, Area Affected : 20%

Location : Metal Plate Covers In Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2032	\$46,900	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2 Main Service Disconnect Switches Rated At 2000 Amperes Each

Switchgear / Switchboard

Fused Disc Sw	100%			2032	\$222,300	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4 Vertical Sections

Raceway

Conduit	100%			2032	\$130,800	1		
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Panelboards

Fused Disc Sw	10%			2031	\$15,600	5	\$200	
Molded Case Bkrs	90%			2031	\$140,300	5	\$1,800	

Wiring

Thermoplastic	100%			2032	\$173,700	1		
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2030	\$4,600	5	\$100	
Motor Control Center	90%			2030	\$162,900	5	\$1,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	60%			2037	**	10	\$36,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Fluorescent	40%			2037	**	10	\$24,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Locker Rooms</i>								
Egress Lighting								
Emergency, Battery	50%			2027	\$54,900	10	\$8,100	
Exit, Service	50%			2027	\$14,100	1		
Exterior Lighting								
HID	20%			2027	\$68,100	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2037	**	1	\$2,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras Not Functioning</i>								
Generic	10%	2-4	\$13,700	2042	**	1	\$2,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion System</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2027	\$37,600	1-3	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors</i>								

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	
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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	
Heating								
Conversion Equipment								
Furnace	30%			2037	**	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Garage</i>								
<i>Explanation : 14 Modine Heaters</i>								
Furnace	55%	Now	\$11,200	2032	\$111,900	1	\$16,400	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1 Out Of 7 Units, Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Rooftop Package Units</i>								
Hot Water Boiler	15%	2-4	\$62,500	2052	**	1	\$4,500	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$18,700	
Hot Wtr Piping/Pump	15%	0-2	\$4,300	2040	**	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Garage</i>								
No Component	35%							
Terminal Devices								
Convactor/Radiator	15%			2037	**	1	\$3,200	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%	Now	\$65,900	2032	\$659,200	2	\$2,000	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : No.4 Unit On Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. R-22</i>								
Window/Wall Unit	10%			2027	\$24,800	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$43,600	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,300	

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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

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
Ventilation								
	Exhaust Fans							
	Roof	100%	Now	\$12,700	2032	\$126,900	2	\$1,600
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Plumbing								
	H/C Water Piping							
	Brass/Copper	40%			2042	**	1	
	Galvanized Steel	60%			2030	\$500,900	1	
	Water Heater With Tanks							
	Gas Fired	100%			2032	\$16,700	2	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
	Sanitary Piping							
	Cast Iron	100%	Now	\$16,500	LIFE	**	1	
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 1st Floor Wash Area</i>						
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2032	\$38,200	4	\$4,500
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2032	\$2,900	1	\$400
		<i>Other Observation, Extent : N/A, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boiler Only</i>						
	Fixtures							
	Generic	100%						
	Fire Suppression							
	Sprinkler							
	Generic	100%			2032	\$904,400	1-2	\$18,800
	Chemical System							
	Dry	100%			2025	\$79,600	1-3	\$72,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Refill Stations, Garage</i>						
		<i>Explanation : 3 Sets</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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 : 09-Mar-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2685 **Lot** : 100 **BIN** : 5141714

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,529,700	\$111,200
Interior Architecture	\$564,100	\$193,400
Electrical	\$536,500	\$63,500
Mechanical	\$241,000	\$1,697,100
Total	\$4,871,300	\$2,065,200
Importance Code A	\$3,529,700	\$156,100
Importance Code B	\$1,166,300	\$1,909,100
Importance Code C	\$175,300	
Total	\$4,871,300	\$2,065,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$50,600			
Interior Architecture	\$50,300			\$2,100
Electrical	\$41,500	\$1,800	\$2,000	\$117,000
Mechanical	\$103,400	\$16,500	\$32,800	\$44,500
Total	\$245,800	\$18,300	\$34,800	\$163,500
Importance Code A	\$65,100	\$3,700	\$3,700	\$3,800
Importance Code B	\$165,600	\$14,700	\$31,100	\$159,700
Importance Code C	\$15,100			
Total	\$245,800	\$18,300	\$34,800	\$163,500



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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$1,015,900	LIFE	**	5	\$60,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	25%	0-2	\$1,012,100	2037	**	5	\$50,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	97%	Now	\$235,400	2048	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$5,600	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	95%	Now	\$39,500	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$5,500	2042	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	Now	\$1,164,500	2042	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Garage Area</i>								
Skylight, Plastic	3%	Now	\$101,900	2045	**	1		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								

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.

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	80%	0-2	\$146,900	LIFE	**	5	\$193,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$30,400	2041	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	0-2	\$134,200	2042	**	3	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First And Second Floor Corridors</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$12,100	2041	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%	0-2	\$175,300	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$1,300	
Gypsum Board	5%	0-2	\$3,100	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$107,700	2052	**	5	\$5,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
Exposed Struc: Steel	85%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$4,700	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$14,700	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes And One 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2032	\$63,500	5	\$400	
Raceway								
Conduit	100%			2032	\$36,000	1		
Panelboards								
Fused Disc Sw	10%			2031	\$4,800	5	\$200	
Molded Case Bkrs	90%			2031	\$43,600	5	\$2,000	
Wiring								
Thermoplastic	100%			2032	\$32,500	1		
Motor Controllers								
Locally Mounted	10%			2030	\$1,800	5	\$100	
Motor Control Center	80%			2030	\$15,700	5	\$1,800	
Variable Frequency Drive	10%			2049	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	60%			2027	\$375,900	10	\$40,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	20%			2027	\$85,500	10	\$500	
LED	20%			2040	**			
Egress Lighting								
Emergency, Battery	40%			2027	\$48,400	10	\$7,100	
Exit, Service	60%			2027	\$18,700	1		
Exterior Lighting								
HID	20%			2027	\$75,100	10	\$100	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	0-2	\$41,500	2042	**	1-3	\$9,200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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	

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

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	
Heating								
Energy Source								
Electricity	10%			2042	**	1		
Natural Gas	75%			2042	**	1		
Interruptible Gas/Dual Fuel	15%			2052	**	1		
Conversion Equipment								
Furnace	20%			2032	\$44,900	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Garage</i>								
<i>Explanation : 6 Gas Fire Modine Heaters</i>								
Furnace	10%	Now	\$11,200	2042	**	1	\$3,300	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Hot Water Boiler	70%			2045	**	1	\$25,600	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$8,200	
Hot Wtr Piping/Pump	70%			2040	**	4	\$3,800	
No Component	10%							
Terminal Devices								
Air Handler	20%			2032	\$271,500	1	\$9,100	
Convactor/Radiator	15%			2030	\$88,500	1	\$3,600	
Fan Coil Unit/Heat	10%			2032	\$178,800	1	\$2,400	
Unit Heater - Hot Water	35%			2032	\$149,700			
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%	Now	\$16,000	2027	\$159,600	1	\$4,600	
<i>Broken, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Exterior Pkg Unit - Cooling	25%			2032	\$197,700	2	\$1,100	
Exterior Pkg Unit - Cooling	15%	0-2	\$47,500	2042	**	2	\$500	
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof, Air Condition - 11 Broken</i>								
Split Unit	10%			2032	\$171,300			
No Component	35%							

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

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
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	20%	0-2	\$1,500	2032	\$15,200	4	\$700
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
	Ductwork/Diffusers	50%			LIFE	**	2	\$48,000
	No Component	30%						
Terminal Devices								
	Air Handler/Cool/Ht	50%			2032	\$454,800	1	\$22,800
	No Component	50%						
Heat Rejection								
	Air Cooled Condenser Unit	60%			2027	\$81,400	2	\$30,900
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200
Exhaust Fans								
	Roof	100%	Now	\$14,000	2032	\$140,000	2	\$1,800
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater With Tanks								
	Electric	50%			2030	\$11,500	4	
	No Component	50%						
HW Heat Exchanger								
	Steam Fired	50%			2042	**	4	\$3,700
	No Component	50%						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$16,100	4	\$1,700
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2042	**	1-5	\$38,600
Sprinkler								
	No Component	30%						
	Generic	70%			2042	**	1-2	\$14,500

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Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : STATEN ISLAND TRANSFER STATION
Address : WEST SERVICE ROAD FRESH KILLS
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0063.000 / 13883 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 100,000 **Project Type** : SANITATION
Date of Survey : 22-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$567,000	\$503,100
Interior Architecture		\$1,029,900
Mechanical	\$242,400	\$240,600
Total	\$809,400	\$1,773,700
Importance Code A	\$567,000	\$503,100
Importance Code B	\$242,400	\$1,270,600
Total	\$809,400	\$1,773,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$22,500	\$40,400	\$49,200	\$500
Interior Architecture	\$30,500	\$1,800	\$8,400	
Electrical	\$43,000	\$600	\$46,300	\$2,000
Mechanical	\$47,900	\$4,700	\$14,000	\$6,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$147,900	\$51,400	\$121,800	\$13,200
Importance Code A	\$68,000	\$41,200	\$51,200	\$1,300
Importance Code B	\$62,500	\$10,100	\$70,500	\$11,900
Importance Code C	\$17,400	\$200		
Total	\$147,900	\$51,400	\$121,800	\$13,200



