

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 4974 **Lot** : 28 **BIN** : 2090261

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$6,379,200	\$1,972,800
Interior Architecture	\$10,034,700	\$351,400
Electrical	\$337,000	\$800,500
Mechanical	\$1,682,500	\$2,565,200
Site Enclosure	\$792,300	
Site Pavements	\$838,200	
Total	\$20,063,800	\$5,689,900
Importance Code A	\$6,487,500	\$2,399,800
Importance Code B	\$11,420,400	\$3,290,100
Importance Code C	\$2,156,000	
Total	\$20,063,800	\$5,689,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$20,600			
Interior Architecture	\$1,300	\$2,300		\$2,300
Electrical	\$38,500	\$14,500	\$16,800	\$10,800
Mechanical	\$112,600	\$19,100	\$155,700	\$21,300
Site Enclosure	\$7,300			
Total	\$180,200	\$36,000	\$172,500	\$34,400
Importance Code A	\$46,200	\$5,700	\$6,000	\$5,700
Importance Code B	\$125,500	\$30,200	\$166,500	\$28,700
Importance Code C	\$8,600			
Total	\$180,200	\$36,000	\$172,500	\$34,400



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

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	60%	Now	\$2,203,100	LIFE	**	5	\$89,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above East Gate Entrance</i>								
Metal Coiling Doors	40%	Now	\$3,809,900	2051	**	5	\$92,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Truck Bays</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Coiling Doors And Guide Tracks</i>								
Windows								
Aluminum	100%	Now	\$13,600	2042	**	5	\$2,800	
<i>Hardware Missing, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Parapets								
Masonry: Brick	90%	0-2	\$195,800	LIFE	**	5	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	2-4	\$7,000	LIFE	**	5	\$10,800	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Coping Joints</i>								
Roof								
Built-Up (BUR)	85%	Now	\$170,500	2034	\$1,704,800			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Skylights</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Truck Bays And East Penthouse</i>								
Skylight, Metal/Glass	15%			2044	**	10	\$85,900	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2047	**	5		
Interior								

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BRONX 12 GARAGE
Asset # : 4133

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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%	0-2	\$2,332,800	LIFE	**	5	\$300,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Truck Bays</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout Truck Bays</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Various Locations In Truck Bays</i>								
<i>Explanation : Exposed Reinforcing</i>								
Ceramic Tile	2%			2043	**	5	\$4,600	
Quarry Tile	30%			2047	**	5	\$102,900	
Vinyl Tile	8%	Now	\$151,500	2039	**	3	\$6,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Section Office Area At Truck Washing Bay</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Section Office Area At Truck Washing Bay</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%	0-2	\$319,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Lower Level Parking Area</i>								
Concrete Masonry Unit	45%	0-2	\$197,700	LIFE	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Penthouses</i>								
Glass Block	5%	Now	\$243,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Section Offices Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Section Offices Area Adjacent To Washing Bay</i>								
Glass: Single Pane	5%			LIFE	**	5	\$3,500	
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%	Now	\$210,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations In The Truck Bays</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Truck Bays</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Truck Washing Bay</i>								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%	2-4	\$95,000	2047	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Office Area And Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	35%	Now	\$5,993,400	LIFE	**	5	\$12,500	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout Lower Level Parking Area</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Lower Level Parking Area</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout Lower Level Parking Area</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout Lower Level Parking Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Lower Level Parking Area</i>								
<i>Explanation : Water Penetration From Melting Snow In Truck Garage</i>								
Exposed Struc: Steel	40%	Now	\$439,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Truck Bays East Penthouse</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Penthouse</i>								
<i>Explanation : Missing Spray-on Fireproofing</i>								
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	\$239,700	2064	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rear Of Yard</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Rear Of Yard</i>								
Iron Picket	10%	0-2	\$7,300	2069	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate At Provost Avenue</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Gate At Provost Avenue</i>								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Masonry: Brick

100% Now \$434,800 2060 **

*Broken/Missing Elements, Extent : Severe, Area Affected : 15%**Location : West Wall And Provost Avenue**Cracking/Crumbling, Extent : Severe, Area Affected : 50%**Location : East Wall And West Wall**Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%**Location : East Wall And West Wall**Misaligned/Bulging, Extent : Severe, Area Affected : 10%**Location : West Wall And Provost Avenue**Spalling, Extent : Severe, Area Affected : 20%**Location : West Wall And Provost Avenue*

Retaining Walls

Cast in Place Concrete

100% 2-4 \$117,800 2078 **

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : West Parking Area**Exposed Reinforcement, Extent : Light, Area Affected : 5%**Location : West Parking Area*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2-4 \$327,700 2047 **

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%**Location : Entry At Provost Avenue**Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Corner Of East 233rd Street And Provost Avenue*

Parking/Driveway

Asphalt

70% 2-4 \$427,000 2043 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Parking Area Off Provost Avenue*

Cast in Place Concrete

30% 2-4 \$83,400 2047 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : East And West Parking Areas**Potholes, Extent : Moderate, Area Affected : 5%**Location : East Parking Area*

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% 2034 \$15,100 5 \$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.*

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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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$97,500	5	\$500	
Raceway								
Conduit	100%			2034	\$17,700	1		
Panelboards								
Molded Case Bkrs	100%			2033	\$59,900	5	\$3,100	
Wiring								
Thermoplastic	100%			2034	\$36,200	1		
Motor Controllers								
Locally Mounted	10%			2032	\$14,900	5	\$100	
Motor Control Center	90%	Now	\$58,900	2039	**	5	\$1,400	
			<i>Enclosure Corroded, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Boiler Room</i>					
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	25%			2034	\$205,400	10	\$26,600	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Stairs And Corridors</i>					
Fluorescent	5%			2034	\$41,100	10	\$5,300	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanics Bay</i>					
LED	70%			2042	**			
			<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
Emergency, Battery	50%			2034	\$97,400	10	\$14,000	
Exit, Service	5%			2029	\$2,000	1		
Exit, Battery	45%			2029	\$60,300	10	\$3,500	
Exterior Lighting								
Incandescent	5%	Now	\$31,100	2044	**	2		
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Front Of Building</i>					
LED	15%			2042	**			
			<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Building Perimeter</i>					
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2037	**	5	\$1,800	
Alarm								

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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	

Alarm

Security System
Generic

100% Now \$217,800 2044 * * 1 \$39,000
Malfunctioning, Extent : Severe, Area Affected : 100%
Location : Throughout The Building

Fire/Smoke Detection
Generic, Digital

100% 2034 \$299,200 1-3 \$71,500

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	

Heating

Energy Source

Fuel Oil No 2

20% Now \$2,700 2034 \$53,200 5 \$3,600
Damaged, Extent : Moderate, Area Affected : 10%
Location : Boiler Room - Oil Pumps Controls
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement - Oil Tank Room
Explanation : 2 Tanks, 4,000 Gallons Each

Natural Gas

80% 2034 \$24,300 1

Conversion Equipment

Furnace

50% 2034 \$180,400 1 \$28,700
Other Observation, Extent : N/A, Area Affected : 100%
Location : Garage
Explanation : Ceiling Mounted Gas Space Heaters

Furnace

30% Now \$21,700 2029 \$108,300 1 \$15,500
Malfunctioning, Extent : Moderate, Area Affected : 100%
Location : East And West Penthouse Mechanical Rooms - 4 Ducted Furnaces

Hot Water Boiler

20% 2032 \$246,500 1 \$11,500
Other Observation, Extent : N/A, Area Affected : 100%
Location : Basement - Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

20% Now \$10,100 2033 \$50,700 4 \$1,100
Corroded, Extent : Moderate, Area Affected : 20%
Location : West Penthouse Mechanical Rooms - Corroded Pumps, Boiler Room - Corroded Air Separator And Expansion Tank
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%
Location : Boiler Room
Leak Evident, Extent : Moderate, Area Affected : 5%
Location : Boiler Room - Hot Water Pump Leaking

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	
Heating								
Terminal Devices								
Air Handler	5%			2029	\$109,100	1	\$3,600	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Penthouse Mechanical Room</i>								
Convactor/Radiator	20%	Now	\$19,000	2032	\$189,700	1	\$6,700	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations - Corroded Radiator Covers</i>								
Unit Heater - Hot Water	5%			2029	\$34,400			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairs, East And West Penthouse Mechanical Rooms</i>								
<i>Explanation : Cabinet / Unit Heaters</i>								
No Component	70%							
Controls								
Electrical	50%	Now	\$322,400	2034	\$322,400			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Administrative Areas, Garage Bays - Hydronic Heating And Ventilation Controls</i>								
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	20%			2042	**	1		
No Component	80%							
Conversion Equipment								
Interior Pkg Unit - Cooling	2%	Now	\$36,700	2039	**	2	\$100	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East Penthouse Mechanical Room - Ceiling Mounted</i>								
Window/Wall Unit	8%			2029	\$35,200	1		
No Component	90%							
Terminal Devices								
Air Handler/Dir Expansion	10%			2029	\$22,200	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : West Penthouse Mechanical Room</i>								
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2029	\$3,400	2	\$8,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : West Penthouse Mechanical Room Roof</i>								
<i>Explanation : Air Cooled Condensing Unit</i>								
No Component	90%							
Ventilation								

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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$509,500	LIFE	**	2-5	\$64,700
				<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>				
				<i>Location : Roof By West Penthouse Mechanical Room</i>				
				<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Administrative Areas</i>				
				<i>Unbalanced System, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Administrative Areas</i>				
Exhaust Fans								
	Roof	100%	0-2	\$225,100	2044	**	2	\$2,800
				<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2034	\$1,489,800	1	
				<i>Abandoned in Place, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Basement Pump Room - Pressure Booster System</i>				
Sanitary Piping								
	Cast Iron	100%	Now	\$146,100	LIFE	**	1	
				<i>Blockage /Clogged, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Water Backup And Flooding At Wash Bay, Boiler Room And Basement Parking Garage During Heavy Rains</i>				
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Basement Parking Garage</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2029	\$60,700	4	\$4,600
Backflow Preventer								
	No Component	50%						
	Generic	50%			2029	\$25,900	1	\$3,600
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Basement Pump Room</i>				
				<i>Explanation : Backflow Preventer At Fire Main Only</i>				
Fixtures								
	Generic	100%						
Tankless Water Heater(POU)								
	Gas Fired	50%			2032	\$32,400	2	\$1,300
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : East Penthouse Mechanical Room</i>				
				<i>Explanation : 1 Unit</i>				
	Gas Fired	50%			2029	\$32,400	2	\$1,300
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 1 Unit</i>				

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Hot Water Storage Tank								
Generic	50%			2039	**	1	\$2,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : East Penthouse Mechanical Room</i>							
	<i>Explanation : 1 Unit - 180 Gallons</i>							
Generic	50%			2034	\$15,400	1	\$2,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Unit - Approximately 400 Gallons</i>							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$10,700	2044	**	1-5	\$41,200	
	<i>Damaged, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Stair No.2 - 1st Floor - Damaged Fire Hose Cabinet</i>							
Sprinkler								
Generic	100%			2044	**	1-2	\$32,500	
Fire Pump								
Generic	100%	2-4	\$110,800	2049	**	1	\$19,500	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Water Supply Room</i>							
Chemical System								
Generic	100%			2029	\$58,100	1-10	\$29,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Top Of Gas Refill Stations, Garage</i>							
	<i>Explanation : 2 Sets, 20 Square Feet Each</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Feb-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2871 **Lot** : 77 **BIN** : 2008640

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$686,300	
Interior Architecture	\$62,200	
Electrical	\$99,200	
Mechanical	\$55,400	\$68,300
Total	\$903,100	\$68,300
Importance Code A	\$686,300	
Importance Code B	\$216,800	\$68,300
Total	\$903,100	\$68,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$97,800			\$37,500
Interior Architecture	\$140,400	\$1,600	\$500	\$700
Electrical	\$62,200	\$1,400	\$1,500	\$52,400
Mechanical	\$38,000	\$2,500	\$3,300	\$3,900
Site Pavements	\$5,100			
Total	\$343,600	\$5,500	\$5,200	\$94,500
Importance Code A	\$99,200	\$1,400	\$1,400	\$38,900
Importance Code B	\$190,200	\$2,500	\$3,900	\$55,600
Importance Code C	\$54,200	\$1,600		
Total	\$343,600	\$5,500	\$5,200	\$94,500



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
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	\$24,700	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	\$509,900	LIFE	**	5	\$20,600	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations 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 : Front Facade</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Door Openings</i>								
Metal Panel	5%			2055	**	5-10	\$9,500	
Metal Coiling Doors	10%	Now	\$176,400	2055	**	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%	Now	\$27,100	2043	**	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	\$46,000	2057	**	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>								

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 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								
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%			2055	**	5	\$4,200	
Roof								
Modified Bitumen	100%			2040	**	10	\$32,800	
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$62,200	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/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Garage</i>								
Ceramic Tile	5%			2044	**	5	\$1,000	
Vinyl Tile	25%	Now	\$43,300	2040	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$3,300	
Concrete Masonry Unit	80%	0-2	\$49,100	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Near Room 104 Mens Bathroom</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Womens Locker Room</i>								
Gypsum Board	10%			LIFE	**	5	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	20%	2-4	\$3,500	2048	**	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	\$44,500	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>								
Site Enclosure								

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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	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			
On-Site Walkways								
Cast in Place Concrete	90%			2048	**			
Steel Grating	10%	Now	\$5,100	2055	**	1		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Right Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Right Side Of Building</i>								
<i>Explanation : Fire Escape</i>								
Parking/Driveway								
Asphalt	100%			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								
Fused Disc Sw	100%			2035	\$3,800	5	\$100	
<i>Other Observation, Extent : N/A, 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%			2035	\$32,500	5	\$400	
Raceway								
Conduit	90%			2035	\$4,000	1		
Conduit	10%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2034	\$1,000	5		
Molded Case Bkrs	80%			2034	\$8,000	5	\$300	
Molded Case Bkrs	10%			2043	**	5		
Wiring								
Thermoplastic	90%			2035	\$8,100	1		
Thermoplastic	10%			2045	**	1		
Motor Controllers								
Locally Mounted	100%			2033	\$23,000	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

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

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	
Lighting								
Interior Lighting Fluorescent	35%			2030	\$34,600	10	\$4,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices, Locker Rooms And Hallways</i>								
<i>Explanation : T-8 Lamps</i>								
HID	60%			2030	\$99,200	10	\$300	
LED	5%			2035	\$4,500			
Egress Lighting								
Exit, Service	100%			2030	\$4,700	1		
Exterior Lighting								
HID	10%			2030	\$6,500	10		
LED	10%			2043	**			
No Component	80%							
Alarm								
Security System								
Generic	100%	Now	\$26,200	2045	**	1	\$4,700	
<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	\$36,000	2045	**	1-3	\$7,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations Are 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								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2048	**	1	\$13,800	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Recent Installation. New Boiler Accessories</i>								
Terminal Devices								
Convactor/Radiator	20%	0-2	\$1,100	2048	**	1	\$800	
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor. Shut Off Valve Is Leaking</i>								
Fan Coil Unit/Heat	80%	0-2	\$55,400	2040	**	1	\$3,200	
<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : First Floor. 2 Units Are Not Working</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2057	**	1		

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

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	10%			2033	\$5,300	1	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800
Exhaust Fans								
	Roof	100%			2035	\$27,100	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2055	**	1	
Water Heater With Tanks								
	Gas Fired	50%			2033	\$34,200	2	
	Gas Fired	50%			2033	\$34,200	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 Units 100 Gallons And 200 Gallons Each</i>								
Sanitary Piping								
	Cast Iron	100%	0-2	\$35,200	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor. Water Backing Up During Heavy Rains</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2040	**	4	\$400
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2055	**	1-5	\$7,000

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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.

