

Print Date : 19-Oct-2021

TAXI & LIMOUSINE COMMISSION - FY 2022

Asset Name : WOODSIDE INSPECTION FACILITY TLC ENFORCE SAFETY AND EMISSIONS
Address : 24-55 BQE WEST @ 25TH AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : TLC0001.000 / 14462 **Yr Built/Renovated** : 1950 / 2012
Area Sq Ft : 54,226 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 20-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1016 **Lot** : 45 **BIN** : 4022499

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,664,100	\$2,211,500
Interior Architecture	\$2,987,400	\$490,400
Electrical		\$162,600
Mechanical	\$210,800	
Site Pavements	\$435,600	
Total	\$5,297,900	\$2,864,500
Importance Code A	\$1,664,100	\$2,211,500
Importance Code B	\$2,980,300	\$653,000
Importance Code C	\$653,500	
Total	\$5,297,900	\$2,864,500

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$29,400	\$13,700		\$900
Interior Architecture	\$54,700	\$2,000		\$5,600
Electrical	\$4,900	\$8,500	\$5,000	\$6,000
Mechanical	\$27,300	\$5,600	\$8,300	\$52,000
Site Enclosure	\$22,200			
Site Pavements	\$16,400			
Total	\$154,800	\$29,800	\$13,300	\$64,400
Importance Code A	\$40,400	\$17,500	\$1,500	\$4,700
Importance Code B	\$32,700	\$12,400	\$11,800	\$59,700
Importance Code C	\$81,700			
Total	\$154,800	\$29,800	\$13,300	\$64,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$164,300	LIFE	* *	5	\$43,900	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Concrete Masonry Unit	48%	Now	\$575,800	LIFE	* *	5	\$26,400	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Glass Block	2%	Now	\$4,800	LIFE	* *	5	\$1,100	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : At Perimeter Openings								
	Masonry: Brick	30%	Now	\$351,500	LIFE	* *	5	\$26,400	1
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
	Location : At Brooklyn Queens Expressway West Facade								
	Staining/Discoloring, Extent : Light, Area Affected : 75%								
	Location : Throughout								
	Vertical Cracks, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Metal Sect. OHD	10%			2029	\$303,200	5	\$27,500	
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : All Overhead Doors								
	Explanation : Doors Are Overused Due To Twice The Original Capacity. Mechanisms Are Under Constant Repair.								
Windows									
	Aluminum	90%	Now	\$10,300	2047	* *	5	\$1,100	
	Air Infiltration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Administration Offices								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Administration Offices								
	Steel	10%	Now	\$14,300	2056	* *	5	\$1,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Remaining Steel Windows In Garage Area								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 80%								
	Location : Remaining Steel Windows In Garage Area								
Parapets									
	Concrete Masonry Unit	75%			LIFE	* *	5	\$2,600	
	Masonry: Brick	10%			LIFE	* *	5	\$300	
	Metal Panel	5%			2041	* *	5	\$600	
	Metal Panel	10%			2051	* *	5	\$1,200	

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$572,500	2031	\$1,908,300			1
	Drains Clogged, Extent : Moderate, Area Affected : 2%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : At Second And First Floor Of Administration Offices								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : Main Roof								
	Explanation : Water Penetration Through Hatch								
Soffits									
	Metal Panel	100%			2041	* *	5-10		
Interior									
Floors									
	Carpet	2%			2027	\$22,900	3	\$2,400	
	Cast in Place Concrete	40%	Now	\$111,900	LIFE	* *	5	\$71,000	
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Service Garage Area, Stairwell								
	Uneven Surface, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Service Garage Area								
	Ceramic Tile	3%			2034	* *	5	\$2,400	
	Vinyl Tile	55%	Now	\$125,800	2031	\$419,400	3	\$16,700	
	Adhesion Failure, Extent : Severe, Area Affected : 25%								
	Location : Baseboards Along Corridors								
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : First And Second Floor Corridors, First Floor Stockroom								
	Uneven Surface, Extent : Severe, Area Affected : 50%								
	Location : Throughout Administration Corridors								
	Uneven Substrate, Extent : Severe, Area Affected : 10%								
	Location : Throughout Administration Offices, Maintenance Shop And Room 124 Slab Is Sinking								

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Interior									
	Interior Walls								
	Ceramic Tile	5%	Now	\$18,000	2034	* *	5	\$1,500	
		Adhesion Failure, Extent : Severe, Area Affected : 10%							
		Location : Bathrooms							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Bathrooms							
	Concrete Masonry Unit	50%	Now	\$217,900	LIFE	* *	5	\$11,800	
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Throughout Administration Office Area							
		Horizontal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Throughout Administration Office Area And Stairwell							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : Throughout Administration Office Area							
		Vertical Cracks, Extent : Severe, Area Affected : 60%							
		Location : At Perimeter Of Stairwell, Training Room, Corridors, First Floor Bathroom And Boiler Room							
	Gypsum Board	45%	Now	\$36,600	LIFE	* *	5	\$16,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 100%							
		Location : Walls Separating From Ceilings At Administration Areas							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Corridors							
Ceilings									
	AcousTileSusp.Lay-In	35%	Now	\$76,200	2036	* *	5	\$14,200	
		Broken/Missing Elements, Extent : Light, Area Affected : 30%							
		Location : Throughout Administration Areas, Rooms 201 And 218							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Administration Areas							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
	Exposed Struc: Steel	65%	Now	\$2,455,600	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 70%							
		Location : Service Garage Ceiling							
		Paint Peeling, Extent : Severe, Area Affected : 10%							
		Location : Service Garage Ceiling							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$22,200	2051	* *			
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : North At Fedex Property							
Retaining Walls									
	Cast in Place Concrete	100%			2051	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Between Cementary And Parking							
		Explanation : Retaining Wall On Cementary Side And At Ramps To Garage							