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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$35,900	
Fiberglass Panel	15%			2040	**	5	\$80,900	
Metal Panel	70%			2051	**	5-10	\$691,700	
Metal Coiling Doors	10%			2044	**	5	\$44,900	
Windows								
Aluminum	95%			2047	**	5	\$1,000	
Metal Louvers	5%			2040	**	10	\$300	
Parapets								
Metal Panel	100%			2051	**	5	\$98,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Base Of Parapet Wall</i>								
<i>Explanation : Paint Peeling</i>								
Roof								
Metal Panel	98%			2044	**	10	\$378,300	
Skylight, Plastic	2%			2044	**	1		
Soffits								
Exposed Struc: Concrete	100%			LIFE	**	5	\$100	
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$314,800	
Ceramic Tile	2%			2040	**	5	\$3,200	
Quarry Tile	1%			2044	**	5	\$2,400	
Sheet Vinyl/Rubber	7%			2031		5	\$16,800	
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	2%			2040	**	5	\$400	
Concrete Masonry Unit	15%	4+	\$5,400	LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair And Mezzanine Deck In Transfer Area</i>								
Gypsum Board	3%			LIFE	**	5	\$400	
Metal Panel	60%	4+	\$12,000	LIFE	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transfer Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Railings Throughout</i>								
<i>Explanation : Paint Peeling</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2044	**	5	\$23,900	
Exposed Struc: Steel	85%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Transfer Area Ceiling</i>								
<i>Explanation : Exposed Metal Decking And Trusses</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2036	**			
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Parking/Driveway

Asphalt	90%			2034	**			
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Cast in Place Concrete	10%			2036	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2051	**	5	\$2,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room 102.1

Explanation : One 3,000 Ampere Main Disconnect Switch

Transformers

Dry Type	100%			2044	**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Three 75 Kilowatts

Switchgear / Switchboard

Molded Case Bkrs	100%			2051	**	5	\$2,600	
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Raceway

Conduit	100%			2051	**	1		
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Panelboards

Fused Disc Sw	10%			2047	**	5	\$200	
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Molded Case Bkrs	90%			2047	**	5	\$2,400	
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Wiring

Thermoplastic	100%			2051	**	1		
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Motor Controllers

Locally Mounted	10%			2044	**	5	\$100	
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Motor Control Center	90%			2044	**	5	\$2,500	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Mechanical Room 103

Explanation : Ground Observed

Lighting

Interior Lighting

Fluorescent	45%			2036	**	10	\$41,300	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Offices, Locker Room And Hallway

HID	55%			2036	**	10	\$1,800	
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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%	Now	\$16,400	2041	**			
	<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Battery Failure Throughout Building</i>							
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	20%			2036	**	10	\$100	
No Component	80%							
Alarm								
Security System								
No Component	90%							
Under Construction	10%							
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%	Now	\$25,200	2036	**	1-3	\$5,600	
	<i>Devices Damaged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Cannot Reset After Fan Shutdown Throughout Building</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : System Has Ground Faults</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Furnace	15%	4+	\$45,600	2041	**	1	\$6,700	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Rooftop Units Require Frequent Maintenance</i>							
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2 Gas Fired Package Rooftop Units</i>							
No Component	85%							
Terminal Devices								
Fan Coil Unit/Heat	5%			2031	\$18,200	1	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Equipment And Water Meter Rooms</i>							
	<i>Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And Other Metering Rooms</i>							
No Component	95%							
Air Conditioning								

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

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	15%	4+	\$147,700	2041	**	2	\$700	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Rooftop Units Require Frequent Maintenance</i>					
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$55,800	
Exhaust Fans								
Roof	100%	4+	\$94,800	2031	\$189,500	2	\$2,400	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Rooftop Fans Require Frequent Maintenance</i>					
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Electric	10%			2026	\$2,300	4		
No Component	90%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2031	\$51,100	4	\$4,000	
Backflow Preventer								
Generic	100%			2031	\$43,600	1	\$6,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Ground Floor</i>					
			<i>Explanation : Two Water Mains</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
Fire Suppression								
Sprinkler								
No Component	15%							
Generic	85%			2041	**	1-2	\$23,800	

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

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

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

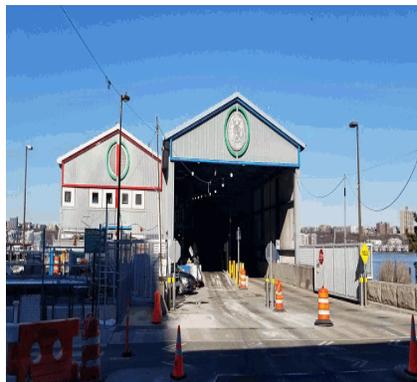
Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : W. 59TH ST. MARINE TRANSFER STA.
Address : 59TH ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.000 / 2015 **Yr Built/Renovated** : 1987 /
Area Sq Ft : 85,099 **Project Type** : SANITATION
Date of Survey : 26-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1109 **Lot** : 99 **BIN** : 1076222

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$244,500	\$360,000
Interior Architecture		\$232,100
Mechanical	\$294,900	\$2,797,900
Total	\$539,400	\$3,390,000
Importance Code A	\$244,500	\$2,090,400
Importance Code B	\$294,900	\$1,299,600
Total	\$539,400	\$3,390,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$54,700			
Interior Architecture	\$55,900	\$2,700		
Electrical	\$3,000	\$2,500	\$2,100	\$3,000
Mechanical	\$9,500	\$5,400	\$21,800	\$86,000
Site Pavements	\$2,500			
Total	\$125,600	\$10,600	\$23,900	\$89,000
Importance Code A	\$61,100		\$6,300	
Importance Code B	\$17,400	\$10,600	\$17,500	\$89,000
Importance Code C	\$47,100			
Total	\$125,600	\$10,600	\$23,900	\$89,000



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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

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								
Fiberglass Panel	25%	0-2	\$28,700	2035	**	5	\$37,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$26,100	2052	**	5	\$15,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Metal Panel	65%			2058	**	5-10	\$360,000	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 65%</i>								
<i>Location : Throughout Facade</i>								
Windows								
Aluminum	100%	0-2	\$190,900	2048	**	5	\$10,300	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Fiberglass Panel	10%			2041	**	1		
Metal Panel	90%	Now	\$53,600	2045	**			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Area</i>								
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$232,100	
Ceramic Tile	3%			2045	**	5	\$3,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Toilet Rooms</i>								
Steel Grating	7%			2052	**	1		
Vinyl Tile	5%			2040	**	3	\$2,300	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%	4+	\$44,700	LIFE	**	5	\$9,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Top Of Foot Ramp To Upper Level</i>								
Fiberglass Panel	35%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$14,600	
Metal Panel	40%			LIFE	**			

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

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2049	**	5	\$6,200	
Exposed Struc: Steel	85%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$8,100	LIFE	**	5	\$15,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,500	2045	**			
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steel Marine Mooring Bollards</i>								
<i>Explanation : Severe Rusting</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2045	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2058	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room First Floor Next Staff Office</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2058	**	5	\$400	
Raceway								
Conduit	50%			2058	**	1		
Conduit	40%			2062	**	1		
Under Construction	10%							
Panelboards								
Fused Disc Sw	5%			2054	**	5	\$100	
Fused Disc Sw	5%			2057	**	5	\$100	
Molded Case Bkrs	40%			2054	**	5	\$900	
Molded Case Bkrs	40%			2057	**	5	\$900	
Under Construction	10%							
Wiring								
Thermoplastic	50%			2058	**	1		
Thermoplastic	40%			2062	**	1		
Under Construction	10%							

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DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2049	**	5		
Motor Control Center	40%			2049	**	5	\$900	
Motor Control Center	40%			2052	**	5	\$900	
Variable Frequency Drive	5%			2052	**			
Under Construction	10%							
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Stand-by Power								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Batteries								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
Lighting								
Interior Lighting								
Fluorescent	20%			2040	**	10	\$15,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Office And Locker Room</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2042	**	10	\$15,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room And Generator Room</i>						
LED	60%			2040	**			
Egress Lighting								
Emergency, Service	25%			2040	**	1		
Emergency, Battery	5%			2042	**	10	\$1,000	
Exit, LED	25%			2067	**	1		
Under Construction	45%							
Exterior Lighting								
HID	5%			2032	\$19,400	10		
LED	15%			2040	**			
No Component	80%							
Alarm								

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DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

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	

Alarm

Security System

No Component

80%

Generic

10%

2040

* *

1

\$3,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Loading Dock And Entrance Driveway**Explanation : CCTV Surveillance Camera*

Generic

10%

2040

* *

1

\$3,200

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2040

* *

1-3

\$15,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Bell, Horn, Manual Pull Box, Smoke Detector And Fire Alarm Panel**Panel*

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	

Heating

Energy Source

Electricity

100%

2042

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Most Of The Mechanical Components Are Still Under Construction And Not Yet Commissioned*

Conversion Equipment

Radiant Heater

80%

2032

\$1,730,400

2

\$31,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units*

No Component

20%

Distribution

Ductwork/Diffusers

80%

LIFE

* *

2-5

\$38,000

No Component

20%

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

10%

2037

* *

2

\$500

Window/Wall Unit

5%

2027

\$15,700

1

No Component

85%

Ventilation

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,500	
		<i>Not in Service, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Exhaust Fans								
Interior	80%			2027	\$294,900	2	\$2,100	
Roof	20%			2027	\$32,300	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2032	\$1,067,400	1		
Water Heater With Tanks								
Electric	100%			2027	\$23,100	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Compressed Air	100%			2042	**	4	\$900	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2052	**	1-5	\$42,900	
Fire Pump								
Generic	100%			2041	**	1	\$15,900	