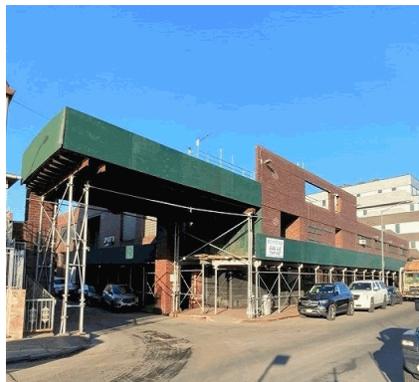
Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,743,600	\$1,060,900
Interior Architecture	\$769,400	\$181,800
Electrical	\$857,500	\$215,700
Mechanical	\$805,600	\$2,667,400
Site Enclosure	\$336,000	
Site Pavements	\$1,450,800	
Total	\$5,963,000	\$4,125,800
Importance Code A	\$2,051,400	\$1,138,900
Importance Code B	\$3,068,000	\$2,986,900
Importance Code C	\$843,600	
Total	\$5,963,000	\$4,125,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$20,200			
Interior Architecture	\$17,600			\$2,400
Electrical	\$48,900	\$12,600	\$105,500	\$11,000
Mechanical	\$42,700	\$11,900	\$42,600	\$11,900
Site Enclosure	\$5,500			
Site Pavements	\$14,700			
Total	\$149,600	\$24,500	\$148,100	\$25,300
Importance Code A	\$21,800	\$4,100	\$4,300	\$4,100
Importance Code B	\$107,600	\$20,300	\$143,800	\$21,200
Importance Code C	\$20,200			
Total	\$149,600	\$24,500	\$148,100	\$25,300



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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 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								
Exterior Walls								
Masonry: Brick Cavity	70%	Now	\$1,030,400	LIFE	**	5	\$29,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : Facade At East 175th Street</i> <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> <i>Location : Facade Along East 175th Street</i> <i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i> <i>Location : Throughout</i> <i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Other Observation, Extent : N/A, Area Affected : 20%</i> <i>Location : Facade Along East 176th Street</i> <i>Explanation : Visibility Partially Blocked Due To Sidewalk Bridge</i>								
Metal Coiling Doors	27%	2-4	\$121,800	2047	**	5	\$17,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i> <i>Location : East And West Facades</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : East And West Facades</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%	2-4	\$54,100	2042	**	5	\$5,700	
<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>								
Metal Louvers	8%	2-4	\$1,100	2037	**			
<i>Corrosion/Rusting, Extent : Light, 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.
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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 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
Exterior								
Parapets								
Concrete Masonry Unit	40%	Now	\$70,700	LIFE	**	5	\$6,400	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Side Of Extended Height Parapets</i>								
Masonry: Brick	40%	Now	\$144,200	LIFE	**	5	\$5,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%	2-4	\$14,400	2047	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Light, 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%	2-4	\$2,900	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%	2-4	\$53,000	2034	\$1,060,900			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Along Base Flashing</i>								
Skylight, Metal/Glass	5%	0-2	\$143,500	2054	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above 175th Street Entrance</i>								
Soffits								
Stucco Cement	100%	Now	\$125,800	2051	**	5	\$6,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 175th Street At West Corner</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</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
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	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$141,400	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%			2037	**	5	\$6,400	
Quarry Tile	15%			2047	**	5	\$28,800	
Vinyl Tile	15%	Now	\$212,000	2044	**	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%	4+	\$150,300	LIFE	**	5	\$12,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Upper Portion Of Garages</i>								
Glass Block	5%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$265,800	2047	**	5	\$16,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Second Floor</i>								
Exposed Struc: Steel	75%			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	\$5,500	2069	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Parking Area</i>								
Masonry: Brick	50%	Now	\$115,700	2054	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Along East 175th Street West Of Garage</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

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								
Retaining Walls								
Cast in Place Concrete	75%			2069		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Retaining Wall On East And West Side Of Garage</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side Of Garage Near Salt Shed</i>								
Masonry: Brick	25%	Now	\$220,400	2064		**		
<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 : Along East 175th And 176th Street</i>								
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$873,100	2043		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Along East 175th Street</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout East 175th And 176th Street</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 2%</i>								
<i>Location : At East 175th Street Entrance</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East 175th Street</i>								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	\$700	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Parking Lot Islands</i>								
Pavers/Stone	50%	Now	\$14,000	2049		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs At East 175th Street Entrance</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs At East 175th Street Entrance</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs At East 175th Street Entrance</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

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	70%	Now	\$503,900	2043		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Potholes, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Area</i>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Side Of Garage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Side Of Garage</i>								
<i>Explanation : Sink Holes Caused By Underground Pipe Failure, Covered With Steel Plates</i>								
Cast in Place Concrete	30%	Now	\$73,800	2047		**		
<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%			2044		**	\$400	
<i>Other Observation, Extent : N/A, 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%			2044		**	\$400	
Raceway								
Conduit	100%			2044		**	1	
Panelboards								
Fused Disc Sw	5%			2042		**	\$100	
Molded Case Bkrs	95%			2042		**	\$2,100	
Wiring								
Thermoplastic	100%			2044		**	1	
Motor Controllers								
Locally Mounted	10%			2032	\$10,300	5	\$100	
Motor Control Center	90%			2039		**	\$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	\$1,200	
Stand-by Power								
Transfer Switches								
Manual	100%			2044		**	\$400	

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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	
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$32,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Maintenance Garage</i>								
<i>Explanation : 100 Kilowatt Rated Capacity</i>								
Batteries								
Lead/Acid	100%			2027	\$2,500	5	\$3,100	
Fuel Storage								
Main Tank	100%			2049	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Under Generator</i>								
<i>Explanation : 160 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	70%			2029	\$414,700	10	\$53,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2029	\$11,800	10	\$1,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanics Bay</i>								
HID	15%			2029	\$148,600	10	\$400	
LED	13%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$70,200	10	\$10,100	
Exit, Battery	50%			2029	\$48,300	10	\$2,800	
Exterior Lighting								
HID	8%			2029	\$31,200	10		
Incandescent	8%	Now	\$35,900	2044	**	2		
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
LED	4%			2039	**			
No Component	80%							
Alarm								
Security System								
Generic	100%	Now	\$157,000	2044	**	1	\$28,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$215,700	1-3	\$51,500	

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	

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Estimates are rounded to the nearest hundred dollars.

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

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	80%			2034	\$17,500	1		
	Interruptible Gas/Dual Fuel	20%			2034	\$38,400	1		
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Oil Tank Rooms</i>					
				<i>Explanation : No. 2 Oil - 1 Tank 10,000 Gallons, 1 Tank 6,000 Gallons</i>					
Conversion Equipment									
	Furnace	40%	Now	\$104,100	2044	**	1	\$14,900	1
				<i>Abandoned in Place, Extent : Light, Area Affected : 20%</i>					
				<i>Location : Roof - 2 Electric Make-up Air Units, Disconnected</i>					
				<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Roof Above Garages - Gas Fired Make-up Air Units, Inoperable And Deteriorated, Gas Supply Is Valved Off</i>					
	Furnace	30%			2034	\$78,000	1	\$12,400	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Garage</i>					
				<i>Explanation : Ceiling Mounted Gas Fired Space Heaters</i>					
	Furnace	10%			2029	\$26,000	1	\$4,100	
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
				<i>Location : Garage</i>					
				<i>Explanation : Ceiling Mounted Gas Fired Space Heaters</i>					
	Hot Water Boiler	20%	2-4	\$177,700	2054	**	1	\$7,400	
				<i>Corroded, Extent : Light, Area Affected : 20%</i>					
				<i>Location : Bronx 3a Boiler Room - 2 Units</i>					
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Boiler Rooms - Safety Valves Leaking</i>					
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Boiler Rooms</i>					
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Boiler Rooms</i>					
				<i>Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>					
Distribution									
	Hot Wtr Piping/Pump	20%	Now	\$3,700	2033	\$36,600	4	\$800	
				<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Boiler Rooms</i>					
				<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Boiler Rooms</i>					
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Throughout Administrative Areas</i>					
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2032	\$136,800	1	\$5,400	
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Throughout Administrative Areas</i>					
	No Component	80%							

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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	Priority
Heating								
Controls								
Electrical	20%			2027	\$93,000			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Administrative Areas</i>								
<i>Explanation : Location Noted</i>								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	20%			2042	**	1		
No Component	80%							
Conversion Equipment								
Exterior Pkg Unit - Cooling	16%			2039	**	2	\$800	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Above Administrative Areas - 2 Units</i>								
Window/Wall Unit	4%			2029	\$12,700	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Administrative Areas</i>								
<i>Explanation : Supplemental Cooling</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	\$73,500	LIFE	**	2-5	\$9,300	
<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Administrative Areas</i>								
<i>Unbalanced System, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Administrative Areas</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$37,300	
Exhaust Fans								
Roof	60%			2029	\$97,400	2	\$1,500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof	40%	Now	\$64,900	2044	**	2	\$800	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Heat Recovery Ventilator								
No Component	80%							
Generic	20%	2-4	\$26,800	2039	**			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof - 2 Units - Deteriorated</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$1,074,100	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	
Plumbing								
Water Heater With Tanks								
Gas Fired	50%			2033	\$111,000	2		
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Bronx 3a Boiler Room - 1 Unit, 100 Gallons</i>						
Gas Fired	50%	2-4	\$111,000	2034	\$111,000	2		
		<i>Corroded, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Bronx 6a Boiler Room</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Bronx 6a Boiler Room - 1 Unit, 900 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2044	**	1-5	\$42,200	
Sprinkler								
Generic	100%			2034	\$1,156,500	1-2	\$23,400	
Chemical System								
Dry	100%			2027	\$58,100	1-10	\$29,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Gasoline Refill Station</i>						
		<i>Explanation : 15 Square Feet</i>						

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 / 2021
Area Sq Ft : 5,500 **Project Type** : SANITATION
Date of Survey : 21-Mar-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$276,200	\$115,400
Total	\$276,200	\$115,400
Importance Code A	\$276,200	\$115,400
Total	\$276,200	\$115,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Interior Architecture				
Electrical	\$13,000	\$200	\$200	\$200
Total	\$13,000	\$200	\$200	\$200
Importance Code B	\$13,000	\$200	\$200	\$200
Total	\$13,000	\$200	\$200	\$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		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	100%	4+	\$276,200	LIFE	**	5	\$115,400
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Above Openings And At Building Corners

Exposed Reinforcement, Extent : Moderate, Area Affected : 35%

Location : Throughout Exterior Of Walls And Entry Points

Staining/Discoloring, Extent : Light, Area Affected : 30%

Location : Throughout Exterior

Other Observation, Extent : N/A, Area Affected : 50%

Location : Interior Surfaces Of The Walls Were Inaccessible Due To Salt Piles

Explanation : Inaccessible

Interior

Floors

Cast in Place Concrete	100%			LIFE	**	5	\$21,800
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Interior Surface Was Inaccessible Due To Salt Piles

Explanation : Inaccessible

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	\$2,700	2064	**	1	
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Corroded, Extent : Moderate, Area Affected : 100%

Location : Front Of The Building

Wiring

Thermoplastic	100%			2044	**	1	
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Lighting

Exterior Lighting

LED	20%			2034	\$5,900		
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No Component	80%						
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Alarm

Security System

Generic	100%	Now	\$10,300	2044	**	1	\$1,800
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Malfunctioning, Extent : Moderate, Area Affected : 100%

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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 08-Dec-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2212 **Lot** : 1 **BIN** : 1082036

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,739,300	
Interior Architecture	\$1,376,000	\$243,700
Electrical	\$485,600	\$60,700
Mechanical	\$133,500	\$1,020,000
Site Pavements	\$268,000	
Total	\$4,002,500	\$1,324,400
Importance Code A	\$1,739,300	
Importance Code B	\$1,995,200	\$1,324,400
Importance Code C	\$268,000	
Total	\$4,002,500	\$1,324,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$113,300			\$1,700
Interior Architecture	\$103,600		\$10,400	\$900
Electrical	\$4,000	\$3,300	\$25,100	\$4,400
Mechanical	\$81,100	\$11,200	\$110,400	\$11,800
Site Enclosure	\$17,900			
Total	\$319,900	\$14,500	\$145,900	\$18,800
Importance Code A	\$125,200	\$5,200	\$5,300	\$6,900
Importance Code B	\$99,100	\$9,300	\$140,600	\$11,900
Importance Code C	\$95,600			
Total	\$319,900	\$14,500	\$145,900	\$18,800