Site Pavements

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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
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,500	2036		* *		
	Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
	Location : Brooklyn Queens Expressway West							
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Brooklyn Queens Expressway West							
	Explanation : Temporary Repair With Asphalt							
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$4,900	2036		* *		
	Sinking/Subsiding, Extent : Severe, Area Affected : 10%							
	Location : Main Entry Steps							
Parking/Driveway								
Asphalt	95%	Now	\$435,600	2034		* *		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Potholes, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
	Sinking/Subsiding, Extent : Severe, Area Affected : 10%							
	Location : South Parking Area							
Cast in Place Concrete	5%			2036		* *		

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								
Service Equipment								
Fused Disc Sw	100%			2041	* *	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	* *	5	\$200	
Raceway								
Conduit	100%			2041	* *	1		
Panelboards								
Fused Disc Sw	10%			2039	* *	5	\$100	
Molded Case Bkrs	90%			2039	* *	5	\$1,300	
Wiring								
Thermoplastic	100%			2041	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,900	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$800	

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Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2036	* *	1	\$16,700	
	Generators								
	Diesel	100%			2034	* *	1	\$21,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rear Of The Building								
	Explanation : Emergency Generator Rated At 288 Kilovolt Amperes.								
	Batteries								
	Lead/Acid	100%			2024	\$1,700	5	\$2,000	
	Fuel Storage								
	Main Tank	100%			2046	* *	5	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rear Of The Building								
	Explanation : 550 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$48,800	10	\$14,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inspection Lanes								
	Explanation : T-5 Lamps								
	Fluorescent	70%			2031	\$113,800	10	\$34,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices, Lobby								
	Explanation : T-8 Lamps								
	Egress Lighting								
	Emergency, Service	40%			2031	\$11,800	1		
	Emergency, Battery	10%			2031	\$8,100	10	\$1,300	
	Exit, LED	20%			2046	* *	1		
	Exit, Service	10%			2031	\$700	1		
	Exit, Service	20%			2031	\$1,300	1		
	Exterior Lighting								
	LED	30%			2036	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2036	* *	1	\$10,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inspection Lanes, Hallways, Lobby, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	95%							
	Generic, Analog	5%			2031	\$31,000	1-3	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Front Desk								
	Explanation : Fire Alarm System Is Serving The Fuel Pump Only. Alarm Bell, Manual Pull Station								

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Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Natural Gas	100%			2051	* *	1			
Conversion Equipment									
Furnace	15%	2-4	\$9,900	2041	* *	1	\$3,600		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 5 Gas Fired Rooftop Units Beyond Useful Life								
Furnace	25%			2036	* *	1	\$6,700		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 3 Newly Installed Gas Fired Packaged Rooftop Units								
Hot Water Boiler	15%			2044	* *	1	\$4,000		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Gas Fired Hot Water Boiler								
Radiant Heater	45%			2036	* *	2	\$11,300		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inspection Garage								
	Explanation : Gas Fired Infrared Radiant Heater								
Distribution									
Hot Wtr Piping/Pump	15%			2030	\$13,100	4	\$400		
No Component	85%								
Terminal Devices									
Convactor/Radiator	15%			2029	\$45,100	1	\$2,600		
No Component	85%								
Air Conditioning									
Energy Source									
Electricity	100%			2039	* *	1			
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	30%			2026	\$210,800	2	\$1,000		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : On Extended Life. R-22								
Ext Pkg Unit - Heating/Cooling	30%			2036	* *	2	\$1,000		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : R-410a								
Window/Wall Unit	10%			2026	\$11,700	1			
No Component	30%								
Ventilation									

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$9,100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Inspection Lanes							
		Explanation : Soft Fresh Air Supply Ducts							
	Ductwork/Diffusers	70%	0-2	\$7,200	LIFE	**	2-5	\$21,200	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Unbalanced System, Extent : Moderate, Area Affected : 15%							
		Location : Rooms 100, 101, 1108 And Large Conference Room In 1st Floor							
Exhaust Fans									
	Roof	50%			2031	\$46,600	2	\$800	
	Wall Unit	50%			2031	\$10,000	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Westside Of Faciliity							
		Explanation : Fresh Air Intake Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2026	\$34,200	2	\$800	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	0-2	\$5,800	LIFE	**	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Inspection Garage Floor Drains							
Sump Pump(s)									
	Non-Submersible	100%			2031	\$8,600	4	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2041	**	1-2	\$15,200	
Chemical System									
	Dry	1%			2026	\$300	1-3		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Of The Building							
		Explanation : Fuel Station Only							
	No Component	99%							

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