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : 59TH ST MARINE TRANSFER STATION NORTH PIER
Address : W 59TH STREET HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.010 / 1843 **Yr Built/Renovated** : 1901 / 1996
Area Sq Ft : 49,400 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Piers	\$402,900	\$59,800
Total	\$402,900	\$59,800
Importance Code A		\$59,800
Importance Code B	\$402,900	
Total	\$402,900	\$59,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$60,400		\$9,300	\$8,700
Total	\$60,400		\$9,300	\$8,700
Importance Code A	\$25,100			
Importance Code B	\$35,400		\$9,300	\$8,700
Total	\$60,400		\$9,300	\$8,700



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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural								
Deck								
	Concrete	65%			LIFE	**	5	\$59,800
	No Component	35%						
Pile Caps								
	Concrete	5%			LIFE	**	5	\$200
	Timber	1%	4+	\$25,100	LIFE	**	4	\$3,900
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Timber	4%			LIFE	**	4	\$15,500
	Not Accessible	90%						
Piles and Bracing								
	Concrete	5%			LIFE	**	5	\$7,800
		<i>Erosion, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Tidal Zone Of Inshore Pedestals</i>						
	Steel	5%			LIFE	**	5	\$38,000
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Splash Zone</i>						
	Timber	5%			LIFE	**	4-5	\$11,100
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
	Not Accessible	85%						
Fender								
Buffer								
	Rubber	60%			2036	**	4-5	\$29,800
	No Component	40%						
Facing								
	Timber	10%	Now	\$78,400	2042	**	3	\$6,500
		<i>Broken, Extent : Severe, Area Affected : 75%</i>						
		<i>Location : Along Portions Of South Face</i>						
		<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : South End</i>						
	Timber	30%			2036	**	3	\$26,100
	No Component	50%						
	Not Accessible	10%						
Wales and Chocks								
	Timber	15%	Now	\$125,600	2042	**	4	\$13,500
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Several Sections Along North Side</i>						
	Timber	35%			2036	**	4	\$47,300
	Not Accessible	50%						

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	15%	Now	\$198,900	2042	**	4	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West End</i>								
Timber	45%			2036	**	4	\$28,100	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	80%			2025				
No Component	20%							
Coping/Curb								
Timber	90%			LIFE	**			
No Component	10%							

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Estimates are rounded to the nearest hundred dollars.

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

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

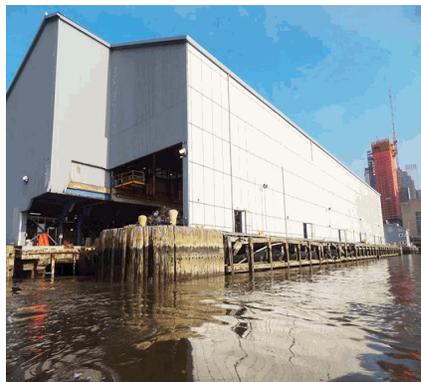
Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : 59TH ST MARINE TRANSFER STATION SOUTH PIER
Address : W 59TH STREET HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.020 / 2857 **Yr Built/Renovated** :
Area Sq Ft : 8,052 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Piers	\$93,900	\$72,200
Total	\$93,900	\$72,200
Importance Code A		\$72,200
Importance Code B	\$93,900	
Total	\$93,900	\$72,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$80,900		\$3,300	\$4,100
Total	\$80,900		\$3,300	\$4,100
Importance Code A				
Importance Code B	\$80,900		\$3,300	\$4,100
Total	\$80,900		\$3,300	\$4,100



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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	40%			LIFE	**	5	\$6,000
			<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	5%			2028	\$72,200	5	\$3,400
	Not Accessible	55%						
Pile Caps								
	Concrete	10%			LIFE	**	5	\$100
	Not Accessible	90%						
Piles and Bracing								
	Steel	5%			LIFE	**	5	\$6,200
			<i>Corrosion, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Splash Zone</i>					
	Timber	5%			LIFE	**	4-5	\$1,800
	Not Accessible	90%						
Fender								
Buffer								
	Rubber	45%			2036	**	4-5	\$10,600
	No Component	55%						
Facing								
	Timber	35%			2036	**	3	\$14,400
			<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
	Timber	5%	Now	\$18,500	2042	**	3	\$1,500
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : At East And West Ends</i>					
	No Component	50%						
	Not Accessible	10%						
Wales and Chocks								
	Timber	20%	Now	\$39,500	2042	**	4	\$8,500
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : South Face</i>					
	Timber	50%			2036	**	4	\$31,900
	Not Accessible	30%						
Piles								
	Timber	15%	Now	\$93,900	2042	**	4	\$2,900
			<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%			2036	**	4	\$13,300
	Not Accessible	40%						

Deck Elements

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

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

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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

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

Deck Elements

Coping/Curb

Timber

98%

LIFE

**

Timber

2% Now

\$2,900

LIFE

**

Loose Connections, Extent : Moderate, Area Affected : 100%

Location : Isolated Elements On North Side

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

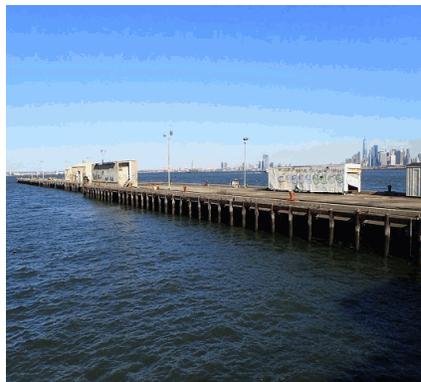
Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : **BROOKLYN SANITATION GARAGE CONCRETE PIER**
Address : **52ND ST. AND GOWANUS BAY**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0006.010 / 1818** **Yr Built/Renovated** :
Area Sq Ft : **40,443** **Project Type** : **SANITATION**
Date of Survey : **21-Feb-2020** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **803** **Lot** : **5** **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Piers	\$7,622,700	\$149,400
Total	\$7,622,700	\$149,400
Importance Code A	\$5,443,500	\$149,400
Importance Code B	\$2,179,200	
Total	\$7,622,700	\$149,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$73,400		\$42,000	
Total	\$73,400		\$42,000	
Importance Code A	\$42,000		\$42,000	
Importance Code B	\$31,500			
Total	\$73,400		\$42,000	



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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	55%	Now	\$1,595,900	LIFE	**	5	\$41,400	
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Offshore 410 Feet Of The Pier</i>								
<i>Explanation : Collapsed/Failed</i>								
Concrete	30%	4+	\$870,500	LIFE	**	5	\$22,600	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier</i>								
<i>Excess Deflections, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier</i>								
Not Accessible	15%							
Firewalls								
Concrete	40%			LIFE	**	5	\$1,800	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : 215 Feet From Inshore End Of Pier</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 215 Feet From Inshore End Of Pier</i>								
Concrete	40%	Now	\$91,200	LIFE	**	5	\$1,800	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : South Half Of Firewall Located 215 Feet From Inshore End Of Pier</i>								
Not Accessible	20%							
Pile Caps								
Timber	55%	Now	\$1,128,300	LIFE	**	4	\$174,800	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Offshore 410 Feet Of Pier</i>								
<i>Explanation : Collapsed/Failed</i>								
Timber	20%	4+	\$410,300	LIFE	**	4	\$63,600	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier</i>								
Timber	15%			LIFE	**	4	\$47,700	
<i>Rotting/Splitting, Extent : Light, Area Affected : 2%</i>								
<i>Location : Ends Of Pile Caps At Inshore 285 Feet Of Pier</i>								
Not Accessible	10%							
Piles and Bracing								
Timber	55%	Now	\$1,347,300	LIFE	**	4-5	\$99,700	
<i>Missing Pile, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Isolated Locations Between 285 Feet And 495 Feet From The Inshore End Of The Pier</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Offshore 400 Feet Of Pier</i>								
<i>Explanation : Collapsed/Failed</i>								
Timber	10%			LIFE	**	4-5	\$18,100	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Within Inshore 285 Feet Of Pier</i>								
Not Accessible	35%							
Fender								

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

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Buffer								
Rubber	60%			2044	**	4-5	\$33,000	
Rubber	5%	Now	\$9,400	2046	**	4-5	\$1,500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Locations At Inshore End Of Pier, North Side</i>								
No Component	35%							
Wales and Chocks								
Timber	85%	Now	\$786,500	2046	**	4	\$84,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Of Pier And Offshore 615 Feet Of Pier On The South Side</i>								
<i>Explanation : Failed</i>								
Timber	15%			2040	**	4	\$22,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inshore End Of Pier At South Side</i>								
Piles								
Timber	85%	Now	\$1,246,000	2046	**	4	\$39,100	
<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier On South Side</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End Of Pier</i>								
<i>Explanation : Corrosion</i>								
Timber	10%	4+	\$146,600	2046	**	4	\$4,600	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inshore End Of Pier, South Side</i>								
Not Accessible	5%							
Deck Elements								
Railing								
Fencing	3%	Now	\$100	2036	**	3		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Several Locations At Inshore End Of Pier, And The Sections Isolating The Collapsed Area 400 Feet From The End</i>								
Fencing	2%			2032	\$100	3		
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Primarily On Base Of Fence Posts At Intact Sections Of Inshore Fencing</i>								
No Component	95%							
Coping/Curb								
Concrete	100%			LIFE	**			
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Along Length Of Concrete Curb</i>								
Electrical								
Lighting Fixture								
Sodium	100%	Now	\$42,000	2026	\$42,000			
<i>Broken, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Lights</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.