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
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%			2037	**	5	\$58,800	
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	60%	Now	\$774,500	LIFE	**	5	\$47,000	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
	<i>Joint Mortar Miss/Erode, 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 : Above Windows</i>							
Masonry: Granite	3%	Now	\$37,000	LIFE	**	5	\$1,800	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Building Base At West Facade</i>							
Masonry: Limestone	2%	Now	\$24,700	LIFE	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stone Band Throughout</i>							
	<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Window Sills</i>							
Metal Coiling Doors	15%	Now	\$251,100	2039	**	5	\$18,400	
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : District 8 Garage</i>							
Windows								
Aluminum	95%	Now	\$713,600	2059	**	5	\$7,500	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%			2043	**	10	\$4,900	

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 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								
Parapets								
Masonry: Brick	70%			LIFE	**	5	\$6,100	
Metal Panel	10%			2060	**	5	\$3,400	
Metal Rail	20%			2051	**	5-10	\$31,400	
Roof								
Modified Bitumen	90%	4+	\$22,200	2042	**			
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Skylight, Plastic	10%			2051	**	1		
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$5,000	
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$189,500	LIFE	**	5	\$243,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor And Electrical Room</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wash Bays And Overhead Door Trench Drains</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor, First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : District 7 Garage Floor</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2037	**	5	\$7,000	
Quarry Tile	10%			2039	**	5	\$20,900	
Vinyl Tile	5%	Now	\$192,400	2044	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices</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
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$2,500	
Concrete Masonry Unit	65%			LIFE	**	5	\$12,900	
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	\$47,100	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairwells, Electrical Room And 2nd Floor Corridor</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs And Pump Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Stairwells</i>								
SGFT/Glazed Masonry	15%	Now	\$33,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Windows 2nd Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$18,500	2039	**	5	\$5,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	30%	Now	\$626,000	LIFE	**	5	\$6,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 20%</i>								
<i>Location : District 8 Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : District 8 Garage</i>								
Exposed Struc: Steel	55%	Now	\$368,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	7%			LIFE	**	5	\$12,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$4,400	2044	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Iron Picket	50%	Now	\$9,500	2054	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway Entry</i>								

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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	

Site Enclosure

Retaining Walls

Cast in Place Concrete	100%	Now	\$4,000	2054	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Driveway Ramp</i>								

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2039	**			
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Parking/Driveway

Cast in Place Concrete	100%	Now	\$268,000	2054	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Trench Drains</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%			2044	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Service Switch Rated At 2,000 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2044	**	5	\$300	
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Raceway

Conduit	100%			2044	**	1		
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Panelboards

Molded Case Bkrs	100%	2-4	\$4,000	2050	**	5	\$800	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Rooms</i>								

Wiring

Thermoplastic	100%			2044	**	1		
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Motor Controllers

Locally Mounted	25%			2039	**	5	\$100	
Motor Control Center	75%			2039	**	5	\$1,200	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$900	
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Lighting

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

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								
Interior Lighting								
Fluorescent	34%			2029	\$140,700	10	\$18,200	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	5%			2029	\$20,700	10	\$2,700	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Garages</i>							
HID	60%	0-2	\$249,000	2039	**			
	<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Garages</i>							
LED	1%			2042	**			
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Bronx 8 Showers</i>							
Egress Lighting								
Emergency, Battery	10%			2042	**	10	\$1,400	
Exit, Battery	90%			2034	\$60,700	10	\$3,500	
Exterior Lighting								
HID	10%			2034	\$27,300	10		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Building Perimeter</i>							
	<i>Explanation : Controlled Via Photocell</i>							
No Component	90%							
Alarm								
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$75,300	2039	**	1-3	\$32,700	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Bronx 7 And Bronx 8 Offices</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</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%			2054	**	1		
Conversion Equipment								
Furnace	20%	0-2	\$7,300	2034	\$36,300	1	\$5,200	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Roof</i>							
Steam Boiler	80%			2047	**	1	\$46,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							

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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	
Heating								
Distribution								
Steam Piping/Pump	100%	0-2	\$46,800	2054	**			
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mezzanine. One Compressor Is Not Working</i>								
Terminal Devices								
Air Handler	50%			2034	\$549,500	1	\$18,100	
Convactor/Radiator	30%			2047	**	1	\$5,700	
Fan Coil Unit/Heat	20%	0-2	\$14,500	2034	\$289,600	1	\$3,400	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%	0-2	\$76,800	2044	**	2	\$600	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Window/Wall Unit	20%			2029	\$44,200	1		
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$3,400	2034	\$67,600	2	\$32,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	
Exhaust Fans								
Roof	100%	Now	\$56,700	2034	\$113,300	2	\$1,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Six Of Ten Units On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2054	**	1		
Galvanized Steel	70%			2039	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$34,200	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 120 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	\$11,700	4	\$1,200	

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** 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	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression	Standpipe							
	Generic	100%			2044	* *	1-5	\$29,500
	Sprinkler							
	Generic	100%			2044	* *	1-2	\$16,400

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

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Feb-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2864 **Lot** : 20 **BIN** : 2117800

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$81,700
Total		\$81,700
Importance Code A		\$81,700
Total		\$81,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$36,500	\$400		\$300
Interior Architecture	\$52,800		\$500	\$400
Electrical	\$11,700	\$200	\$300	\$49,900
Mechanical	\$300	\$300	\$400	\$300
Site Pavements	\$58,900			
Total	\$160,200	\$900	\$1,200	\$50,800
Importance Code A	\$36,700	\$500	\$100	\$400
Importance Code B	\$54,400	\$400	\$700	\$50,400
Importance Code C	\$69,200		\$400	
Total	\$160,200	\$900	\$1,200	\$50,800



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**** 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	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	97%	0-2	\$12,000	LIFE	**	5	\$6,900	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Facade Facing Parking Lot</i>								
Metal Panel	2%			2045	**	5-10	\$1,000	
Pre-Cast Concrete	1%			LIFE	**	5	\$200	
Windows								
Aluminum	100%			2043	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Concrete Masonry Unit	2%			LIFE	**	5		
Metal Panel	3%			2055	**	5		
No Component	95%							
Roof								
Modified Bitumen	100%	Now	\$24,500	2035			\$81,700	
<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 : Rear Corner Area</i>								
Soffits								
Metal Panel	100%			2055	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$400	
Ceramic Tile	5%			2044	**	5	\$200	
Vinyl Tile	90%	Now	\$29,300	2043	**	3	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors And Kitchen Area</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Gypsum Board	92%	Now	\$20,300	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Entrance Lobby</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
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	
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$3,300	2048	**	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>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Administrative Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2055	**			
Retaining Walls								
Cast in Place Concrete	100%			2070	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$9,900	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front At Cromwell Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2048	**			
Parking/Driveway								
Asphalt	100%	Now	\$49,000	2044	**			
<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 : 5%</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%			2035	\$7,500	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Security Desk Area</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Raceway								
Conduit	100%			2035	\$16,200	1		
Panelboards								
Molded Case Bkrs	100%			2034	\$20,000	5	\$100	
Wiring								
Thermoplastic	100%			2035	\$21,100	1		

Ground

*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

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 Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	100%			2030	\$44,800	10	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Exit, Service	100%			2030	\$1,100	1		
Exterior Lighting HID	10%			2030	\$1,200	10		
No Component	90%							
Alarm								
Security System Generic	100%	Now	\$4,900	2045	**	1	\$900	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras Are Not Functioning</i>								
Fire/Smoke Detection Generic, Analog	100%	Now	\$6,800	2045	**	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%			2055	**	1		
Conversion Equipment Hot Water Boiler	100%			2048	**	1	\$1,300	
Distribution Hot Wtr Piping/Pump	100%			2051	**	4	\$200	
<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%			2048	**	1	\$900	
Air Conditioning								
Energy Source Electricity	100%			2051	**	1		

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

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							
Conversion Equipment							
Exterior Pkg Unit - Cooling	10%			2040	**	2	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500
Exhaust Fans							
Roof	100%			2040	**	2	\$100
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2055	**	1	
Water Heater With Tanks							
Gas Fired	100%			2033	\$17,100	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : First Floor</i>							
<i>Explanation : 1 Unit 40 Gallons</i>							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Backflow Preventer							
Generic	100%			2040	**	1	\$200
Fixtures							
Generic	100%						

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 19-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3015 **Lot** : 58 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$873,200	
Interior Architecture	\$361,900	\$90,400
Mechanical		\$1,201,900
Site Enclosure	\$94,500	
Total	\$1,329,600	\$1,292,400
Importance Code A	\$873,200	\$283,300
Importance Code B	\$361,900	\$1,009,100
Importance Code C	\$94,500	
Total	\$1,329,600	\$1,292,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$99,400		\$300	
Interior Architecture	\$226,500		\$600	
Electrical	\$10,400		\$100	\$400
Mechanical	\$21,000	\$4,900	\$4,700	\$4,400
Site Enclosure	\$6,700			
Site Pavements	\$11,100			\$300
Total	\$375,100	\$4,900	\$5,700	\$5,100
Importance Code A	\$102,600	\$3,200	\$3,500	\$3,200
Importance Code B	\$139,400	\$1,700	\$2,200	\$1,600
Importance Code C	\$133,000			\$300
Total	\$375,100	\$4,900	\$5,700	\$5,100



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.

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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	\$6,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,900	
Masonry: Brick	79%	Now	\$397,500	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/Erode, 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 : Light, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners Of Building</i>								
Masonry: Granite	1%	Now	\$14,400	LIFE	**	5	\$200	
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Door Openings</i>								
Metal Panel	2%	Now	\$800	2046	**	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%	0-2	\$11,100	2041	**	5	\$4,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Base Of Doors</i>								
Pre-Cast Concrete	1%			LIFE	**	5	\$2,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Sills</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
Exterior								
Windows								
Aluminum	20%	Now	\$600	2044	**	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	\$900	2045	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i> <i>Location : Vents Throughout</i>								
Steel	75%	Now	\$17,500	2052	**	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	\$49,100	LIFE	**	5	\$3,900	
<i>Joint Mortar Miss/Erode, 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>								
Metal Panel	10%			2056	**	5	\$1,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Parapet Tops</i> <i>Explanation : Stainless Steel Copings</i>								
Roof								
Built-Up (BUR)	70%	Now	\$339,400	2046	**			1
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i> <i>Location : Roof Above Garage</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : Roof Above Garage</i> <i>Worn/Erode, 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	30%	Now	\$136,200	2046	**			1
<i>Blisters, Extent : Severe, Area Affected : 60%</i> <i>Location : Middle Area Of Roof Over Second Floor</i> <i>Water Penetration, Extent : Severe, Area Affected : 60%</i> <i>Location : Throughout Roof 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
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
Exterior								
Soffits								
Stucco Cement	100%			2034	\$9,600	5	\$600	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$70,300	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	\$13,700	2039	**	5	\$1,200	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Vinyl Tile	10%			2041	**	3	\$1,800	
Interior Walls								
Cast in Place Concrete	7%			LIFE	**	10	\$4,100	
Ceramic Tile	3%	Now	\$3,900	2039	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Concrete Masonry Unit	20%	Now	\$44,200	LIFE	**	5	\$1,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Walls</i>								
Gypsum Board	7%	Now	\$1,200	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	\$43,000	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, Basement Walls</i>								
Metal Panel	3%			LIFE	**	10	\$300	
SGFT/Glazed Masonry	12%	Now	\$25,300	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwell And Entry Walls</i>								

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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
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								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$48,500	2056	**	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, 2nd Floor Corridors</i>								
Exposed Struc: Concrete	80%	Now	\$291,500	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	**	5-10	\$8,400	
Plaster	5%	Now	\$37,000	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Stairwell And Front Storage Areas</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$94,500	2066	**			
<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	\$6,700	2056	**			
<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%			2056	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,700	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Front Sidewalk</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	

Site Pavements

On-Site Walkways

Cast in Place Concrete	90%			2041	**			
Metal	10%	0-2	\$4,400	2056	**	1-3	\$1,100	

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

Location : South Side

Explanation : Steel Fire Escape Stairway, Corroded

Parking/Driveway

Cast in Place Concrete	100%			2041	**			
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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

Fused Disc Sw	100%			2036	\$3,800	5	\$100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 200 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2036	\$32,500	5	\$100	
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Raceway

Conduit	100%			2036	\$4,400	1		
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Panelboards

Fused Disc Sw	5%			2035	\$1,000	5		
Molded Case Bkrs	95%			2035	\$19,000	5	\$800	

Wiring

Thermoplastic	100%			2036	\$9,000	1		
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Motor Controllers

Locally Mounted	100%			2034	\$45,900	5	\$200	
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Ground

Grounding Devices

Generic	100%	Now	\$10,400	LIFE	**	5	\$500	
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Corroded, Extent : Severe, Area Affected : 100%

Location : Water Main Basement

Lighting

Interior Lighting

LED	100%			2044	**			
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Egress Lighting

Exit, Service	100%			2044	**	1		
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Exterior Lighting

LED	10%			2044	**			
No Component	90%							

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

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								
Fuel Oil No 2	100%			2036	\$74,600	5	\$10,100	
Conversion Equipment								
Steam Boiler	100%			2034	\$283,300	1	\$32,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit.</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$13,000	2036	\$260,200			
<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%			2034	\$119,600	1	\$4,700	
Fan Coil Unit/Heat	25%			2031	\$201,400	1	\$2,600	
Unit Heater - Steam	30%			2036	\$55,400	4	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2031	\$24,600	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork Stainless Steel	10%			LIFE	**			
No Component	90%							
Exhaust Fans								
Roof	10%			2036	\$6,300	2	\$100	
Wall Unit	70%	4+	\$2,000	2031	\$9,800	2	\$600	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Back Wall</i>								
<i>Explanation : Aged Units</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%	Now	\$800	2046	**	1		
<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Brass/Copper	40%			2046	**	1		
Galvanized Steel	50%			2034	\$207,400	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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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 ENFORCEMENT GARAGE
Asset # : 14810

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) Submersible	100%	Now	\$600	2031	\$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	90%							
Generic	10%							
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Tankless Water Heater(POU) Gas Fired	100%			2035	\$32,400	2	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Hot Water Storage Tank Generic	100%			2044	**	1	\$2,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 120 Gallon Unit</i>								
Fire Suppression								
Standpipe No Component	80%							
Generic	20%			2046	**	1-5	\$3,300	

