

Print Date : 05-Sep-2013

TAXI & LIMOUSINE COMMISSION - FY 2014

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

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$539,600	\$785,200
Interior Architecture	\$653,100	\$404,300
Electrical	\$45,700	\$113,700
Mechanical	\$174,500	\$38,100
Total	\$1,412,900	\$1,341,300
Priority A	\$539,600	\$785,200
Priority B	\$415,500	\$151,700
Priority C	\$457,800	\$404,300
Total	\$1,412,900	\$1,341,300

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$41,200			\$11,500
Interior Architecture	\$3,100	\$1,700		\$4,600
Electrical	\$3,700	\$4,300	\$3,600	\$9,200
Mechanical	\$24,600	\$15,800	\$25,300	\$3,500
Total	\$72,600	\$21,800	\$28,900	\$28,800
Priority A	\$41,200			\$11,500
Priority B	\$31,400	\$20,100	\$28,900	\$12,700
Priority C		\$1,700		\$4,600
Total	\$72,600	\$21,800	\$28,900	\$28,800



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TAXI & LIMOUSINE COMMISSION - 156
WOODSIDE INSPECTION FACILITY TLC ENFORCE. SAFETY & EMISSIONS

Asset # : 14462

Architecture	Current Repair			Future Replacement		Maintenance			Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cast in Place Concrete	10%	Now	\$23,100	LIFE	**	5	\$35,900	A	
<i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>									
<i>Location : East And South Elevations</i>									
Concrete Masonry Unit	50%	Now	\$248,400	LIFE	**	5	\$22,500	A	
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Service Garage</i>									
Masonry: Brick	30%	Now	\$216,200	LIFE	**	5	\$21,600	A	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : West Facade, Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Along B Q E Facade</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 75%</i>									
<i>Location : Various Locations Throughout</i>									
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Along B Q E Facade</i>									
Metal Sect. OHD	10%			2028	**	5	\$22,500	A	
Windows									
Aluminum	90%	0-2	\$8,700	2039	**	5	\$900	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Entrance</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Main Entrance</i>									
Glass Block	2%			LIFE	**	5		A	
Steel	8%	Now	\$9,400	2048	**	5	\$1,000	A	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Remaining Steel Windows</i>									
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Remaining Steel Windows</i>									
Parapets									
Concrete Masonry Unit	85%			LIFE	**	5	\$2,400	A	
Masonry: Brick	10%			LIFE	**	5	\$300	A	
Metal Panel	5%			2033	**	5	\$500	A	
Roof									
Modified Bitumen	100%	Now	\$74,900	2023	\$749,300			A	
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : By Roof Top Units</i>									
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Around Roof Top Units</i>									
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Over Lanes 4 And 5 Of Garage</i>									
Interior									

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Floors								
Carpet	5%			2019	\$19,500	3	\$5,000	C
Cast in Place Concrete	40%	Now	\$80,500	LIFE	**	5	\$58,100	C
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Service Garage Area, Stairwell</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Service Garage Area</i>								
Vinyl Tile	55%	Now	\$103,900	2023	\$346,200	3	\$13,700	C
<i>Adhesion Failure, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Baseboards Along Corridors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 20%</i>								
<i>Location : First And Second Floor Corridors, First Floor Stockroom, Second Floor Training Room</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$273,500	LIFE	**	5	\$9,700	C
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Service Garage Area</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staircase Along B Q E</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Service Garage Area</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Corners And At The Vertical Piers In Service Garage</i>								
Glass Block	5%			LIFE	**			C
Gypsum Board	45%			LIFE	**	5	\$13,100	C
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Corridors</i>								
Ceilings								
AcousTileSusp.Lay-In	35%	Now	\$3,100	2028	**	5	\$11,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Rooms 201 And 218</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	65%	4+	\$195,300	LIFE	**			B
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout Service Service Garage Ceiling</i>								

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

Under 600 Volts

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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	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2033	**	5	\$200	B
Raceway								
Conduit	100%			2033	**	1		B
Panelboards								
Fused Disc Sw	10%			2031	**	5	\$100	B
Molded Case Bkrs	90%			2031	**	5	\$1,100	B
Wiring								
Thermoplastic	100%			2033	**	1		B
Motor Controllers								
Locally Mounted	100%			2021	\$25,300	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2028	**	1	\$13,700	B
Generators								
Diesel	100%			2019	\$73,000	1	\$17,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Diesel Generator Rated @ 230 Kw</i>								
Batteries								
Lead/Acid	100%	Now	\$600	2018	\$600	5	\$800	B
<i>Corroded Terminals, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Fuel Storage								
Main Tank	100%			2038	**	5	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 550 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2031	**	10	\$12,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	70%			2031	**	10	\$28,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								

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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	30%			2028	**	10	\$3,200	B
Exit, LED	20%			2051	**	1		B
Exit, Service	20%			2023	\$1,500	1		B
Exit, Battery	30%			2028	**	10	\$900	B
Exterior Lighting								
HID	100%			2031	**	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%	Now	\$45,700	2033	**	1	\$4,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : Not Operational</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 Code
Heating								
Energy Source								
Electricity	1%			2033	**	1		B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Operator Booths</i>								
<i>Explanation : Electric Strip Heaters In Place</i>								
Natural Gas	99%			2043	**	1		B
Conversion Equipment								
Furnace	20%	2-4	\$12,300	2033	**	1	\$4,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Gas Fired Rooftop Units Beyond Useful Life</i>								
Furnace	20%			2031	**	1	\$4,400	B
<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	30%			2028	**	1	\$6,600	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Gas Fired Hot Water Boiler</i>								
Radiant Heater	30%			2033	**	2	\$6,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inspection Garage</i>								
<i>Explanation : Newly Installed Infrared Radiant Heater</i>								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Ductwork/Diffusers	50%	Now	\$37,600	LIFE	**	2-5	\$12,400	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Hot Wtr Piping/Pump	50%			2048	**	4	\$1,600	B
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Newly Installed Hot Water Circulating Pump</i>								
Terminal Devices								
Convactor/Radiator	60%			2028	**	1	\$8,600	B
No Component	40%							D
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2018	\$99,600	2	\$800	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : On Extended Life</i>								
Ext Pkg Unit - Heating/Cooling	30%			2031	**	2	\$800	B
Window/Wall Unit	10%			2021	\$10,300	1		B
No Component	30%							D
Distribution								
Ductwork/Diffusers	100%	Now	\$37,400	LIFE	**	2	\$57,700	B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$7,400	B
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Inspection Lanes</i>								
<i>Explanation : Soft Fresh Air Supply Ducts</i>								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$17,300	B
Exhaust Fans								
Roof	50%			2023	\$20,000	2	\$700	B
Wall Unit	50%			2023	\$38,100	2	\$700	B
<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%			2043	**	1		B

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Gas Fired	100%			2016	\$11,700	2	\$700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Gallons With Additional Storage Tank. Storage Tank Needs To Be Insulated</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%	0-2	\$7,000	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Inspection Garage Floor Drains</i>								
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
Generic	100%			2043	**	1-2	\$12,500	B

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