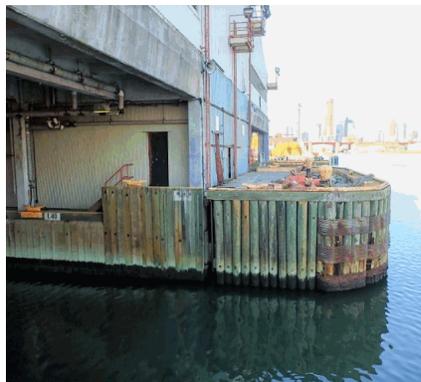
Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : GREENPOINT MARINE TRANSFER STA BARGE DOCKS
Address : N. HENRY ST. AND NEWTOWN 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 : 06-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2508 **Lot** : 1 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Piers		\$217,500
Total		\$217,500
Importance Code A		\$62,300
Importance Code B		\$155,300
Total		\$217,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$55,700	\$300	\$12,000	
Total	\$55,700	\$300	\$12,000	
Importance Code A				
Importance Code B	\$55,700	\$300	\$12,000	
Total	\$55,700	\$300	\$12,000	



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

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA BARGE DOCKS
Asset # : 1819

Piers System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	5%			LIFE	**	5	\$2,100	
Timber	50%			LIFE	**	5	\$46,700	
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Primarily At Center Pier Offshore Deck Surface</i>								
Not Accessible	45%							
Fender								
Buffer								
Rubber	5%			2041	**	4-5	\$2,000	
No Component	95%							
Facing								
Timber	65%			2041	**	3	\$34,200	
No Component	15%							
Not Accessible	20%							
Piles								
Timber	15%	4+	\$40,100	2041	**	4	\$5,000	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Offshore Mooring/ Berthing Dolphins</i>								
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Locations At Mean Low Water</i>								
No Component	75%							
Not Accessible	10%							
Deck Elements								
Railing								
Steel	15%			2030			\$116,500	
Steel	5%	Now	\$15,500	2030			\$38,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Broken Handrail And Stairs On West Side Of Facility</i>								
No Component	80%							
Coping/Curb								
Timber	100%			LIFE	**			
Protective Structure								
Donut Fender								
Steel/Rubber	100%			2030			\$62,300	

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK
Address : HAMILTON AVE AND GOWANUS BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.010 / 2873 **Yr Built/Renovated** :
Area Sq Ft : 3,712 **Project Type** : SANITATION
Date of Survey : 03-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

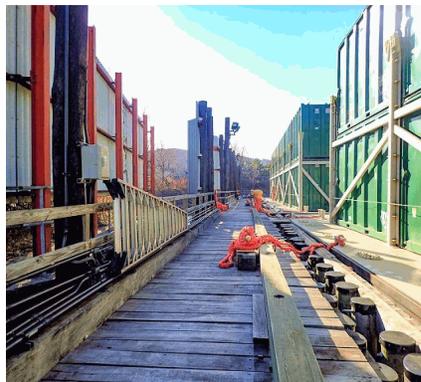
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$7,300	\$15,000	\$5,800	
Total	\$7,300	\$15,000	\$5,800	
Importance Code A	\$7,300			
Importance Code B		\$15,000	\$5,800	
Total	\$7,300	\$15,000	\$5,800	



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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK
Asset # : 2873

Piers System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	98%			LIFE	**	5	\$15,300	
	<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Uneven Surface And Loose Deck Nails Primarily At Mooring Fittings</i>							
Timber	2%	Now	\$7,300	LIFE	**	5	\$300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 105 Feet South Of North End Of Asset</i>							
Pile Caps								
Timber	100%			LIFE	**	4	\$29,200	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Pile Cap Ends</i>							
Piles and Bracing								
Steel	10%			LIFE	**	5	\$5,700	
	<i>Corrosion, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Tidal Zone</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 4 Cells Supporting Mooring Fittings</i>							
	<i>Explanation : Sheet Piles Cells</i>							
Timber	60%			LIFE	**	4-5	\$10,000	
	<i>Worn, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Tidal Zone</i>							
Not Accessible	30%							
Coping/Curb								
Timber	100%			LIFE	**			
Fender								
Facing								
Timber	80%			2041	**	3	\$17,400	
	<i>Missing Part, Extent : Light, Area Affected : 3%</i>							
	<i>Location : Fender Pile Top Caps</i>							
	<i>Worn, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Light Abrasion Along Entire Face</i>							
Not Accessible	20%							
Wales and Chocks								
Timber	100%			2041	**	4	\$45,100	
Pile Cluster								
Timber	100%			2033		4-10		
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Top 2 Feet</i>							
Deck Elements								
Railing								
Timber	100%			2026				
Electrical								

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

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

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

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

Asset # : 2873

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Electrical	Conduit PVC	100%			2028			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 7 Conduits From 0 To 64 Feet, 6 Conduits From 64 To 187 Feet, 4 Conduits From 187 To 200 Feet And 3 Conduits From 200 To 253 Feet From The North End</i> <i>Explanation : Electrical Conduits</i>								
Lighting Fixture	LED	100%			2030			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : 8 Total</i> <i>Explanation : Light Fixtures</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Address : FLUSHING BAY BET 30TH AND 31ST AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0010.010 / 1805 **Yr Built/Renovated** :
Area Sq Ft : 63,930 **Project Type** : SANITATION
Date of Survey : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 75 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Piers		\$361,700
Total		\$361,700
Importance Code A		\$196,600
Importance Code B		\$165,200
Total		\$361,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$9,600	\$7,000	\$14,900	\$200
Total	\$9,600	\$7,000	\$14,900	\$200
Importance Code A				
Importance Code B	\$9,600	\$7,000	\$9,500	\$200
Importance Code C			\$5,500	
Total	\$9,600	\$7,000	\$14,900	\$200



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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Asset # : 1805

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	25%			LIFE	**	5	\$29,800
	Not Accessible	75%						
Deck Surface								
	Asphalt Pavers	5%			2041	**		
	Concrete	25%			2041	**	5	\$10,900
				<i>Cracking, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Entire Length</i>				
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Entire Length</i>				
	Not Accessible	70%						
Pile Caps								
	Concrete	25%			LIFE	**	5	\$1,100
	Not Accessible	75%						
Piles and Bracing								
	Steel	20%			LIFE	**	5	\$196,600
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : In Tidal Zone</i>				
				<i>Missing Coating, Extent : Light, Area Affected : 5%</i>				
				<i>Location : In Tidal Zone</i>				
	Not Accessible	80%						
Fender								
Facing								
	Composite	50%			2030			\$165,200
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Along Two Berthing Faces</i>				
	No Component	50%						
Wales and Chocks								
	Steel	48%			2041	**	3-5	\$22,700
	Steel	2%	Now	\$9,600	2047	**	3-5	\$700
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Southeast Corner</i>				
	Timber	20%			2041	**	4	\$17,100
	No Component	30%						
Piles								
	Timber	10%			2041	**	4	\$4,000
	No Component	80%						
	Not Accessible	10%						
Pile Cluster								
	Timber	50%			2033		4-10	
	Not Accessible	50%						
Deck Elements								
Railing								
	Steel	50%			2030			
	No Component	50%						

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

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

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

**DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS**

Asset # : 1805

Piers System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Deck Elements							
Coping/Curb							
Timber	50%			LIFE		**	
No Component	50%						

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
 Address : NORTH SIDE OF DOS FACILITY #1821 @ FOOT OF 51ST STREET
 Borough : BROOKLYN Agency's Number : N/A
 Program / Asset # : DOS000B.000 / 14149 Yr Built/Renovated :
 Area Sq Ft : 11,775 Project Type : SANITATION
 Date of Survey : 19-Jan-2021 Landmark Status : NONE
 Areas Surveyed :
 Block : 803 Lot : 5 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Piers	\$2,118,000	
Total	\$2,118,000	
Importance Code A	\$1,488,500	
Importance Code B	\$629,600	
Total	\$2,118,000	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers				
Total				
Importance Code A				
Importance Code B				
Total				



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

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

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	25%	Now	\$211,200	LIFE	**	5	\$5,500	1
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Concrete	75%	0-2	\$633,600	LIFE	**	5	\$16,500	1
<i>Cracking, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Large Cracks In Deck Surface</i>								
<i>Excess Deflections, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Offshore Half Of Deck Sloping Towards Water</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Isolated Locations Across Entire Deck Soffit</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Isolated Locations Across Entire Deck Soffit</i>								
Pile Caps								
Timber	35%	4+	\$209,100	LIFE	**	4	\$32,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offshore End</i>								
Timber	25%	Now	\$149,300	LIFE	**	4	\$23,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Not Accessible	40%							
Piles and Bracing								
Timber	15%	0-2	\$107,000	LIFE	**	4-5	\$7,900	
<i>Loose Connections, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Widespread Partial And/or Non-bearing Piles Across Entire Asset</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Tidal And Splash Zone</i>								
Timber	25%	Now	\$178,300	LIFE	**	4-5	\$13,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Not Accessible	60%							
Fender								
Wales and Chocks								
Timber	100%	Now	\$262,200	2047	**	4	\$28,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								
Piles								
Timber	50%	Now	\$207,700	2047	**	4	\$6,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								
Not Accessible	50%							
Deck Elements								
Coping/Curb								
Timber	100%	Now	\$159,600	LIFE	**			
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Broken At Collapse And Missing Along East End</i>								