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$195,100	\$6,204,300
Interior Architecture	\$2,006,700	\$14,761,000
Electrical	\$617,300	
Mechanical	\$1,451,300	\$4,334,600
Site Pavements	\$57,900	\$2,897,300
Total	\$4,328,500	\$28,197,300
Importance Code A	\$195,100	\$6,204,300
Importance Code B	\$4,075,400	\$18,956,800
Importance Code C	\$57,900	\$3,036,100
Total	\$4,328,500	\$28,197,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$24,300		\$27,600	\$21,000
Interior Architecture	\$11,400			\$19,400
Electrical	\$500	\$20,300	\$80,000	\$17,900
Mechanical	\$51,300	\$39,600	\$68,700	\$44,000
Site Pavements	\$42,700			
Elevators/Escalators	\$28,800	\$28,800	\$28,800	\$28,800
Total	\$159,100	\$88,600	\$205,200	\$131,100
Importance Code A	\$27,900	\$3,600	\$31,200	\$24,600
Importance Code B	\$88,500	\$85,100	\$174,000	\$96,100
Importance Code C	\$42,700			\$10,500
Total	\$159,100	\$88,600	\$205,200	\$131,100



*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
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	\$13,400	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+	\$109,000	2031		\$5,448,100		
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Skylight, Plastic	10%			2044	**	1		
Soffits								
Fiberglass Panel	33%	Now	\$5,900	2034		\$294,900	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		\$2,006,700		
Sheet Vinyl/Rubber	10%			2036		\$2,343,600	5	\$53,700
Traffic Topping	70%			2036		\$11,965,200	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	

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 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+	\$11,400	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	\$57,900	2034	\$2,897,300			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Parking Area</i>								
Cast in Place Concrete	35%	Now	\$42,700	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	

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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	\$617,300	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 : N/A, 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	\$5,300	
No Component	70%							
Terminal Devices								
Air Handler	40%			2036	\$540,400	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	\$255,400			
<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		

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

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	\$789,400	2031	\$1,973,600	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	\$5,300	
Ductwork/Diffusers	30%			LIFE	**	2	\$93,400	
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	30%			2036	\$417,900	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	\$546,200	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	\$53,100	2	\$400	
Roof	95%			2036	\$441,100	2	\$7,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
Water Heater With Tanks								
Gas Fired	100%	Now	\$300	2027	\$17,100	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 : N/A, 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	\$106,900	1	\$14,700	
Fixtures								
Generic	100%							

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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 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
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : N/A, 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		**	\$125,100
	Sprinkler							
	Generic	100%	Now	\$661,900	2051		**	\$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		**	\$44,700

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 23-Oct-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 6943 **Lot** : 2 **BIN** : 3378180

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,321,200	\$1,138,000
Interior Architecture	\$562,400	\$728,300
Electrical		\$356,800
Mechanical	\$200,100	\$3,449,500
Site Pavements	\$67,700	
Total	\$2,151,300	\$5,672,700
Importance Code A	\$1,467,800	\$1,138,000
Importance Code B	\$615,900	\$4,534,600
Importance Code C	\$67,700	
Total	\$2,151,300	\$5,672,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$11,700			
Interior Architecture	\$49,600		\$7,100	\$2,600
Electrical			\$900	\$1,000
Mechanical	\$146,400	\$12,100	\$45,600	\$13,400
Site Enclosure	\$10,000			
Site Pavements	\$30,400			
Total	\$248,000	\$12,100	\$53,600	\$17,000
Importance Code A	\$11,700	\$3,400	\$3,400	\$3,400
Importance Code B	\$197,800	\$8,700	\$50,200	\$13,600
Importance Code C	\$38,600			
Total	\$248,000	\$12,100	\$53,600	\$17,000



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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	70%	Now	\$368,300	LIFE	**	5	\$84,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northeast Corner Of Building</i>								
<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Building</i>								
Metal Coiling Doors	25%			2041	**	5	\$94,400	
Window Wall	5%			2046	**	5	\$22,700	
Windows								
Aluminum	100%	Now	\$773,300	2061	**	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>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Office</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$11,700	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	\$116,100	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>								

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 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								
Roof								
Modified Bitumen	78%	Now	\$41,900	2036	\$838,500			
	<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>							
Modified Bitumen	20%	Now	\$21,500	2036	\$215,000			
	<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%			2041	**	1		
Soffits								
Stucco Cement	100%			2041	**	5	\$27,000	
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$316,100	
Ceramic Tile	7%			2039	**	5	\$7,200	
Panel/Paver: Cer/Brk	3%			2044	**	5	\$7,000	
Vinyl Tile	20%	Now	\$57,000	2036	\$570,300	3	\$7,700	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : 1st Floor Office Areas</i>							
Interior Walls								
Concrete Masonry Unit	55%			LIFE	**	5	\$18,500	
Gypsum Board	15%	Now	\$1,800	LIFE	**	5	\$3,800	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Corridors</i>							
Masonry: Brick	5%			LIFE	**	10	\$600	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$5,200	
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$21,500	2041	**	5	\$12,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout Office Areas</i>							
	<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Exposed Struc: Steel	70%	4+	\$347,300	LIFE	**			
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Garages</i>							
Gypsum Board	5%			LIFE	**	5-10	\$17,700	
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.

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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	\$10,000	2046		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Of Parking Area At Entrance</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$18,700	2041		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 25th Avenue Side And Truck Bay Entrance Sidewalk Aprons</i>								
On-Site Walkways								
Cast in Place Concrete	60%			2041		**		
Pavers/Stone	40%	Now	\$11,700	2039		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Walkway To Administrative Office Entrance</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walkway To Administrative Office Entrance</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$67,700	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Area And Delivery Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Parking Area And Delivery 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%			2036	\$7,500	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 3,000 Amperes Each</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	\$65,000	5	\$300	
Raceway								
Conduit	95%			2036	\$10,500	1		
Conduit	5%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2035	\$2,000	5	\$100	
Molded Case Bkrs	95%			2035	\$37,900	5	\$1,900	
Wiring								
Thermoplastic	5%			2046	**	1		
Thermoplastic	95%			2036	\$21,500	1		

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Estimates are rounded to the nearest hundred dollars.

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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								
Motor Controllers								
Locally Mounted	20%			2034	\$18,400	5	\$100	
Motor Control Center	80%			2034	\$87,300	5	\$1,700	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	30%			2036	\$146,600	10	\$19,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Offices, Locker Rooms</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	70%			2041	**			
Egress Lighting								
Emergency, Battery	50%			2036	\$57,900	10	\$8,300	
Exit, Service	50%			2036	\$11,700	1		
Exterior Lighting								
LED	20%			2044	**			
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%			2046	**	5	\$21,400	
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$146,600	2041	**	1	\$30,700	
		<i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$30,200	2035	\$150,800	4	\$3,400	
		<i>Corroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout The Garage</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout The Garage</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : 1 Of 3 Circulating Pumps In Boiler Room</i>						

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 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	
Heating								
Terminal Devices								
Convactor/Radiator	20%	Now	\$5,600	2034	\$112,800	1	\$4,000	
<i>Damaged, Extent : Light, Area Affected : 15%</i>								
<i>Location : Enclosures Throughout</i>								
Unit Heater - Hot Water	60%			2031	\$245,300			
Unit Heater - Hot Water	20%			2041	**			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2041	**	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%	0-2	\$8,200	2031	\$163,800			
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<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%			2029	\$26,100	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$60,900	
Exhaust Fans								
Roof	100%	Now	\$53,500	2036	\$133,800	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	\$44,300	2036	\$885,700	1		
<i>Not Insulated, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Water Heater With Tanks								
Oil Fired	100%			2034	\$176,600	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit, 109 Gallons</i>								
HW Heat Exchanger								
HTHW/HW	100%			2036	\$193,300			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	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	
Plumbing								
Backflow Preventer Generic	100%			2036	\$30,800	1	\$4,200	
Fixtures Generic	100%							
Hot Water Storage Tank Generic	100%			2036	\$15,400	1	\$2,600	
Fire Suppression								
Standpipe Generic	100%			2036	\$317,500	1-5	\$36,100	
Sprinkler Generic	100%	0-2	\$19,100	2036	\$953,700	1-2	\$16,700	
		<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Enforcement. Leaking Sprinkler Heads</i>						
Chemical System Generic	100%			2031	\$116,200	1-10	\$58,000	
		<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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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$10,500			\$35,100
Interior Architecture				\$100
Electrical				\$100
Site Enclosure	\$7,600			
Total	\$18,100			\$35,200
Importance Code A	\$10,500			\$35,100
Importance Code B				\$100
Importance Code C	\$7,600			
Total	\$18,100			\$35,200



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
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	\$10,500	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	**			
<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	\$17,300	
<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	\$7,600	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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*** 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

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

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 13-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5480 **Lot** : 42 **BIN** : 3253262

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$5,552,900	\$326,100
Interior Architecture	\$4,481,700	\$140,200
Electrical	\$610,500	\$166,300
Mechanical	\$1,474,300	\$1,865,000
Site Enclosure	\$59,900	
Site Pavements	\$75,200	
Total	\$12,254,400	\$2,497,500
Importance Code A	\$5,552,900	\$326,100
Importance Code B	\$4,573,200	\$2,171,400
Importance Code C	\$2,128,300	
Total	\$12,254,400	\$2,497,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture			\$1,100	\$13,600
Interior Architecture	\$40,900			\$2,500
Electrical	\$21,800	\$600	\$39,100	
Mechanical	\$128,000	\$7,900	\$105,200	\$6,700
Site Enclosure	\$11,600			
Site Pavements	\$6,700			
Total	\$209,000	\$8,500	\$145,400	\$22,800
Importance Code A	\$14,000	\$3,300	\$4,500	\$16,900
Importance Code B	\$176,600	\$5,200	\$140,900	\$5,900
Importance Code C	\$18,400			
Total	\$209,000	\$8,500	\$145,400	\$22,800



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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	
Exterior								
Exterior Walls								
Masonry: Brick	83%	Now	\$3,721,500	LIFE	**	5	\$113,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	2%			2060	**	5-10	\$18,700	
Pre-Cast Concrete	5%	Now	\$148,100	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	10%	Now	\$390,800	2054	**	5	\$34,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Jambs And Bollards</i>								
<i>Explanation : Deteriorated Metal, Misaligned</i>								
Windows								
Steel	100%	Now	\$1,073,100	2059	**	5	\$148,700	
<i>Air Infiltration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Single Glazed</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,500	
Masonry: Brick	40%	Now	\$118,900	LIFE	**	5	\$4,700	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2054	**	5	\$2,300	
Metal Rail	50%			2051	**	5-10	\$106,100	

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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%			2039	**	10	\$100,500	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$545,000	LIFE	**	5	\$140,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Garage Area</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Garage Area</i>								
Ceramic Tile	5%	Now	\$27,800	2037	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel Plate	10%	Now	\$673,600	LIFE	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Stairways</i>								
<i>Explanation : Rusting And Dilapidated Conditions</i>								
Vinyl Tile	20%	Now	\$272,300	2044	**	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 : 45%</i>								
<i>Location : 1st Floor And 2nd Floor</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : 1st Floor And 2nd Floor</i>								
Interior Walls								
Concrete Masonry Unit	50%	0-2	\$319,800	LIFE	**	5	\$27,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick	20%	Now	\$1,555,000	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$132,400	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</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	\$61,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, 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
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	\$65,600	2039	**	5	\$9,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	58%	Now	\$856,800	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</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	\$13,100	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%			2054	**			
Chain Link	25%	Now	\$11,600	2044	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side Of Parking Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$59,900	2064	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Rear Yard Fence</i>								
<i>Explanation : Emergency Hazardous Condition, Damaged Brick Wall, Ready To Collapse.</i>								
Free Standing Walls								
Cast in Place Concrete	80%			2069	**			
Cast in Place Concrete	20%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$75,200	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Driveway Apron</i>								
On-Site Walkways								
Asphalt	50%			2047	**			
Cast in Place Concrete	50%	Now	\$6,700	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Perimeter</i>								
Parking/Driveway								
Asphalt	100%			2037	**			

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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	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$7,500	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$65,000	5	\$300	
<hr/>								
Raceway								
Conduit	90%			2034	\$10,000	1		
Conduit	10%			2044	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2033	\$4,000	5	\$200	
Molded Case Bkrs	60%			2033	\$24,000	5	\$1,000	
Molded Case Bkrs	30%	2-4	\$12,000	2059	**	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Obsolete Panelboard</i>								
<hr/>								
Wiring								
Thermoplastic	90%			2034	\$20,300	1		
Thermoplastic	10%			2044	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	80%			2032	\$64,300	5	\$400	
Locally Mounted	20%	2-4	\$9,600	2051	**	5		
<i>Aged Component, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Is Not Visible. Covered With Insulations.</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	25%			2029	\$116,900	10	\$15,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
HID	60%			2029	\$469,000	10	\$1,300	
LED	15%			2042	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Explanation : Location Noted</i>								
<hr/>								
Egress Lighting								
Exit, Service	100%			2029	\$22,400	1		

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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

Exterior Lighting

HID	12%			2034	\$37,000	10		
HID	8%			2029	\$24,600	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

Interruptible Gas/Dual Fuel	100%			2044	**	1		
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Conversion Equipment

Hot Water Boiler	100%	Now	\$14,000	2039	**	1	\$29,400	
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Not in Service, Extent : Severe, Area Affected : 50%

Location : No.1 Unit.

