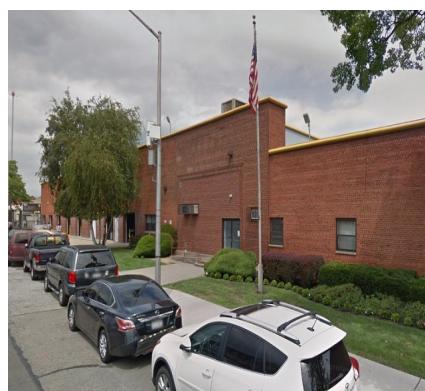


Print Date : 19-Oct-2021

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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Exterior									
Exterior Walls	Cast in Place Concrete	10%	Now	\$164,300	LIFE	**	5	\$43,900	1
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
		<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout</i>							
Concrete Masonry Unit		48%	Now	\$575,800	LIFE	**	5	\$26,400	1
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
		<i>Location : Throughout</i>							
Glass Block		2%	Now	\$4,800	LIFE	**	5	\$1,100	
		<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : At Perimeter Openings</i>							
Masonry: Brick		30%	Now	\$351,500	LIFE	**	5	\$26,400	1
		<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>							
		<i>Location : Throughout</i>							
		<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>							
		<i>Location : Throughout</i>							
		<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : At Brooklyn Queens Expressway West Facade</i>							
		<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>							
		<i>Location : Throughout</i>							
		<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : Throughout</i>							
Metal Sect. OHD		10%		2029	\$303,200	5		\$27,500	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : All Overhead Doors</i>							
		<i>Explanation : Doors Are Overused Due To Twice The Original Capacity. Mechanisms Are Under Constant Repair.</i>							
Windows									
Windows	Aluminum	90%	Now	\$10,300	2047	**	5	\$1,100	
		<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout Administration Offices</i>							
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
		<i>Location : Throughout Administration Offices</i>							
Windows	Steel	10%	Now	\$14,300	2056	**	5	\$1,500	
		<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>							
		<i>Location : Remaining Steel Windows In Garage Area</i>							
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 80%</i>							
		<i>Location : Remaining Steel Windows In Garage Area</i>							
Parapets									
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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TAXI & LIMOUSINE COMMISSION - 156
WOODSIDE INSPECTION FACILITY TLC ENFORCE SAFETY AND EMISSIONS
Asset # : 14462

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% 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
		<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>							
		<i>Location : Throughout</i>							
		<i>Ponding, Extent : Moderate, Area Affected : 5%</i>							
		<i>Location : Throughout</i>							
		<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : At Second And First Floor Of Administration Offices</i>							
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Main Roof</i>							
		<i>Explanation : Water Penetration Through Hatch</i>							
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
		<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout Service Garage Area, Stairwell</i>							
		<i>Uneven Surface, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Throughout Service Garage Area</i>							
	Ceramic Tile	3%			2034		**	5	\$2,400
	Vinyl Tile	55%	Now	\$125,800	2031	\$419,400	3	\$16,700	
		<i>Adhesion Failure, Extent : Severe, Area Affected : 25%</i>							
		<i>Location : Baseboards Along Corridors</i>							
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>							
		<i>Location : First And Second Floor Corridors, First Floor Stockroom</i>							
		<i>Uneven Surface, Extent : Severe, Area Affected : 50%</i>							
		<i>Location : Throughout Administration Corridors</i>							
		<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>							
		<i>Location : Throughout Administration Offices, Maintenance Shop And Room 124 Slab Is Sinking</i>							

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

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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	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%	Now	\$11,500	2036		**		
		<i>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</i>							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$4,900	2036		**		
		<i>Sinking/Subsiding, Extent : Severe, Area Affected : 10% Location : Main Entry Steps</i>							
Parking/Driveway									
	Asphalt	95%	Now	\$435,600	2034		**		
		<i>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</i>							
	Cast in Place Concrete	5%			2036		**		

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle	Estimated Cost (Yrs)	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041		**	5	\$200
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Main Service Disconnect Switch Rated At 1,600 Amperes.</i>							
	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
Stand-by Power									

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WOODSIDE INSPECTION FACILITY TLC ENFORCE SAFETY AND EMISSIONS
Asset # : 14462

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% 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	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Inspection Lanes</i>							
		<i>Explanation : Soft Fresh Air Supply Ducts</i>							
	Ductwork/Diffusers	70%	0-2	\$7,200	LIFE	**	2-5	\$21,200	
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Roof</i>							
		<i>Unbalanced System, Extent : Moderate, Area Affected : 15%</i>							
		<i>Location : Rooms 100, 101, 1108 And Large Conference Room In 1st Floor</i>							
Exhaust Fans	Roof	50%		2031	\$46,600	2		\$800	
	Wall Unit	50%		2031	\$10,000	2		\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Westside Of Facility</i>							
		<i>Explanation : Fresh Air Intake Fans</i>							
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		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>							
		<i>Location : Inspection Garage Floor Drains</i>							
Sump Pump(s)	Non-Submersible	100%		2031	\$8,600	4		\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Basement</i>							
		<i>Explanation : 3 Units</i>							
Fixtures	Generic	100%							
Fire Suppression	Sprinkler								
	Generic	100%		2041		**	1-2	\$15,200	
Chemical System	Dry	1%		2026	\$300	1-3			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Outside Of The Building</i>							
		<i>Explanation : Fuel Station Only</i>							
	No Component	99%							

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