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

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

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

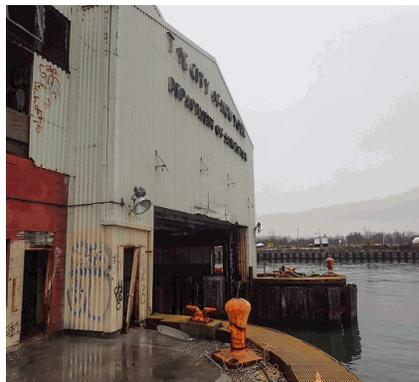
DEPARTMENT OF SANITATION - 827
SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

Print Date : 14-Oct-2022 **DEPARTMENT OF SANITATION - FY 2023**

Asset Name : SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS
 Address : 400 BAY 41ST STREET GRAVESEND BAY
 Borough : BROOKLYN Agency's Number : N/A
 Program / Asset # : DOS0008.010 / 1820 Yr Built/Renovated :
 Area Sq Ft : 16,564 Project Type : SANITATION
 Date of Survey : 21-Feb-2020 Landmark Status : NONE
 Areas Surveyed :
 Block : 6943 Lot : 30 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Piers	\$488,500	
Total	\$488,500	
Importance Code A	\$111,500	
Importance Code B	\$377,000	
Total	\$488,500	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Piers	\$35,800			\$10,800
Total	\$35,800			\$10,800
Importance Code A	\$24,600			
Importance Code B	\$11,200			\$10,800
Total	\$35,800			\$10,800



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

DEPARTMENT OF SANITATION - 827
SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS

Asset # : 1820

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck								
Composite	3%			2051		**		
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Isolated Loose Or Missing Sections Of Fiberglass Deck Totaling 72 Feet On West Side</i> <i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i> <i>Location : At All Grating Surfaces</i>								
Composite	2%	Now	\$23,800	2061		**		
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i> <i>Location : Ultraviolet Damage To All Fiberglass Deck Elements Comprising The Composite Deck Platform</i> <i>Other Observation, Extent : Severe, Area Affected : 50%</i> <i>Location : Moderate To Severe Corrosion To All Steel Elements Comprising The Composite Deck Platform</i> <i>Explanation : Corrosion</i>								
Concrete	59%			LIFE		**	5	\$18,200
<i>Cracking, Extent : Light, Area Affected : 10%</i> <i>Location : At All Concrete Access Walkways</i>								
Timber	1%	Now	\$800	LIFE		**	5	\$700
<i>Missing Part, Extent : Severe, Area Affected : 5%</i> <i>Location : Missing Plank At Interior Steps On South Side</i>								
Not Accessible	35%							
Pile Caps								
Concrete	2%			LIFE		**	5	
<i>Erosion, Extent : Moderate, Area Affected : 20%</i> <i>Location : At Top Of Exposed Pile Caps At Offshore End Of Slip</i>								
Not Accessible	98%							
Piles and Bracing								
Steel	10%	4+	\$111,500	LIFE		**	5	\$25,500
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i> <i>Location : In And Above Tidal Zone On Sheet Pile Cells At Two Offshore Dolphins And At Inshore End Of Slip</i>								
Not Accessible	90%							
Fender								

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

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

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

DEPARTMENT OF SANITATION - 827
SW BROOKLYN MARINE TRANSFER STA BARGE DOCKS

Asset # : 1820

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	20%	Now	\$75,400	2046	**	3	\$6,300	
<i>Broken, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Within Slip And At Offshore</i>								
<i>Missing Part, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Within Slip And At Offshore</i>								
Timber	45%	2-4	\$169,600	2046	**	3	\$14,100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Within Slip And At Offshore</i>								
<i>Worn, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Splash Zone Within Slip</i>								
Timber	35%	4+	\$131,900	2046	**	3	\$11,000	
<i>Worn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : On Southeast Face Within Active Slip Area Marine Transfer Station</i>								
Wales and Chocks								
Steel	5%	4+	\$10,900	2034	**	3-5	\$1,300	
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Mean Low Water Elevation</i>								
Not Accessible	95%							
Deck Elements								
Railing								
Steel	2%	Now	\$200	2031	\$200			
<i>Corrosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Hands Rails At Interior Steps</i>								
<i>Missing Part, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Hands Rails At The Exterior Steps</i>								
No Component	98%							
Coping/Curb								
Timber	40%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations Along Perimeter Of Slip</i>								
No Component	60%							

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : BULKHEAD
Address : 135TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH2 / 1828 **Yr Built/Renovated** :
Linear Ft : 221 **Project Type** : SANITATION
Date of Survey : 13-May-2022 **Landmark Status** : NONE
Areas Surveyed :
Block : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$64,600	
Total	\$64,600	
Importance Code A	\$64,600	
Total	\$64,600	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$1,600		\$1,300	
Total	\$1,600		\$1,300	
Importance Code A	\$700			
Importance Code B			\$1,300	
Importance Code C	\$900			
Total	\$1,600		\$1,300	



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

DEPARTMENT OF SANITATION - 827

BULKHEAD

Asset # : 1828

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Concrete	5%			LIFE	**	5-10	\$100
				<i>Cracking, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Throughout Gravity Wall At South End</i>				
	No Component	95%						
Revetment								
	Stone	70%			LIFE	**	5	\$1,900
	No Component	30%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : North End</i>				
				<i>Explanation : Natural Shoreline</i>				
Sheet Piles								
	Steel	65%			LIFE	**	10	
				<i>Corrosion, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Uncoated Steel With Minor Corrosion Above The Tidal Zone</i>				
	Steel	30%	4+	\$64,600	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Tidal Zone</i>				
	No Component	5%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$1,300
				<i>Cracking, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Top Surface And Offshore Face</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated Locations At Top Offshore Corner</i>				
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Brick Pavers	100%			2041	**	5	\$2,500
				<i>Other Observation, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Behind Steel Sheet Pile Wall</i>				
				<i>Explanation : Settlement</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : BULKHEAD BTWN PIERS 98 AND 99
Address : 59TH ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH4 / 1830 **Yr Built/Renovated** :
Linear Ft : 190 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$55,000	
Total	\$55,000	
Importance Code B	\$55,000	
Total	\$55,000	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$146,600	\$1,100		
Total	\$146,600	\$1,100		
Importance Code A	\$49,000			
Importance Code B	\$97,500	\$1,100		
Total	\$146,600	\$1,100		



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

DEPARTMENT OF SANITATION - 827
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete	100%	4+	\$49,000	LIFE	**	5	\$700	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Erosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : In Tidal Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 53 Feet To 63 Feet From North End</i>								
<i>Explanation : Erosion</i>								
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Timber	5%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Backfill								
Fill Not Accessible	100%							
Surface Concrete	100%			2040	**	5	\$2,200	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Traverse Crack Approximately 125 Feet From North End</i>								
Fender								
Piles Timber	90%	Now	\$34,200	2042	**	4	\$4,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Above Mean Low Water</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 Mean Low Water</i>								
Not Accessible	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Not Accessible Below Water</i>								
Wales and Chocks Timber	100%	Now	\$47,900	2042	**	4	\$10,300	
<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>								
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
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Steel	50%			2025	\$55,000			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Steel Mesh In Timber Frame</i>							
	Timber	50%			2024	\$15,500			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Weathering</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Address : 52ND ST. AND GOWANUS BAY FOOT OF CONCRETE PIER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN1 / 1821 **Yr Built/Renovated** :
Linear Ft : 585 **Project Type** : SANITATION
Date of Survey : 21-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$1,121,300	
Total	\$1,121,300	
Importance Code A	\$1,070,900	
Importance Code B	\$50,400	
Total	\$1,121,300	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$91,500	\$700	\$100	
Total	\$91,500	\$700	\$100	
Importance Code A				
Importance Code B	\$47,100	\$700	\$100	
Importance Code C	\$44,400			
Total	\$91,500	\$700	\$100	



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

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Asset # : 1821

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	2%			LIFE	**	5		
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Under Pier</i>						
No Component	90%							
Not Accessible	8%							
Revetment								
Stone	10%	4+	\$44,400	LIFE	**	5	\$400	
		<i>Settlement, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At Top And Mid Slope</i>						
No Component	90%							
Sheet Piles								
Steel	10%			LIFE	**			
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>						
		<i>Location : Southwest Of Inshore End Of Pier</i>						
Timber	50%	Now	\$1,070,900	LIFE	**	4	\$5,500	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Above Mean Low Water Elevation</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Fill Loss Through Sheet Piles Evident By Settlement/sinkholes In Asphalt</i>						
		<i>Explanation : Fill Loss</i>						
No Component	10%							
Not Accessible	30%							
Wales								
Timber	60%			LIFE	**	4	\$5,300	
No Component	40%							
Backfill								
Fill								
Topsoil	40%	Now	\$50,400	2071	**			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Inshore Of Gravity Wall And Along Timber Bulkhead</i>						
		<i>Explanation : Sinkholes</i>						
Not Accessible	60%							
Surface								
Asphalt	65%	Now	\$41,700	2046	**	5	\$2,200	
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Sinkholes Along Timber Bulkhead</i>						
Asphalt	20%			2040	**	5	\$1,300	
		<i>Cracking, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Isolated Locations</i>						
Not Accessible	15%							
Deck Elements								