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

Location : 1st Floor Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump	30%	0-2	\$26,000	2042	**	4	\$1,000	
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Broken, Extent : Severe, Area Affected : 30%

Location : Circulating Pump, Boiler Room

Corroded, Extent : Severe, Area Affected : 50%

Location : Throughout

Insul. Deteriorating, Extent : Moderate, Area Affected : 50%

Location : Throughout

Hot Wtr Piping/Pump	70%			2033	\$101,000	4	\$2,300	
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Terminal Devices

Air Handler	40%	Now	\$198,700	2034	\$496,800	1	\$14,700	
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Not in Service, Extent : Severe, Area Affected : 100%

Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Second Floor Mechanical Room

Unit Inoperable, Extent : Severe, Area Affected : 100%

Location : 2nd Floor Mechanical Room

Convactor/Radiator	20%	0-2	\$10,800	2032	\$107,900	1	\$3,800	
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Corroded, Extent : Severe, Area Affected : 20%

Location : Various Locations

Unit Heater - Hot Water	20%			2039	**			
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Unit Heater - Hot Water	20%	4+	\$39,100	2044	**			
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : 1st Floor Garage

Explanation : Extended Life Time Units

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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	Priority
Heating								
Controls								
Pneumatic	100%			2028	\$1,275,600			
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2032	\$50,000	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$5,800	LIFE	**	2-5	\$3,700	
		<i>Damaged, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Rear Of 1st Floor Garage</i>						
Ductwork/Diffusers	90%			LIFE	**	2-5	\$33,100	
Exhaust Fans								
Interior	70%	Now	\$20,500	2044	**	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%			2034	\$38,400	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	5%	Now	\$8,500	2044	**	1		
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Water Main Valves And Piping In Boiler Room</i>						
Brass/Copper	95%			2034	\$805,300	1		
Water Heater With Tanks								
Electric	50%			2029	\$47,300	4		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Two 30 Gallons Units</i>						
Gas Fired	50%			2029	\$34,200	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One 120 Gallons Unit</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$2,000	2029	\$2,000	4	\$1,400	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fixtures								
Generic	100%							

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**DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING**

Asset # : 4196

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
Fire Suppression	Standpipe								
	Generic	100%			2034	\$303,900	1-5	\$33,300	

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 13-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 5494 **Lot** : 89 **BIN** : 3328495

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$227,400	
Interior Architecture	\$124,800	
Electrical	\$119,400	
Mechanical	\$55,600	
Site Pavements	\$479,600	
Total	\$1,006,800	
Importance Code A	\$227,400	
Importance Code B	\$243,200	
Importance Code C	\$536,300	
Total	\$1,006,800	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$17,900		\$30,100	
Interior Architecture	\$66,100			\$1,500
Electrical	\$30,900	\$100	\$11,100	
Mechanical	\$12,700	\$800	\$3,300	\$800
Site Enclosure	\$8,200			
Site Pavements	\$3,000			
Total	\$138,800	\$1,000	\$44,500	\$2,400
Importance Code A	\$18,400	\$500	\$30,600	\$500
Importance Code B	\$66,400	\$500	\$13,900	\$1,900
Importance Code C	\$54,000			
Total	\$138,800	\$1,000	\$44,500	\$2,400



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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	\$227,400	2039	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$17,900	2042	**	5	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%			2039	**	10	\$30,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Surveyor Unable To Access Roof</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$3,200	
Ceramic Tile	5%			2037	**	5	\$700	
Vinyl Tile	85%	Now	\$68,100	2039	**	3	\$4,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	90%	Now	\$56,600	LIFE	**	5	\$12,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	0-2	\$42,800	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Explanation : Masonry Walls Leaking, Flooding In Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$22,900	2039	**	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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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		2054		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</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	2044		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Gates</i>								
Concrete Masonry Unit	30%	Now	\$900	2044		**		
<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	\$5,100	2044		**		
<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/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%			2054		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039		**		
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,000	2039		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Building Perimeter On North Side</i>								
Parking/Driveway								
Asphalt	100%	Now	\$479,600	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Parking, Motorpool 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

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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%			2034	\$7,500	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Womens Locker Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Raceway Conduit	100%			2034	\$16,200	1		
Panelboards Molded Case Bkrs	100%			2033	\$20,000	5	\$300	
Wiring Thermoplastic	100%			2044	**	1		
Motor Controllers Locally Mounted	100%			2032	\$46,900	5	\$100	
Ground								
Grounding Devices Generic	100%	0-2	\$10,400	LIFE	**	5	\$100	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Lighting								
Interior Lighting Fluorescent	70%			2029	\$119,400	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	\$20,500	2044	**			
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting HID	10%			2029	\$4,700	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								
Energy Source Fuel Oil No 2	100%			2044	**	5	\$3,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : Two 500 Gallon Tanks</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								
Conversion Equipment Hot Water Boiler	100%			2039	**	1	\$4,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Hot Water Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%	0-2	\$1,100	2033	\$21,900	4	\$500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Terminal Devices Convactor/Radiator	100%			2039	**	1	\$3,200	
Controls Electrical	100%			2029	\$55,600			
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Window/Wall Unit	80%			2032	\$30,300	1		
No Component	20%							
Ventilation								
Distribution Ductwork/Diffusers	60%			LIFE	**	2-5	\$3,300	
No Component	40%							
Exhaust Fans Roof	10%	Now	\$1,900	2044	**	2		
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof	50%			2034	\$9,700	2	\$200	
Wall Unit	10%			2029	\$400	2		
No Component	30%							
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$2,600	2044	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Main</i>								
Water Heater With Tanks Gas Fired	100%			2033	\$17,100	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 50 Gallons Unit</i>								
Sanitary Piping Cast Iron	100%	Now	\$6,300	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Behind The Boiler At Basement.</i>								
Fixtures Generic	100%							

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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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 27-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4388 **Lot** : 28 **BIN** : 3256631

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,883,800	\$232,900
Interior Architecture	\$1,627,300	\$161,400
Electrical		\$57,400
Mechanical	\$243,500	\$1,365,800
Site Pavements	\$118,200	
Total	\$3,872,700	\$1,817,500
Importance Code A	\$1,883,800	\$232,900
Importance Code B	\$1,549,300	\$1,584,600
Importance Code C	\$439,600	
Total	\$3,872,700	\$1,817,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,600			\$4,700
Interior Architecture	\$140,900			\$1,100
Electrical	\$300	\$400	\$1,000	
Mechanical	\$39,800	\$5,300	\$54,100	\$6,300
Site Enclosure	\$26,300			
Total	\$245,900	\$5,800	\$55,200	\$12,100
Importance Code A	\$42,700	\$4,100	\$4,200	\$8,800
Importance Code B	\$141,800	\$1,700	\$51,000	\$3,300
Importance Code C	\$61,400			
Total	\$245,900	\$5,800	\$55,200	\$12,100



*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
BROOKLYN 16 GARAGE
Asset # : 4198

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	\$650,700	LIFE	**	5	\$26,300	1
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : South Facade</i>					
			<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : All Facades</i>					
			<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : South And West Facade</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	\$204,600	2039	**	5	\$15,000	
			<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Unit Inoperable, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Speed Doors</i>					
Pre-Cast Concrete	5%	Now	\$69,500	LIFE	**	5	\$7,800	1
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</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/Erode, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Wood Overhead Doors	20%	Now	\$275,000	2054	**	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>					

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
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								
Metal Louvers	5%			2037	**	10	\$3,000	
Steel	95%	Now	\$684,000	2059	**	5	\$56,900	
<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>Glazing Broken/Cracked, 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>								
Parapets								
Masonry: Brick	25%			LIFE	**	5	\$4,100	
Metal Panel	15%			2060	**	5	\$9,400	
Metal Rail	60%			2051	**	5-10	\$176,000	
Roof								
Modified Bitumen	100%	4+	\$35,600	2042	**			
<i>Blisters, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$1,255,300	LIFE	**	5	\$161,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Wash Bay</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Floor Drains</i>								
<i>Worn/Erode, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$20,400	2039	**	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	\$48,000	2044	**	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/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room, Lunch Room, Locker Rooms And Offices</i>								

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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

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	\$3,000	2037	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets And Showers On 2nd Floor</i>								
Concrete Masonry Unit	25%	Now	\$25,500	LIFE	**	5	\$2,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage Rooms</i>								
Masonry: Brick	45%	Now	\$372,000	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	\$6,600	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$28,900	2039	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room, Office, Corridor And Lounge</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room, Office, Corridor And Lounge</i>								
Exposed Struc: Concrete	40%			LIFE	**	5	\$5,400	
Exposed Struc: Steel	35%			LIFE	**			
<i>Paint Peeling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Garage</i>								
Metal Panel	15%	Now	\$8,600	LIFE	**	5	\$16,300	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Lockers</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$26,300	2044	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Lot</i>								
<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%	Now	\$50,600	2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</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 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	
Site Pavements								
Parking/Driveway								
Asphalt	80%	0-2	\$67,600	2037		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Parking Lot And Driveway</i>								
Cast in Place Concrete	20%			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	100%			2034	\$3,800	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%			2034	\$32,500	5	\$200	
Raceway								
Conduit	90%			2034	\$4,000	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	10%			2033	\$2,000	5	\$100	
Fused Disc Sw	5%			2042	**	5	\$100	
Molded Case Bkrs	65%			2033	\$13,000	5	\$800	
Molded Case Bkrs	20%			2042	**	5	\$200	
Wiring								
Thermoplastic	90%			2034	\$8,100	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2032	\$57,400	5	\$300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
LED	100%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2042	**	10	\$5,300	
Exit, Battery	50%			2034	\$25,300	10	\$1,500	
Exterior Lighting								
LED	20%			2042	**			
No Component	80%							
Lightning Protection								

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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	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2049	**	5	\$1,700	

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%			2044	**	1		
Interruptible Gas/Dual Fuel	90%			2044	**	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%			2039	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Explanation : 2 Gasoline Fire Modine Heaters</i>								
Steam Boiler	90%			2039	**	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%			2034	\$1,108,500	4	\$1,900	
No Component	10%							

Terminal Devices								
Convactor/Radiator	25%			2032	\$89,500	1	\$3,500	
Unit Heater - Steam	65%			2039	**	4	\$3,900	
<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%							

Controls								
Electrical	100%			2029	\$243,500			
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor And 2nd Floor</i>								

Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2027	\$33,200	1		
No Component	80%							

Ventilation

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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
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%			2029	\$38,900	2	\$300	
Roof	20%			2034	\$17,000	2	\$300	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2044	**	1		
Galvanized Steel	30%			2032	\$167,800	1		
Water Heater With Tanks								
Electric	50%			2032	\$23,600	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 90 Gallon Unit</i>								
Gas Fired	50%			2032	\$17,100	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
<i>Leaking Faucets/Valves/Heads, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 2nd Floor Mens Bathroom</i>								
<i>Leaking Connections, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Leaking Back To Back Shower</i>								
Fire Suppression								
Standpipe								
Generic	100%			2044	**	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		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	50%	Now	\$1,016,600	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/Erode, 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	\$623,200	2036	\$6,232,200	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	\$131,500	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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Estimates are rounded to the nearest hundred dollars.

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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	\$346,200	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	\$14,800	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/Erode, 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	\$104,100	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/Erode, 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	\$5,326,200	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/Erode, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Over Garage Floor</i>					
Skylight, Plastic	5%	Now	\$264,300	2036	\$2,642,900	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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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	
Interior								
Floors								
Cast in Place Concrete	76%	Now	\$828,000	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	\$577,800	5	\$10,200	
Quarry Tile	10%	Now	\$50,900	2036	\$2,544,600	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	\$16,800	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/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Office Corridors</i>								
Vinyl Tile	5%	Now	\$26,500	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/Erode, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout 1st Floor Offices</i>								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$417,500	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	\$127,800	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	\$1,046,700	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	\$14,200	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	\$63,300	2036	\$632,700			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Entry 105th Street</i>								
Parking/Driveway								
Asphalt	90%	Now	\$112,600	2034	\$2,252,500			
<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	\$34,200	2036	\$342,300			
<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>								
<hr/>								
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>								
<hr/>								
Raceway								
Conduit	80%			2041	**	1		
Conduit	20%			2031	\$5,300	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2039	**	5	\$200	
Molded Case Bkrs	85%			2039	**	5	\$3,800	
Molded Case Bkrs	10%			2030	\$8,000	5	\$500	
<hr/>								
Wiring								
Thermoplastic	90%			2041	**	1		
Thermoplastic	10%			2031	\$5,500	1		
<hr/>								
Motor Controllers								
Locally Mounted	15%			2029	\$34,500	5	\$200	
Motor Control Center	85%			2036	\$371,100	5	\$4,000	
<hr/>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,400	LIFE	**	5	\$2,500	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage 17</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	30%			2031	\$363,800	10	\$47,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
Fluorescent	10%			2031	\$121,300	10	\$15,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Repair Shops</i>								
<i>Explanation : T-5 Lamps</i>								
<hr/>								
HID	50%			2031	\$1,013,500	10	\$2,800	
LED	10%			2039	**			
<hr/>								
Egress Lighting								
Emergency, Battery	40%			2031	\$114,900	10	\$16,500	
Emergency, Battery	10%			2027	\$28,700	10	\$4,100	
Exit, Service	35%			2031	\$20,300	1		
Exit, Service	15%			2027	\$8,700	1		

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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	\$119,800	10	\$100	
LED	15%			2039	**			
No Component	70%							
Alarm								
Security System								
No Component	85%							
Generic	15%			2031	\$48,200	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	\$132,500	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	\$239,600	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	\$10,600	2031	\$213,000	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	\$272,800	1	\$12,700	
<i>Other Observation, Extent : N/A, 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	\$1,900	
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	Priority
Heating								
Terminal Devices								
Convactor/Radiator	15%			2029	\$209,900	1	\$8,300	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	0-2	\$9,400	2027	\$187,700	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%			2027	\$32,400	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,400	
Exhaust Fans								
Roof	30%	0-2	\$49,800	2041	**	2	\$1,300	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Roof	40%			2036	\$132,800	2	\$2,100	
Roof	30%			2031	\$99,600	2	\$1,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$17,100	2		
Sanitary Piping								
Cast Iron	10%	0-2	\$4,300	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	\$2,367,000	1-2	\$47,900
	Chemical System							
	Dry	1%			2027	\$600	1-10	\$300
			<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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 803 **Lot** : 5 **BIN** : 3332515