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

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

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

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Asset # : 1821

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
	Railing							
	Fencing	70%			2032	\$31,600	3	\$200
		<i>Not Plumb, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Within Parking Lot Area</i>						
	Fencing	20%	Now	\$5,400	2036	**	3	
		<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Inshore Of Sinkholes At East End Of Timber Bulkhead</i>						
	No Component	10%						

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Address : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS000B.SI0 / 1804 **Yr Built/Renovated** : 1948 /
Linear Ft : 1,000 **Project Type** : SANITATION
Date of Survey : 08-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$352,300	
Total	\$352,300	
Importance Code B	\$264,500	
Importance Code C	\$87,700	
Total	\$352,300	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$91,600	\$3,100		\$9,200
Total	\$91,600	\$3,100		\$9,200
Importance Code B	\$91,600	\$3,100		\$9,200
Total	\$91,600	\$3,100		\$9,200



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Steel	40%	2-4	\$63,800	LIFE		**		
<i>Corrosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Along Entire Length Of Asset</i>								
Steel	40%			LIFE		**		
<i>Corrosion, Extent : Light, Area Affected : 75%</i>								
<i>Location : Along Entire Length Of Asset</i>								
Steel	15%	Now	\$23,900	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Between 380 And 480 Feet, And 665 And 715 Feet From The Eastern End</i>								
<i>Explanation : Broken And Displaced</i>								
No Component	5%							
Sheet Piles								
Steel	5%			LIFE		**		
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Visible At Missing Fenders</i>								
Not Accessible	95%							
Backfill								
Fill								
Topsoil	15%	Now	\$32,300	2072		**		
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 18 To 24 Feet, 73 To 132 Feet, 150 To 190 Feet, And 216 To 276 Feet From The East</i>								
Not Accessible	85%							
Surface								
Asphalt	15%	Now	\$16,500	2047		**	5	\$900
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 100 Feet And Isolated Locations Along Asset</i>								
Asphalt	25%			2035		**	5	\$2,900
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Across Entire Asset</i>								
Asphalt	25%	Now	\$27,400	2047		**	5	\$1,400
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Failed Behind Sheet Piles Due To Fill Loss At Isolated Locations Along Asset</i>								
Asphalt	5%	Now	\$5,500	2047		**	5	\$300
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 715 To 760 Feet From The East End</i>								
Concrete	30%			2035		**	5	\$3,400
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Locations Across Entire Asset</i>								
Fender								

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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	35%	4+	\$99,200	2041	**	3	\$13,800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolated Locations Across Fendering</i>								
Timber	35%	Now	\$165,300	2047	**	3	\$13,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Primarily In The Western Half</i>								
No Component	5%							
Not Accessible	25%							
Piles								
Timber	5%	4+	\$10,000	2047	**	4	\$1,200	
<i>Marine Borer Infestation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tidal Zone</i>								
No Component	5%							
Not Accessible	90%							

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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 : 08-Dec-2020 Landmark Status : NONE
Areas Surveyed :
Block : 2685 Lot : 1 BIN :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$516,300	
Total	\$516,300	
Importance Code A	\$347,700	
Importance Code B	\$168,600	
Total	\$516,300	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$84,600	\$2,200		\$4,700
Total	\$84,600	\$2,200		\$4,700
Importance Code B	\$45,200	\$2,200		\$4,700
Importance Code C	\$39,400			
Total	\$84,600	\$2,200		\$4,700



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

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

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Steel	20%	4+	\$17,500	LIFE		**	
		<i>Corrosion, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Along Entire Length Of Asset</i>						
	Steel	55%			LIFE		**	
	Steel	15%	Now	\$13,100	LIFE		**	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eastern 80 Feet</i>						
		<i>Explanation : Displaced</i>						
	Steel	10%	Now	\$8,800	LIFE		**	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Between 400 And 450 Feet From The East End</i>						
		<i>Explanation : Broken/ Displaced</i>						
Sheet Piles								
	Steel	10%	Now	\$267,500	LIFE		**	
		<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eastern 80 Feet</i>						
	Steel	10%	4+	\$80,200	LIFE		**	
		<i>Corrosion, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Tidal Zone</i>						
	Not Accessible	80%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Behind Fender System</i>						
Backfill								
	Fill							
	Topsoil	30%	Now	\$35,500	2072		**	
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep</i>						
	Not Accessible	70%						
Surface								
	Asphalt	10%			2035		**	\$600
	Concrete	60%			2035		**	\$3,800
	Topsoil	30%	Now	\$9,700	2032	\$16,200	5	\$400
		<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep</i>						
Fender								
	Facing							
	Timber	20%	Now	\$51,900	2047		**	\$4,300
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Western 50 Feet And Isolated Along Asset</i>						
	Timber	45%	2-4	\$116,700	2047		**	\$9,700
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Isolated Locations Along Entire Asset</i>						
	No Component	10%						
	Not Accessible	25%						

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

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

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

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

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

Fender

Wales and Chocks

Not Accessible 100%

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD
Address : HAMILTON AVE AND GOWANUS BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.020 / 14947 **Yr Built/Renovated** :
Linear Ft : 680 **Project Type** : SANITATION
Date of Survey : 03-Dec-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 2 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$31,000	\$3,100	\$11,800	
Total	\$31,000	\$3,100	\$11,800	
Importance Code A	\$29,800			
Importance Code B	\$1,200	\$3,100	\$11,800	
Importance Code C				
Total	\$31,000	\$3,100	\$11,800	



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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

Asset # : 14947

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Timber	100%			LIFE	**	5	\$400
<i>Recent Repair Evident, Extent : N/A, Area Affected : 40%</i>								
<i>Location : Split Curb Repaired With Tar On North And East Sides Of Slip</i>								
	Sheet Piles Steel	3%	4+	\$29,800	LIFE	**		
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Southwest End Of Asset</i>								
	Steel Not Accessible	7%			LIFE	**		
		90%						
	Pile Caps Concrete	100%			LIFE	**	5	\$2,000
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Previously Repaired Map Cracking On South Side Of Slip</i>								
Backfill								
	Fill Not Accessible	100%						
Fender								
	Buffer Rubber	20%			2041	**	4-5	\$4,100
	No Component	80%						
	Facing Timber	90%			2041	**	3	\$24,000
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Tidal Zone</i>								
	No Component	10%						
	Piles Steel	40%			2041	**	10	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Along East Face Of Slip</i>								
<i>Explanation : Exposed Steel H-piles</i>								
	No Accessible	60%						
	Wales and Chocks Steel	25%			2041	**	3-5	\$8,300
<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Shackles And Tension Chains At The Fender Panels</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Along East Face Of Slip</i>								
<i>Explanation : Wales Supporting Fender Panels</i>								
	Timber	10%			2041	**	4	\$5,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : At South And North Dolphins</i>								
<i>Explanation : Supporting Fender Clusters</i>								
	No Component	65%						

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

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

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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

Asset # : 14947

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fender	Pile Cluster							
	Timber	2%	4+	\$1,200	2037	**	4	
		<i>Broken, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Loose Wire Rope Around Top Of Cluster At East Dolphin</i>						
	Timber	8%			2033	\$4,800	4-10	\$1,500
	No Component	90%						

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

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

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

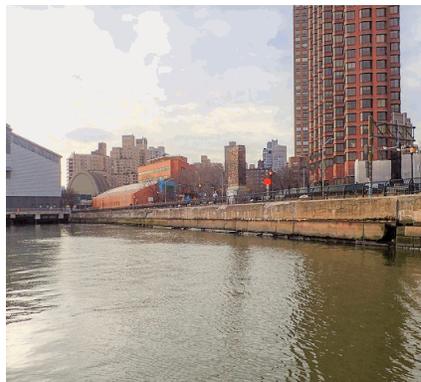
Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

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 : 22-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$399,800	\$253,800
Total	\$399,800	\$253,800
Importance Code A	\$399,800	
Importance Code B		\$253,800
Total	\$399,800	\$253,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads		\$200	\$1,800	
Total		\$200	\$1,800	
Importance Code A				
Importance Code B		\$200	\$1,800	
Total		\$200	\$1,800	



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

DEPARTMENT OF SANITATION - 827
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13850

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete/Stone	30%			LIFE		**		
	<i>Erosion, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Bottom 6 Inches Of Stone Fascia, Southern 130 Feet</i>							
Concrete/Stone	70%	4+	\$344,300	LIFE		**		
	<i>Missing Part, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Missing Masonry Panel At North End</i>							
	<i>Missing Block Seal, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Across Tidal Zone</i>							
	<i>Spalling, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Widespread Spalls And Delaminating Concrete Above The Masonry Panels, Northern 310 Feet</i>							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	10%	Now	\$55,500	LIFE		**	4	\$300
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Offshore Line Cap, Northern 310 Feet</i>							
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	70%			2041		**	5	\$3,500
	<i>Settlement, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Offshore 3 Feet, Intermittently In Northern 310 Feet</i>							
Gravel	15%			2045		**	2-5	\$200
Topsoil	15%			2030	\$6,500		5	\$300
Deck Elements								
Railing								
Steel	100%			2030	\$253,800			
	<i>Missing Coating, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Areas</i>							
Electrical								
Lighting Fixture								
Sodium	100%			2026				
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 6 Light Fixtures</i>							
	<i>Explanation : Light Fixtures</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : NORTH SHORE MARINE TRANSFER STA REVETMENT
Address : 31ST AVE AND FLUSHING BAY GRAVITY WALL SO. TO ACCESS RAMP
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS000B.QN1 / 1831 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : SANITATION
Date of Survey : 24-Nov-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 4377 **Lot** : 1 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$292,000	
Total	\$292,000	
Importance Code C	\$292,000	
Total	\$292,000	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads		\$400	\$2,200	
Total		\$400	\$2,200	
Importance Code A				
Importance Code B		\$400	\$2,200	
Importance Code C				
Total		\$400	\$2,200	



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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA REVETMENT
Asset # : 1831

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	35%			LIFE	**	5	\$800	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Concrete Wall Supporting DSNY Parking Lot And Extending Under Roadway</i>								
No Component	65%							
Revetment								
Stone	30%			LIFE	**	5	\$1,000	
Stone	70%	4+	\$292,000	LIFE	**	5	\$2,300	
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Insufficient Stone Along Length Of Shoreline North Of Marine Transfer Station Access Bridge</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	60%			2041	**	5	\$3,800	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 75%</i>								
<i>Location : At New DSNY Parking Lot And Roadway</i>								
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Parking Area North Of Roadway</i>								
Concrete	10%			2041	**	5	\$600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Adjacent To New Asphalt Parking Lot</i>								
Topsoil	30%			2030			\$800	

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : REVTMENT - QUEENS WEST 5 GARAGE
Address : NEWTOWN CREEK 48-01 58 ROAD 47-01 48TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0064.000 / 14019 **Yr Built/Renovated** :
Linear Ft : 418 **Project Type** : SANITATION
Date of Survey : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2600 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$1,000			
Total	\$1,000			
Importance Code B	\$1,000			
Importance Code C				
Total	\$1,000			



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

DEPARTMENT OF SANITATION - 827
REVTMENT - QUEENS WEST 5 GARAGE
Asset # : 14019

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%			LIFE	**	5	\$2,500	
		<i>Missing Part, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Light Coverage Southern 40 Feet</i>						
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : 155 Feet From 58th Road</i>						
		<i>Explanation : State Pollutant Discharge Elimination System Permit Outfall</i>						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2029	\$41,100	5	\$2,000	

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : REVTMENT - RIPRAP BULKHEAD
Address : W 215TH ST TO SS W 218TH ST HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0061.000 / 13795 **Yr Built/Renovated** :
Linear Ft : 1,005 **Project Type** : SANITATION
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 2196 **Lot** : 1 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$76,200	
Total	\$76,200	
Importance Code C	\$76,200	
Total	\$76,200	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$7,900	\$600	\$900	\$200
Total	\$7,900	\$600	\$900	\$200
Importance Code A				\$100
Importance Code B	\$7,900	\$600	\$900	\$200
Importance Code C				
Total	\$7,900	\$600	\$900	\$200



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

DEPARTMENT OF SANITATION - 827
REVTMENT - RIPRAP BULKHEAD
Asset # : 13795

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Concrete	30%			LIFE	**	5	\$300
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers</i>								
	No Component	70%						
Gravity Wall								
	Stone Gabion	25%			LIFE	**	3	\$200
	No Component	75%						
Revetment								
	Stone	55%			LIFE	**	5	\$3,300
	Stone	10%	2-4	\$76,200	LIFE	**	5	\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southern 100 Feet</i>								
<i>Explanation : Inadequate Placement/ Protection</i>								
	No Component	35%						
Sheet Piles								
	Steel	12%			LIFE	**		
<i>Corrosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : Exposed Surface Of Sheeting</i>								
	No Component	88%						
Backfill								
Fill								
	Topsoil	5%	Now	\$6,500	2072	**		
<i>Erosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 30 Feet To 60 Feet From South End Of Asset Above Revetment</i>								
	Not Accessible	95%						
Surface								
	Asphalt	10%	4+	\$1,400	2041	**	5	\$600
<i>Settlement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Terminus Of 216th Street</i>								
	Concrete	5%			2041	**	5	\$600
	Gravel	65%			2041	**	2-5	\$2,000
	Topsoil	20%			2030	\$19,700	5	\$900
<i>Erosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Section 60 Feet To 275 Feet From Southern End Of Asset</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : REVTMENT AND BULKHEAD GOWANUS BAY
Address : 19TH STREET TO 21ST STREET SOUTH OF HOME DEPOT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN4 / 1824 **Yr Built/Renovated** :
Linear Ft : 750 **Project Type** : SANITATION
Date of Survey : 19-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 635 **Lot** : 13 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$846,600	
Total	\$846,600	
Importance Code A	\$548,100	
Importance Code B	\$184,700	
Importance Code C	\$113,800	
Total	\$846,600	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$19,000			
Total	\$19,000			
Importance Code B	\$19,000			
Importance Code C				
Total	\$19,000			



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

DEPARTMENT OF SANITATION - 827
REVTMENT AND BULKHEAD GOWANUS BAY
Asset # : 1824

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	35%			LIFE	**	5	\$1,600	
Stone	20%	4+	\$113,800	LIFE	**	5	\$900	
<i>Settlement, Extent : Light, Area Affected : 80%</i>								
<i>Location : Northern 150 Feet</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Northern 150 Feet</i>								
<i>Explanation : Light Coverage</i>								
No Component	45%							
Sheet Piles								
Steel	15%	0-2	\$548,100	LIFE	**			
<i>Corrosion, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Large Holes Visible Below Mean Low Water</i>								
No Component	55%							
Not Accessible	30%							
Backfill								
Fill								
Gravel	20%	Now	\$17,100	2046	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Revetment, Northern 150 Feet</i>								
<i>Explanation : Fill Loss</i>								
Not Accessible	80%							
Surface								
Concrete	35%	4+	\$117,600	2046	**	5	\$1,500	
<i>Settlement, Extent : Light, Area Affected : 20%</i>								
<i>Location : Adjacent To Revetment, Southern 270 Feet</i>								
Concrete	45%			2034	**	5	\$3,900	
Concrete	20%	2-4	\$67,200	2046	**	5	\$900	
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Northern 150 Feet</i>								
<i>Explanation : Undermining</i>								

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

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

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

Print Date : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Address : BAY 41ST ST AND GRAVESEND BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN3 / 1823 **Yr Built/Renovated** :
Linear Ft : 800 **Project Type** : SANITATION
Date of Survey : 19-Jan-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$78,000	\$437,000
Total	\$78,000	\$437,000
Importance Code A	\$78,000	
Importance Code B		\$437,000
Total	\$78,000	\$437,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$86,400	\$13,400		\$9,300
Total	\$86,400	\$13,400		\$9,300
Importance Code B	\$86,400	\$13,400		\$9,300
Importance Code C				
Total	\$86,400	\$13,400		\$9,300



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

DEPARTMENT OF SANITATION - 827
S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Asset # : 1823

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Concrete	15%			LIFE	**	5	\$100
	Timber	35%			LIFE	**	5	\$200
	No Component	50%						
	Sheet Piles							
	Steel	20%	4+	\$78,000	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Splash Zone At West And East Ends Of Asset</i>				
	Not Accessible	80%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	8%			2045	**	5	\$700
				<i>Settlement, Extent : Light, Area Affected : 2%</i>				
				<i>Location : One Location 183 Feet From East End, Adjacent To Light Pole</i>				
	Concrete	72%			2045	**	5	\$6,600
	Not Accessible	20%						
Fender								
	Buffer							
	Rubber	50%			2045	**	4-5	\$12,000
	No Component	50%						
	Facing							
	Timber	10%	4+	\$37,800	2047	**	3	\$3,100
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : 60 To 126 Feet From East End</i>				
	Timber	50%			2045	**	3	\$21,000
	No Component	40%						
	Piles							
	Steel	25%			2041	**	10	
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Sheet Piles Supporting Timber Facing</i>				
	No Component	50%						
	Not Accessible	25%						
	Wales and Chocks							
	Steel	50%			2045	**	3-5	\$22,400
	Timber	10%	0-2	\$40,300	2047	**	4	\$4,300
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : 60 To 126 Feet From East End</i>				
	No Component	40%						
Deck Elements								
	Railing							
	Steel	45%			2031			\$208,600
				<i>Corrosion, Extent : Light, Area Affected : 20%</i>				
				<i>Location : West End Of Asset</i>				
	No Component	55%						