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$418,200	\$1,450,300
Interior Architecture	\$621,600	\$607,500
Electrical		\$199,400
Mechanical	\$633,600	\$2,562,500
Site Pavements	\$168,900	
Total	\$1,842,300	\$4,819,700
Importance Code A	\$418,200	\$2,318,700
Importance Code B	\$1,365,700	\$2,500,900
Importance Code C	\$58,500	
Total	\$1,842,300	\$4,819,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$109,700			\$26,500
Interior Architecture	\$196,200			\$2,600
Electrical	\$20,700	\$500	\$1,200	\$400
Mechanical	\$80,900	\$27,400	\$18,500	\$55,300
Site Pavements	\$11,400			
Total	\$418,900	\$27,900	\$19,700	\$84,800
Importance Code A	\$153,100	\$4,000	\$4,000	\$30,700
Importance Code B	\$157,500	\$23,900	\$15,600	\$54,100
Importance Code C	\$108,300			
Total	\$418,900	\$27,900	\$19,700	\$84,800



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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+	\$265,300	LIFE	**	5	\$64,400	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Building Corners And Throughout</i>								
Metal Panel	5%	2-4	\$9,500	2045	**	5	\$13,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$152,900	2040	**	5	\$111,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$45,800	2043	**	5	\$9,600	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	60%	2-4	\$28,900	LIFE	**	5	\$4,600	
<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5%</i>								
<i>Location : Parapet</i>								
Metal Panel	10%			2045	**	5	\$2,900	
Metal Rail	30%			2040	**	5-10	\$41,200	
Roof								
Modified Bitumen	100%	Now	\$25,500	2035	\$1,274,000			
<i>Blisters, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$156,100	LIFE	**	5	\$200,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$4,100	2038	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathroom And Locker Room</i>								
Steel Grating	5%	Now	\$211,800	2055	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	17%	Now	\$172,300	2045	**	3	\$7,800	
<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/Erode, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout, Corridors, Cafeteria, Lockers, Offices</i>								

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 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								
Interior Walls								
Ceramic Tile	3%	Now	\$8,200	2038	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shower Room</i>								
Concrete Masonry Unit	50%	Now	\$46,700	LIFE	**	5	\$9,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area</i>								
SGFT/Glazed Masonry	47%	Now	\$42,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shower Room</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$81,400	2033	\$406,800	5	\$12,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%	Now	\$29,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Boiler</i>								
Exposed Struc: Steel	65%			LIFE	**			
Gypsum Board	8%	Now	\$17,100	LIFE	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Locker Room Showers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Locker Room Showers</i>								
Metal Panel	2%	0-2	\$48,600	LIFE	**	5	\$3,100	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bathrooms</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$110,500	2048	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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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	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$11,400	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Driveway Aprons</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Drain</i>								

Parking/Driveway

Cast in Place Concrete	100%	Now	\$58,500	2048	**			
<i>Broken/Missing Elements, Extent : Moderate, 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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2035	\$7,500	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%			2035	\$65,000	5	\$400	
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Raceway

Conduit	100%			2035	\$11,100	1		
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Panelboards

Fused Disc Sw	5%			2034	\$2,000	5	\$100	
Molded Case Bkrs	95%			2034	\$37,900	5	\$2,300	

Wiring

Thermoplastic	100%			2035	\$22,600	1		
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Motor Controllers

Locally Mounted	60%	0-2	\$20,700	2033	\$68,900	5	\$200	
<i>Not Functioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

Motor Control Center	40%			2033	\$65,500	5	\$1,000	
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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

Interior Lighting

LED	100%			2043	**			
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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

Egress Lighting								
Emergency, Battery	50%			2043	**	10	\$9,900	
Exit, LED	50%			2070	**	1		
Exterior Lighting								
LED	20%			2043	**			
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								
Interruptible Gas/Dual Fuel	100%			2045	**	1		

Conversion Equipment

Hot Water Boiler	100%	Now	\$43,400	2033	\$868,400	1	\$36,400	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : No.1 Boiler</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

Distribution

Hot Wtr Piping/Pump	10%	Now	\$5,400	2034	\$17,900	4	\$400	
<i>Loose, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3 Distribution Valves, Boiler Room</i>								
Hot Wtr Piping/Pump	90%			2034	\$160,800	4	\$3,600	

Terminal Devices

Convactor/Radiator	20%			2033	\$133,700	1	\$5,300	
Unit Heater - Hot Water	80%	Now	\$19,400	2035	\$387,600			
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garages</i>								

Controls

Electrical	100%			2028	\$506,800			
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Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%			2043	**	2	\$500	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units On Roof</i>								
Window/Wall Unit	10%			2030	\$31,000	1		
No Component	80%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$45,600	

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

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	80%	Now	\$126,900	2045	**	2	\$1,600	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Roof	20%			2035	\$31,700	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$17,100	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : One 80 Gallon Unit</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	\$18,200	4	\$2,900	
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%	0-2	\$3,100	2035	\$30,800	1	\$4,700	
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boiler Room</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : One 500 Gallon Tank</i>							
Fire Suppression								
Standpipe								
Generic	100%			2045	**	1-5	\$42,700	
Sprinkler								
No Component	20%							
Generic	80%			2035	\$904,200	1-2	\$18,300	
Chemical System								
Dry	100%			2033	\$58,100	1-10	\$29,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 7th Garage</i>							
	<i>Explanation : 2 Sets For Fuel Stations, Covering 50 Square Feet.</i>							

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : **BROOKLYN 8 SANITATION GARAGE**
Address : **1760 ATLANTIC AVENUE BTWN SCHENECTADY - UTICA AVES**
Borough : **BROOKLYN** Agency's Number : N/A
Program / Asset # : **DOS0035.000 / 121** Yr Built/Renovated : 1982 /
Area Sq Ft : **36,154** Project Type : SANITATION
Date of Survey : **24-Oct-2024** Landmark Status : NONE
Areas Surveyed : **Roof, Floors 1,2**
Block : **1336** Lot : **18** BIN : **3330693**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,158,700	
Interior Architecture	\$952,800	\$69,200
Electrical		\$93,300
Mechanical		\$1,678,100
Site Pavements	\$125,600	
Total	\$2,237,100	\$1,840,500
Importance Code A	\$1,158,700	\$33,700
Importance Code B	\$1,078,400	\$1,806,800
Total	\$2,237,100	\$1,840,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$26,500			
Interior Architecture	\$114,500	\$1,100		\$700
Electrical	\$3,200	\$2,000	\$2,100	\$3,200
Mechanical	\$103,200	\$4,100	\$8,900	\$4,800
Site Enclosure	\$23,600			
Site Pavements	\$6,600			
Total	\$277,700	\$7,200	\$11,000	\$8,700
Importance Code A	\$72,600	\$1,800	\$1,800	\$1,800
Importance Code B	\$130,600	\$5,400	\$9,200	\$6,900
Importance Code C	\$74,500			
Total	\$277,700	\$7,200	\$11,000	\$8,700



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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	\$229,300	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entry Doors</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	\$293,700	2041	**	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	\$11,700	2044	**	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%			2045	**	10	\$200	
Parapets								
Concrete Masonry Unit	80%	Now	\$10,700	LIFE	**	5	\$3,900	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls</i>								
Metal Panel	5%	2-4	\$1,800	2046	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Roof</i>								
Metal: Cage/Fence	15%	Now	\$2,300	2041	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 35%</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	\$460,600	2046		**		
<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 : Moderate, Area Affected : 5%</i>								
<i>Location : Men's Locker And Garage</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$175,100	2046		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Above Garage</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</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	\$134,500	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/Erode, Extent : Light, Area Affected : 80%</i>								
<i>Location : Garage Surface Throughout</i>								
Ceramic Tile	5%	Now	\$13,700	2039		**	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	\$32,300	2046		**	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/Erode, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	18%			2046		**	3	\$3,300

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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	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$6,500	2039	**	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	\$27,400	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	\$1,100	
Gypsum Board	30%	Now	\$9,900	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	\$24,300	2041	**	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+	\$818,300	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	\$23,600	2046	**			
<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	\$125,600	2056	**			
<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%			2049	**			

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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 \$6,600 2039 * *
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% 2036 \$3,800 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% 2036 \$32,500 5 \$200

Raceway

Conduit

100% 2036 \$4,400 1

Panelboards

Fused Disc Sw

5% 2035 \$1,000 5

Molded Case Bkrs

95% 2035 \$19,000 5 \$900

Wiring

Thermoplastic

100% 2036 \$9,000 1

Motor Controllers

Locally Mounted

50% 2034 \$23,000 5 \$100

Locally Mounted

50% 2041 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$1,100

Lighting

Interior Lighting

LED

100% 2044 * *

Egress Lighting

Emergency, Battery

50% 2036 \$30,300 10 \$4,400

Exit, Service

50% 2036 \$6,100 1

Exterior Lighting

LED

10% 2044 * *

No Component

90%

Alarm

Fire/Smoke Detection

Generic, Analog

100% 2031 \$93,300 1-3 \$23,000
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways, Office, Garage
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns

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

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	
Heating								
Energy Source								
Fuel Oil No 2	30%			2046	**	5	\$3,400	
Natural Gas	70%			2046	**	1		
Conversion Equipment								
Furnace	40%	Now	\$45,000	2046	**	1	\$6,400	
	<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : 4 Rooftop Package Units, Roof</i>							
Furnace	20%			2036		1	\$3,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
	<i>Explanation : 4 Gasoline Fired Modine Heaters</i>							
Furnace	10%			2031		1	\$1,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Rooftop Package Unit For Office Area.</i>							
Hot Water Boiler	30%			2041	**	1	\$5,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	30%	Now	\$1,200	2044	**	4	\$500	
	<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Boiler Room And Garage</i>							
No Component	70%							
Terminal Devices								
Convactor/Radiator	15%			2034		1	\$1,800	
Unit Heater - Hot Water	15%			2031			\$32,200	
No Component	70%							
Controls								
Electrical	100%			2031			\$201,000	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	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
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
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2031	\$60,700	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%			2031	\$182,200	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	\$3,400	2034	\$6,800	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	\$31,800	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	\$14,000	2036	\$70,200	2	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2036	\$371,500	1		
Galvanized Steel	20%	0-2	\$1,800	2034	\$92,300	1		
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Water Main Area</i>								
Water Heater With Tanks								
Gas Fired	100%			2031	\$34,200	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit, 119 Gallons</i>								
Sanitary Piping								
Cast Iron	25%	Now	\$2,300	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	
Fixtures								
Generic	100%							
Fire Suppression								

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 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
Fire Suppression	Standpipe								
	Generic	100%			2036	\$166,500	1-5	\$18,900	
	Sprinkler								
	Generic	100%			2036	\$500,000	1-2	\$10,100	
	Chemical System								
	Dry	2%			2029	\$2,300	1-10	\$1,200	
			<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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Estimates are rounded to the nearest hundred dollars.
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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	\$31,700	
Masonry: Brick	10%	Now	\$67,000	LIFE	**	5	\$4,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Masonry: Limestone	2%	Now	\$12,800	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Metal Sect. OHD	10%	0-2	\$14,800	2047	**	5	\$6,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Overhead Doors Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Overhead Doors Throughout</i>								
Windows								
Aluminum	15%	Now	\$7,100	2050	**	5	\$700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Steel	85%	Now	\$631,500	2059	**	5	\$52,500	
<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 : Offices</i>								
Parapets								
Masonry: Brick	95%	Now	\$152,900	LIFE	**	5	\$6,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Joint Mortar Miss/Erode, 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%	Now	\$2,000	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parapet Coping</i>								

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Estimates are rounded to the nearest hundred dollars.

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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
Exterior								
Roof								
Modified Bitumen	100%	2-4	\$8,200	2039	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage And 2nd Floor Roof</i>								
Interior								
Floors								
Ceramic Tile	5%	Now	\$5,400	2037	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Toilets And Showers Throughout</i>								
Traffic Topping	80%	Now	\$294,000	2034	\$1,470,200	5	\$19,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around Floor Drains And Throughout Garage</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</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	\$47,900	2034	\$159,600	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	\$14,700	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	\$104,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$9,600	2039	**	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%			2054	**			
Site Pavements								

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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								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$6,900	2047		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2039		**		
Parking/Driveway								
Asphalt	90%	Now	\$32,200	2037		**		
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								
Cast in Place Concrete	10%	2-4	\$1,200	2047		**		
<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%			2034	\$3,800	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$32,500	5	\$100	
Raceway								
Conduit	90%			2034	\$4,000	1		
Conduit	10%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	\$20,000	5	\$700	
Wiring								
Thermoplastic	90%			2034	\$8,100	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	90%			2032	\$31,000	5	\$200	
Locally Mounted	10%			2039	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	10%			2029	\$18,200	10	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
LED	90%			2042	**			

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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

Egress Lighting								
Emergency, Battery	25%			2034	\$10,800	10	\$1,600	
Emergency, Battery	25%			2029	\$10,800	10	\$1,600	
Exit, Service	50%			2034	\$4,400	1		
Exterior Lighting								
HID	30%			2029	\$39,200	10		
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	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	26%	Now	\$42,700	2047	**	1	\$3,000	
<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%			2047	**	1	\$9,400	
Distribution								
Hot Wtr Piping/Pump	100%			2050	**	4	\$1,300	
Terminal Devices								
Air Handler	50%			2034	\$242,100	1	\$8,000	
Convactor/Radiator	30%			2039	**	1	\$2,500	
Fan Coil Unit/Heat	20%			2034	\$127,600	1	\$1,700	
Controls								
Digital	100%	2-4	\$804,600	2034	\$804,600			
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Air Conditioning

Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2029	\$19,500	1		
No Component	80%							

Ventilation

Distribution								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$12,900	
Ductwork/Diffusers	10%	Now	\$22,600	LIFE	**	2-5	\$1,400	
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ductwork On Parkside Side Of Building</i>								

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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
Ventilation								
	Exhaust Fans							
	Interior	30%			2042	**	2	\$200
	Roof	70%	Now	\$3,500	2034	\$34,900	2	\$400
	<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2044	**	1	
	Water Heater With Tanks							
	Electric	20%			2029	\$4,700	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%			2027	\$13,700	2	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%	Now	\$27,200	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%			2054	**	1-5	\$13,400

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 19-Jan-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 4555 **Lot** : 1 **BIN** : 3099064

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,845,500	\$289,600
Interior Architecture	\$1,809,600	\$455,600
Electrical	\$318,100	\$357,500
Mechanical	\$187,600	
Site Pavements	\$2,500,300	
Total	\$8,661,100	\$1,102,800
Importance Code A	\$3,896,900	\$354,600
Importance Code B	\$1,421,900	\$748,100
Importance Code C	\$3,342,300	
Total	\$8,661,100	\$1,102,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$91,400			
Interior Architecture	\$2,500			\$1,200
Electrical	\$88,400	\$700	\$47,100	
Mechanical	\$113,900	\$6,000	\$46,200	\$7,300
Site Enclosure	\$35,400			
Site Pavements	\$900			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$339,600	\$13,900	\$100,500	\$15,700
Importance Code A	\$105,700	\$2,300	\$4,300	\$2,300
Importance Code B	\$197,600	\$11,700	\$96,300	\$13,400
Importance Code C	\$36,300			
Total	\$339,600	\$13,900	\$100,500	\$15,700



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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
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%	0-2	\$14,600	LIFE	**	5	\$8,500	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	70%	Now	\$1,569,300	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/Erode, 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>								
Masonry: Granite	5%	Now	\$53,600	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Around Garage Doors</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Building Throughout</i>								
Metal Coiling Doors	5%	Now	\$145,400	2039	**	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>								
Pre-Cast Concrete	5%	Now	\$49,400	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Wood Overhead Doors	5%	Now	\$195,400	2054	**	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>								

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 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	\$263,900	2049		**		
	<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	\$572,300	2059		**	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	\$282,500	LIFE		**	5	\$11,200
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Joint Mortar Miss/Erode, 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	\$9,600	LIFE		**	5	\$3,700
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Coping</i>							
	<i>Joint Mortar Miss/Erode, 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>							

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 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	\$17,900	2047	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</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>								
Roll Roofing	90%	Now	\$176,100	2030	\$587,000	5	\$75,400	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage, Heating Room And Archives Room</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$142,500	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	\$55,600	2043	**	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/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 2nd Floor, Toilets And Showers</i>								
Vinyl Tile	10%	Now	\$81,700	2034	\$272,300	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/Erode, 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	\$413,900	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	\$428,100	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 : 5%</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/Erode, 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%			2047		**	5	\$4,900
Exposed Struc: Concrete	85%	Now	\$627,800	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%	Now	\$60,000	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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Estimates are rounded to the nearest hundred dollars.

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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	\$35,400	2044			**	
<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>								
<hr/>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$900	2039			**	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE			**	
<hr/>								
Parking/Driveway								
Asphalt	98%	Now	\$2,500,300	2049			**	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock And Yard</i>								
<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%			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								
Air Circuit Breaker	100%			2034	\$65,000	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches, No Available Ratings.</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2034	\$6,500	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	90%			2034	\$58,500	5	\$1,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								

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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	
Under 600 Volts								
Raceway								
Conduit	100%			2034	\$11,100	1		
Panelboards								
Molded Case Bkrs	80%			2033	\$31,900	5	\$1,400	
Molded Case Bkrs	20%			2042	**	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$11,300	2059	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2044	**	1		
Thermoplastic	30%			2034	\$6,800	1		
Motor Controllers								
Locally Mounted	50%			2032	\$40,200	5	\$200	
Motor Control Center	50%	2-4	\$12,300	2039	**	5	\$400	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor, 3rd Floor</i>								
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	55%			2029	\$256,600	10	\$33,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	8%			2039	**	10	\$4,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
HID	30%	Now	\$23,400	2034	\$234,000			
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Garage Area</i>								
Incandescent	5%	Now	\$21,000	2044	**	2	\$100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	2%			2042	**			
Egress Lighting								
Exit, Service	90%	Now	\$20,100	2044	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout The Building</i>								
Exit, Battery	10%			2029	\$7,600	10	\$400	

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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	
Lighting								
Exterior Lighting HID	20%			2029	\$61,500	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	80%							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%	Now	\$75,600	2044	**	5	\$10,200	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One 3,600 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	\$14,300	2039	**	1	\$20,500	1
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor. Three Out Of Nine Units Are Malfunctioning.</i>								
<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%	0-2	\$51,400	2039	**	2	\$7,300	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Door. Two Units Not Working</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Administrative Spaces, Locker Rooms And Front Door</i>								
<i>Explanation : Electric Space Heaters</i>								
Terminal Devices Fan Coil Unit/Heat	100%			2039	**	1	\$21,300	
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Conversion Equipment Window/Wall Unit	15%			2029	\$37,400	1		
No Component	85%							
Ventilation								
Distribution Ductwork/Diffusers	10%			LIFE	**	2-5	\$3,700	
No Component	90%							

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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
Ventilation								
Exhaust Fans								
Roof	60%			2039	**	2	\$1,200	
Wall Unit	40%	0-2	\$1,100	2034	\$11,400	2	\$600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2044	**	1		
Galvanized Steel	50%	0-2	\$42,000	2039	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 3rd Floor. Leaking Cold Water Piping</i>								
Water Heater With Tanks								
Electric	100%	Now	\$500	2034	\$23,600	4		
<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>								
Sanitary Piping								
Cast Iron	100%	Now	\$41,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mower Shop Floor Drain. Sewage Backing Up During Heavy Rain At Basement</i>								
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor. Broken Urinals</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	\$11,600	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%			2034	\$29,400	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 Is Not In Service</i>								
Fire Suppression								

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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
Fire Suppression	Standpipe							
	Generic	100%	Now	\$60,700	2044	**	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : **31-Oct-2024** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **1020** **Lot** : **1** **BIN** : **3022747**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$789,700	
Interior Architecture	\$726,700	\$81,000
Electrical		\$256,600
Mechanical	\$226,300	\$864,600
Site Pavements	\$55,500	
Total	\$1,798,200	\$1,202,300
Importance Code A	\$937,900	
Importance Code B	\$720,600	\$1,202,300
Importance Code C	\$139,700	
Total	\$1,798,200	\$1,202,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$60,200		\$2,100	
Interior Architecture	\$69,600		\$4,100	\$900
Electrical	\$13,900		\$100	\$400
Mechanical	\$270,300	\$3,600	\$42,000	\$3,600
Site Pavements	\$7,400			
Total	\$421,400	\$3,600	\$48,300	\$4,800
Importance Code A	\$60,400	\$1,500	\$3,600	\$1,500
Importance Code B	\$325,000	\$2,000	\$40,600	\$3,300
Importance Code C	\$36,000		\$4,100	
Total	\$421,400	\$3,600	\$48,300	\$4,800



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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 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	
Exterior								
Exterior Walls								
Concrete Masonry Unit	28%	Now	\$159,600	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/Erode, 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	\$321,000	LIFE	**	5	\$19,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Door Lintels</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Interior And Exterior Of Main Garage</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</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</i>								
Metal Coiling Doors	5%	Now	\$56,800	2041	**	5	\$2,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	2%			2049	**	5	\$2,200	
<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	\$101,700	2056	**	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>								

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 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%	Now	\$20,500	2044	**	5	\$400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	70%	Now	\$150,600	2061	**	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 : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5-10	\$12,200	
Masonry: Brick	40%			LIFE	**	5-10	\$20,300	
Masonry: Limestone	10%			LIFE	**	5-10	\$9,000	
Pre-Cast Concrete	10%			LIFE	**	5	\$9,300	
Stucco Cement	10%			2049	**	5	\$1,900	
Roof								
Modified Bitumen	100%			2041	**	10	\$30,600	
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$315,000	LIFE	**	5	\$81,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%	Now	\$21,700	2041	**	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	\$19,200	2046	**	3	\$2,600	
<i>Worn/Erode, Extent : Severe, 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
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%			2039	**	5	\$8,200	
Concrete Masonry Unit	40%	Now	\$61,700	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	\$28,700	LIFE	**	5	\$12,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Baseboards Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Offices, Hallways</i>								
Masonry: Brick	25%	Now	\$78,100	LIFE	**			
<i>Joint Mortar Miss/Erode, 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	\$69,300	2056	**	5	\$3,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%	Now	\$111,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Garage</i>								
Plaster	65%	Now	\$91,500	LIFE	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Left Overhead Door On 2nd Avenue</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%	Now	\$55,500	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Avenue</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Asphalt	100%	2-4	\$3,000	2039	**			
<i>Sinking/Subsiding, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Side Of Building</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
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	

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$4,400	2041		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**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	100%			2036	\$3,800	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 1,200 Amperes*

Switchgear / Switchboard

Fused Disc Sw	100%			2036	\$32,500	5	\$100	
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Raceway

Conduit	100%			2036	\$4,400	1		
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Panelboards

Fused Disc Sw	5%			2035	\$1,000	5		
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Molded Case Bkrs	95%			2035	\$19,000	5	\$800	
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*On Extended Life, Extent : Light, Area Affected : 50%**Location : Throughout The Building*

Wiring

Thermoplastic	100%			2036	\$9,000	1		
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Motor Controllers

Locally Mounted	100%			2034	\$45,900	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$900
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Near The Entrance Door At 11 Street**Explanation : Water Main Grounded*

Lighting

Interior Lighting

Fluorescent	40%			2031	\$87,800	10	\$11,400	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Locker Rooms And Offices*

Fluorescent	10%			2036	\$22,000	10	\$2,800	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

HID	40%			2031	\$146,800	10	\$400	
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LED	10%			2044		**		
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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 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	

Lighting

Egress Lighting								
Exit/Emergency Light Combo	20%			2036	\$5,200			
Exit, Battery	80%			2031	\$28,600	10	\$1,700	
Exterior Lighting								
HID	10%			2031	\$14,500	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

Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	**	1		
Conversion Equipment								
Furnace	10%			2036	\$9,600	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	\$148,200	2041	**	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 : Severe, 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	\$49,600	2046	**			
<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>								

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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								
Terminal Devices								
Air Handler	50%	0-2	\$29,200	2036	\$291,700	1	\$8,600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Convactor/Radiator	20%	Now	\$10,100	2034	\$50,700	1	\$1,800	
<i>Damaged, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	30%	0-2	\$46,100	2041	* *	1	\$2,700	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%	Now	\$25,300	2034	\$50,500	2	\$200	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above The Office But Below The Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above The Office But Below The Roof</i>								
Split Unit	10%	Now	\$36,800	2036	\$73,600			
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Of 2 Units</i>								
Window/Wall Unit	30%	0-2	\$3,500	2029	\$35,200	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	\$27,400	
Exhaust Fans								
Interior	10%	Now	\$2,800	2036	\$13,700	2	\$100	
<i>Broken, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throught. The Bathroom Fans</i>								
Roof	90%	2-4	\$10,800	2041	* *	2	\$700	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$39,800	2036	\$398,100	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%			2031	\$17,100	2		

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

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
Plumbing	Sanitary Piping Cast Iron	100%	0-2	\$78,100	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Floor Drain</i>								
	Storm Drain Piping Cast Iron	100%	0-2	\$5,500	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Side Of Building</i>								
	Fixtures Generic	100%						
Fire Suppression	Standpipe Generic	100%			2056	**	1-5	\$15,600

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 19-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,4,5,6
Block : 2361 **Lot** : 268 **BIN** : 4054170

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$5,373,500	\$5,123,900
Interior Architecture	\$14,739,400	\$2,066,800
Electrical	\$255,100	\$2,399,600
Mechanical	\$10,299,900	\$17,068,800
Site Enclosure	\$129,100	
Site Pavements	\$116,100	
Total	\$30,913,100	\$26,659,000
Importance Code A	\$5,373,500	\$5,123,900
Importance Code B	\$24,881,900	\$21,395,200
Importance Code C	\$657,700	\$139,900
Total	\$30,913,100	\$26,659,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$83,500		\$9,000	
Interior Architecture	\$100,000		\$12,000	\$34,300
Electrical	\$150,100	\$124,600	\$150,400	\$132,700
Mechanical	\$42,200	\$94,800	\$144,400	\$57,600
Site Enclosure	\$24,200			
Site Pavements	\$62,300			
Elevators/Escalators	\$46,100	\$46,100	\$46,100	\$46,100
Total	\$508,200	\$265,500	\$361,900	\$270,700
Importance Code A	\$83,500		\$30,800	
Importance Code B	\$290,800	\$265,500	\$319,100	\$270,700
Importance Code C	\$133,900		\$12,000	
Total	\$508,200	\$265,500	\$361,900	\$270,700



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
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	\$1,467,500	LIFE	**	5	\$356,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Expansion Joint Failure, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout North And South Facades</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkheads And Various Exterior Wall Locations</i>								
Metal Panel	5%	Now	\$31,500	2056	**	5	\$44,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Along 53rd Avenue</i>								
Metal Coiling Doors	5%	0-2	\$126,900	2041	**	5	\$37,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Window Wall	5%			2056	**	5	\$89,100	
Wood Overhead Doors	10%	0-2	\$272,900	2041	**	5	\$118,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	93%	Now	\$3,193,600	2061	**	5	\$33,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Aluminum w/ Guards	5%			2052	**	5	\$3,600	
Metal Louvers	2%			2039	**	10	\$9,000	
Parapets								
Masonry: Brick	95%	2-4	\$43,500	LIFE	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Metal Panel	5%			2056	**	5	\$3,500	
Roof								
Modified Bitumen	100%	Now	\$228,200	2036	\$4,564,300			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Covers At Expansion Joints</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Water Tank Tower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various 5th And 6th Floor Locations And Water Tank Room</i>								