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

Maintenance \$ are aggregated over a ten-year period. Site 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
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
	Parapet							
	Concrete	40%			2033	\$228,400		
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Offshore Face Of The East Parapet Wall</i>						
	No Component	60%						
Electrical								
	Conduit							
	PVC	12%			2029			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 130 To 220 Feet From East End</i>						
		<i>Explanation : Conduits</i>						
	No Component	88%						
	Lighting Fixture							
	LED	100%			2031			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 6 Light Fixtures</i>						
		<i>Explanation : Other</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : SALT LOT FACILITY BULKHEAD GOWANUS CANAL CONSERVANCY
Address : 2 2ND AVENUE GOWANUS CANAL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0075.000 / 15266 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : SANITATION
Date of Survey : 09-Mar-2021 **Landmark Status** : NONE
Areas Surveyed :
Block : 977 **Lot** : 3 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$3,558,700	\$68,700
Total	\$3,558,700	\$68,700
Importance Code A	\$3,432,100	
Importance Code B	\$126,600	\$68,700
Total	\$3,558,700	\$68,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$34,700	\$300		
Total	\$34,700	\$300		
Importance Code A				
Importance Code B	\$34,700	\$300		
Total	\$34,700	\$300		



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

DEPARTMENT OF SANITATION - 827
SALT LOT FACILITY BULKHEAD GOWANUS CANAL CONSERVANCY
Asset # : 15266

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Timber Crib w/Stone	80%	Now	\$3,091,000	LIFE	**	4	\$16,300	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Entire Timber Crib Wall</i>					
			<i>Explanation : Collapsed</i>					
No Component	20%							
Sheet Piles								
Steel	20%	2-4	\$341,000	LIFE	**			
			<i>Corrosion, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Corrosion Holes In Sheeting Across Low Water Elevation</i>					
No Component	80%							
Backfill								
Fill								
Topsoil	80%	Now	\$120,600	2072	**			
			<i>Erosion, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Along Entire Timber Crib Wall</i>					
Topsoil	4%	Now	\$6,000	2072	**			
			<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Fill Loss Due To Severely Corroded Sheet Piles, Western 140 Feet</i>					
Not Accessible	16%							
Surface								
Topsoil	16%			2030	\$11,000	5	\$500	
Topsoil	4%	Now	\$1,700	2032	\$2,800	5	\$100	
			<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Fill Loss Due To Severely Corroded Sheet Piles, Western 140 Feet</i>					
Topsoil	80%	Now	\$33,000	2032	\$55,000	5	\$1,300	
			<i>Erosion, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Along Entire Timber Crib Wall</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Address : HUNTS POINT AVE. AND EAST RIVER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS000B.BX1 / 1825 **Yr Built/Renovated** :
Linear Ft : 682 **Project Type** : SANITATION
Date of Survey : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads	\$3,832,000	
Total	\$3,832,000	
Importance Code A	\$3,410,400	
Importance Code B	\$421,600	
Total	\$3,832,000	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$94,500			\$2,600
Total	\$94,500			\$2,600
Importance Code A				
Importance Code B	\$47,800			\$2,600
Importance Code C	\$46,700			
Total	\$94,500			\$2,600



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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	65%	Now	\$46,700	LIFE	**	5	\$400	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eastern 450 Feet Of Asset</i>								
<i>Missing Part, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eastern 450 Feet Of Asset</i>								
Concrete	25%			LIFE	**	5	\$200	
No Component	10%							
Piles and Bracing								
Timber	5%	Now	\$87,800	2046	**	4	\$5,100	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Below Concrete Cap</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Below Concrete Cap</i>								
Not Accessible	95%							
Sheet Piles								
Steel	100%	Now	\$3,322,700	LIFE	**			1
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Within Splash Zone For Full Length Of Asset</i>								
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Within Splash Zone For Full Length Of Asset</i>								
<i>Excess Deflection, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At East End Of Asset</i>								
Backfill								
Fill								
Sand	40%	Now	\$21,700	2061	**	5	\$300	
<i>Loss of Backfill, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Full Length Of Asset</i>								
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Of Asset</i>								
Not Accessible	60%							
Surface								
Stone	25%			2046	**	10		
Stone	10%	Now	\$62,700	2046	**			
<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations Behind Sheeting At Western 200 Feet</i>								
Topsoil	65%	Now	\$26,100	2031	\$43,500	5	\$1,000	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 450 Feet</i>								
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eastern 450 Feet</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eastern 450 Feet</i>								
<i>Explanation : Sinkholes</i>								
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
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fender								
	Wales and Chocks							
	Steel	50%	Now	\$187,000	2046	**	3-5	\$12,800
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Full Length Of Asset</i>						
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Full Length Of Asset</i>						
	Timber	50%	Now	\$172,000	2046	**	4	\$18,500
		<i>Missing Part, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Full Length Of Asset</i>						
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Full Length Of Asset</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Address : NEWTOWN CREEK WEST FROM N HENRY STREET
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN2 / 1822 **Yr Built/Renovated** :
Linear Ft : 450 **Project Type** : SANITATION
Date of Survey : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2525 **Lot** : 1 **BIN** :

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Bulkheads		\$581,900
Total		\$581,900
Importance Code B		\$581,900
Total		\$581,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$62,600	\$5,400		\$600
Total	\$62,600	\$5,400		\$600
Importance Code B	\$62,600	\$5,400		\$600
Total	\$62,600	\$5,400		\$600



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

DEPARTMENT OF SANITATION - 827
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	2%			LIFE		**		
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Top Of Wall, East Side</i>						
		<i>Displaced Elements, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Sheet Pile Is Separating From Concrete Coping With Gap Up To 3 Inches Wide On East Side</i>						
Not Accessible	98%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	80%			2040		**	5	\$4,100
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Locations</i>						
Not Accessible	20%							
Fender								
Buffer								
Rubber	10%			2040		**	4-5	\$1,300
No Component	90%							
Facing								
Timber	50%			2040		**	3	\$8,800
Timber	10%	2-4	\$21,300	2046		**	3	\$1,800
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Eastern 60 Feet Of Asset</i>						
No Component	40%							
Wales and Chocks								
Timber	40%			2040		**	4	\$14,700
		<i>Rotting/Splitting, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Isolated On Upper Wale</i>						
Timber	10%	2-4	\$22,700	2046		**	4	\$2,400
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Eastern 60 Feet Of Asset</i>						
Not Accessible	50%							
Deck Elements								
Railing								
Steel	90%			2029	\$234,600			
		<i>Corrosion, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Entire Railing</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 85%</i>						
		<i>Location : Entire Railing</i>						
Steel	10%	Now	\$10,400	2029	\$26,100			
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At East And West Ends Of Asset</i>						
		<i>Explanation : Impact Damage</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
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
Parapet								
	Concrete	95%			2032	\$305,100		
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Parapet Wall</i>								
	Concrete	5%	4+	\$3,200	2032	\$16,100		
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Areas With Railing Impact Damage And Isolated Locations</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 : 14-Oct-2022

DEPARTMENT OF SANITATION - FY 2023

Asset Name : STONE REVETMENT AT NEW FULTON FISH MARKET
Address : HUNTS POINT AVE. AND EAST RIVER BET SOUTH BRONX DOS/ DOC BARGE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS000B.BX2 / 1826 **Yr Built/Renovated** :
Linear Ft : 740 **Project Type** : SANITATION
Date of Survey : 25-Feb-2020 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 306 **BIN** :

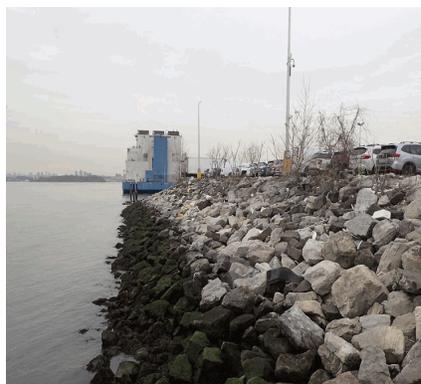
CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Bulkheads	\$8,000	\$3,800		
Total	\$8,000	\$3,800		
Importance Code B	\$200	\$3,800		
Importance Code C	\$7,800			
Total	\$8,000	\$3,800		



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

DEPARTMENT OF SANITATION - 827
STONE REVETMENT AT NEW FULTON FISH MARKET

Asset # : 1826

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Coping/Curb							
	Concrete	10%	Now	\$7,800	LIFE	**	5	\$100
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Vehicle Impact Damage At Isolated Locations</i>						
	Concrete	90%			LIFE	**	5	\$600
	Revetment							
	Stone	100%			LIFE	**	5	\$4,400
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	90%			2040	**	5	\$7,600
	Topsoil	10%			2029	\$7,300	5	\$300

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

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

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

DEPARTMENT OF SANITATION - 827

Project : SANITATION

CAPITAL	FY 2024 - 2027		FY 2028 - 2033	
Miscellaneous Buildings	4,404,600		1,439,600	
EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Miscellaneous Buildings	67,900	46,900	52,200	54,500

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	131,100	4,500
1850	FRESH KILLS I OFFICE 2	168	0	8,600
1851	FRESH KILLS I GUARD HOUSE	128	0	6,600
1852	FRESH KILLS I OFFICE 3	600	39,000	1,300
1853	FRESH KILLS II PUMP HOUSE	980	63,700	2,200
1854	FRESH KILLS II GENERATOR HOUSE	400	15,300	5,200
1855	FRESH KILLS II SCALE HOUSE	780	50,700	1,800
1856	FRESH KILLS II WALKWAY	3,690	239,900	8,300

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