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
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								
Soffits								
Cast in Place Concrete	98%			LIFE	**	5	\$168,700	
Cement - Fiber Panel	2%	Now	\$6,700	2046	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Water Tank Tower</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	70%	4+	\$1,308,800	LIFE	**	5	\$1,683,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Various Shop And Garage Locations</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Shop And Garage Locations</i>								
Mosaic Tile	5%	4+	\$515,700	2041	**	5	\$68,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilet Rooms Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Toilet Rooms Throughout</i>								
Vinyl Tile	15%	0-2	\$910,900	2041	**	3	\$61,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Offices</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Offices</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Offices</i>								
Vinyl Tile 9" X 9"	10%	Now	\$8,790,100	2046	**	3	\$41,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors And Locker Rooms</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Corridors And Locker Rooms</i>								
<hr/>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$24,000	
Concrete Masonry Unit	73%	0-2	\$657,700	LIFE	**	5	\$139,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor Shops And Stairs</i>								
Gypsum Board	15%	2-4	\$20,100	LIFE	**	5	\$43,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Offices</i>								
Metal Coiling Doors	2%			2052	**	5	\$47,900	
Plaster	5%	4+	\$11,700	LIFE	**	5	\$7,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</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								
Ceilings								
AcousTileConcealSpLn	5%	0-2	\$44,200	2041	**	5	\$34,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations On 5th And 6th Floors</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	0-2	\$548,200	2049	**	5	\$55,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	30%			LIFE	**	5-10	\$412,200	
Exposed Struc: Concrete	40%	0-2	\$1,317,600	LIFE	**	5	\$68,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : 1st Floor Condensate Pump Room</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 1%</i>								
<i>Location : 1st Floor Condensate Pump Room</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	15%			LIFE	**	10	\$329,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	4+	\$15,900	2046	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along 59th Place At Loading Area</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%	0-2	\$8,200	2056	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Area At 59th Place</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Area At 59th Place</i>								
Masonry: Brick	50%	Now	\$129,100	2046	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 58th Street Ramp Walls</i>								
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 58th Street Ramp Walls</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 58th Street Ramp Walls</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%	2-4	\$116,100	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : Cracked Curbs</i>								
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$10,900	2034	\$27,200			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 58th Street Ramp Walkways</i>								
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Asphalt Patching At 58th Street Ramp Walkways</i>								
<i>Explanation : Patching Evident</i>								
<hr/>								
Parking/Driveway								
Asphalt	25%	2-4	\$16,800	2045		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 58th Street Parking Lots</i>								
Cast in Place Concrete	75%	2-4	\$34,500	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 58th Street Ramp And Loading Area At 59th Place</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%			2036	\$48,800	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 Approximately 3,000 Amperes Each.</i>								
Fused Disc Sw	25%			2046		**	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Service Disconnect Switch Rated At 3,000 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	100%			2034	\$26,700	5	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Rooms, Elevator Machine Rooms, Mechanical Equipment Rooms</i>								
<i>Explanation : Various Nameplate Ratings</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2036	\$52,000	5	\$3,200	
Molded Case Bkrs	20%			2036	\$13,000	5	\$4,000	

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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								
Raceway								
Busway	20%			2034	\$7,400	1		
Conduit	60%			2036	\$22,100	1		
Conduit	20%			2046	**	1		
Panelboards								
Molded Case Bkrs	80%			2035	\$39,700	5	\$16,100	
Molded Case Bkrs	20%			2044	**	5	\$4,000	
Wiring								
Braided Cloth	30%			2035	\$10,000	1		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	50%			2036	\$16,600	1		
Thermoplastic	20%			2046	**	1		
Motor Controllers								
Locally Mounted	20%			2034	\$3,600	5	\$1,000	
Locally Mounted	30%			2041	**	5	\$1,500	
Motor Control Center	49%			2034	\$9,800	5	\$10,200	
Variable Frequency Drive	1%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$22,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$235,400	
Generators								
Diesel	100%			2039	**	1	\$296,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Front Of The Building Generator Enclosure</i>						
		<i>Explanation : Emergency Generator Rated At 375 Kilovolt Amperes.</i>						
Batteries								
Lead/Acid	100%			2029	\$2,500	5	\$28,300	
Fuel Storage								
Main Tank	100%			2051	**	5		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Front Of The Building Generator Enclosure</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
Lighting								
Interior Lighting								
Fluorescent	10%	Now	\$255,100	2036	\$637,800			
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Locker Rooms, Shops, Garages</i>						
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Locker Rooms, Shops, Garages</i>						
LED	90%			2041	**			

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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								
Egress Lighting								
Emergency, Service	30%			2041	**	1		
Emergency, Battery	20%			2041	**	10	\$35,500	
Exit/Emergency Light Combo	20%			2041	**			
Exit, Service	30%			2036	\$95,000	1		
Exterior Lighting								
HID	5%			2031	\$178,500	10	\$100	
LED	15%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2036	\$1,436,300	1	\$285,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior And Exterior Spaces</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2041	**	1-3	\$471,500	
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	
Heating								
Energy Source								
Plant Campus Steam / PRV	100%			2046	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 5873 53rd Avenue</i>								
<i>Explanation : Steam Coming From Former Betts Avenue Incinerator Building</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2039	**	5	\$43,600	
Distribution								
Steam Piping/Pump	100%	0-2	\$294,000	2046	**			
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	35%	Now	\$967,300	2036	\$4,836,700	1	\$143,000	
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pneumatic Controls Inoperable For Many Years</i>								
Air Handler	15%			2041	**	1	\$68,100	
Convactor/Radiator	10%			2034	\$600,500	1	\$23,700	
<i>On Extended Life, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	10%			2036	\$1,820,700	1	\$23,700	
Unit Heater - Steam	30%			2041	**	4	\$20,200	

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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	Priority
Heating								
Controls								
Pneumatic	100%	Now	\$7,393,300	2037	**			
<i>Leaking, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Building</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%	Now	\$241,600	2046	**	2	\$1,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	5%			2041	**	2	\$2,300	
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units, R-410a</i>								
Split Unit	5%			2041	**			
Window/Wall Unit	10%	0-2	\$83,500	2035	\$278,200	1		
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$645,000	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%			2031	\$977,100	2	\$6,700	
<i>Obsolete Equipment, Extent : Light, Area Affected : 30%</i>								
<i>Location : First Floor Through Fifth Floor</i>								
Roof	70%	Now	\$498,700	2041	**	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>								
Heat Recovery Ventilator								
No Component	50%							
Generic	50%	Now	\$176,400	2034	\$588,000			
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	**	1		
Galvanized Steel	30%			2034	\$2,812,400	1		

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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	
Plumbing								
HW Heat Exchanger Steam Fired	100%			2056	**	4	\$108,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Approx 400 Gallon</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2041	**	4	\$15,500	
Sewage Ejector(s) Electric	100%			2036	\$384,500	4	\$43,800	
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 Total, Two Units For Passengers. One For 1st To 6th Floor. The Other Passenger Is Floors 4 Thru 6. And Four For Freight 1st To 6th Floor</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	\$3,381,300	1-5	\$384,000	
Sprinkler								
No Component	90%							
Generic	10%			2036	\$1,015,500	1-2	\$20,600	

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 08-Nov-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,534,500	\$71,900
Interior Architecture	\$4,419,700	\$297,300
Electrical		\$371,400
Mechanical	\$139,100	\$2,907,900
Site Pavements	\$824,500	
Total	\$8,917,700	\$3,648,400
Importance Code A	\$3,534,500	\$104,600
Importance Code B	\$4,429,000	\$3,543,800
Importance Code C	\$954,200	
Total	\$8,917,700	\$3,648,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$71,700			
Interior Architecture	\$27,900		\$2,500	
Electrical	\$8,900	\$7,000	\$7,500	\$7,900
Mechanical	\$30,200	\$12,800	\$14,400	\$12,100
Site Enclosure	\$47,900			
Site Pavements	\$15,500			
Total	\$202,000	\$19,800	\$24,400	\$19,900
Importance Code A	\$75,100	\$3,500	\$3,500	\$3,500
Importance Code B	\$51,100	\$16,300	\$18,400	\$16,500
Importance Code C	\$75,700		\$2,500	
Total	\$202,000	\$19,800	\$24,400	\$19,900



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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	\$616,400	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>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	\$1,800	
Metal Panel	2%			2046	**	5-10	\$19,800	
Metal Coiling Doors	15%	Now	\$460,500	2041	**	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>								
Pre-Cast Concrete	2%	Now	\$10,400	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,500	2044	**	5	\$500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Parapets								
Concrete Masonry Unit	85%	2-4	\$26,800	LIFE	**	5	\$24,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	15%	Now	\$31,000	LIFE	**	5	\$24,000	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Parapet</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	\$2,457,600	2046	**			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/Erode, Extent : Moderate, Area Affected : 20%</i> <i>Location : Over Shops And Throughout</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Pipe Guard Rail Installed</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$231,200	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	\$450,100	2056	**	5	\$10,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Bathrooms And Locker Rooms</i> <i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%</i> <i>Location : Bathrooms And Locker Rooms</i> <i>Worn/Erode, Extent : Moderate, Area Affected : 60%</i> <i>Location : Bathrooms And Locker Rooms</i>								
Sheet Vinyl/Rubber	10%			2041	**	5	\$24,000	

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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	\$16,300	2039	**	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/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Walls. Bathrooms And Locker Rooms</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Bathroom And Shower</i>								
Concrete Masonry Unit	70%	Now	\$129,800	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	\$2,400	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%			2044	**	5	\$4,900	
Metal: Cage/Fence	5%			LIFE	**	10	\$200	
SGFT/Glazed Masonry	10%	2-4	\$8,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$159,100	2056	**	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	\$3,449,600	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	88%	Now	\$38,500	2046		**		
<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>								
Steel Pipe Rail	10%	0-2	\$5,800	2046		**	\$4,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Guard Rail</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,500	2049		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Curb Along Avenue D And Entry Apron To Side Lot</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		
Parking/Driveway								
Asphalt	100%	Now	\$824,500	2051		**		
<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		
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%			2046		**	\$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%			2046		**	\$300	
Raceway								
Conduit	100%			2046		**		1
Panelboards								
Fused Disc Sw	15%			2044		**	\$200	
Molded Case Bkrs	85%			2044		**	\$1,600	

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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	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2046	**	1		
Motor Controllers								
Locally Mounted	10%			2034	\$1,800	5		
Motor Control Center	45%			2053	**	5	\$900	
Variable Frequency Drive	45%			2053	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
LED	100%			2044	**			
Egress Lighting								
Emergency, Battery	50%			2036	\$58,900	10	\$8,500	
Exit, Battery	50%			2036	\$49,700	10	\$2,400	
Exterior Lighting								
LED	30%			2044	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2031	\$131,700	1	\$26,200	
<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								
Generic, Digital	100%			2031	\$180,900	1-3	\$44,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughtout The Building</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	Priority
Heating								
Energy Source								
Natural Gas	100%			2046	**	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%			2041	**	1	\$26,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 15 Rooftop Package Units.</i>								
Furnace	15%			2031	\$32,700	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%			2041	**	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%			2035	\$15,300	4	\$500	
No Component	90%							
Terminal Devices								
Air Handler	10%			2044	**	1	\$4,300	
Convactor/Radiator	10%			2034	\$57,300	1	\$2,300	
Fan Coil Unit/Heat	80%	0-2	\$139,100	2036	\$1,391,100	1	\$16,300	
<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Various Locations. 60 Percent Of Units Not Working</i>								
Controls								
Electrical	100%			2031	\$389,900			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Management System.</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2040	**	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%			2044	**	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%			2044	**	2	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Unit. R-410a</i>								

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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	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	5%			2044	**	2	\$2,400	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$15,500	
Ductwork/Diffusers	75%			LIFE	**	2-5	\$46,400	
Exhaust Fans								
Roof	100%			2044	**	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater With Tanks								
Electric	100%			2034	\$47,300	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units, 75 Gallons Each</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	\$14,000	4	\$2,200	
Backflow Preventer								
Generic	100%			2041	**	1	\$4,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2036	\$969,900	1-2	\$19,700	
Fire Pump								
Generic	100%			2032	\$67,000	1	\$13,100	

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Feb-2025 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,Mez
Block : 1587 **Lot** : 127 **BIN** : 1090338

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$416,300	\$253,100
Interior Architecture	\$661,400	\$786,800
Total	\$1,077,700	\$1,039,900
Importance Code A	\$416,300	\$253,100
Importance Code B	\$552,200	\$786,800
Importance Code C	\$109,200	
Total	\$1,077,700	\$1,039,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$47,500		\$18,500	
Interior Architecture	\$150,300			\$8,700
Electrical	\$13,000	\$10,200	\$11,900	\$12,600
Mechanical	\$28,400	\$8,400	\$14,100	\$8,400
Site Enclosure	\$300		\$10,100	
Site Pavements	\$40,800			
Total	\$280,300	\$18,500	\$54,600	\$29,700
Importance Code A	\$50,500	\$3,100	\$21,600	\$3,100
Importance Code B	\$126,600	\$15,500	\$22,900	\$17,900
Importance Code C	\$103,100		\$10,100	\$8,700
Total	\$280,300	\$18,500	\$54,600	\$29,700



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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	\$111,300	
Metal, Corrugated	40%			2056	**	1		
Metal Coiling Doors	10%			2049	**	5	\$37,100	
Pre-Cast Concrete	25%			LIFE	**	5	\$192,800	
Windows								
Aluminum	50%			2052	**	5	\$16,200	
Metal Louvers	50%			2045	**	10	\$101,100	
Roof								
Metal Panel	98%			2049	**	10	\$264,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Not Accessible</i>								
Sloped Glazing	2%			LIFE	**	5	\$78,400	
Soffits								
Exposed Struc: Steel	1%			LIFE	**	5	\$300	
Metal Panel	99%			2056	**	5-10	\$31,000	
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$649,500	
Ceramic Tile	5%	Now	\$9,300	2045	**	5	\$4,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Men's Locker Room Bathroom</i>								
Poured Epoxy/Resin	5%	0-2	\$23,100	2034			\$462,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridor</i>								
Interior Walls								
Cast in Place Concrete	25%			LIFE	**	10	\$109,200	
Ceramic Tile	10%			2045	**	5	\$17,500	
Concrete Masonry Unit	35%			LIFE	**	5	\$48,900	
Glass: Single Pane	2%			LIFE	**	5	\$5,200	
Metal Coiling Doors	3%			2052	**	5	\$26,200	
SGFT/Glazed Masonry	25%			LIFE	**	10	\$21,800	
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5-10	\$40,600	
Exposed Struc: Steel	70%			LIFE	**	10	\$227,500	
Metal Panel	10%			LIFE	**	5	\$40,600	
Site Enclosure								

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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	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2049	**	5-10	\$16,600	
<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%			2056	**			
Iron Picket	5%			2071	**			
Metal: Cage/Fence	45%			LIFE	**	10	\$300	
<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	55%			2049	**			
Panel/Paver: Cer/Brk	35%			2052	**	5	\$81,600	
Steel Grating	10%			2056	**	1		
Parking/Driveway								
Cast in Place Concrete	100%			2049	**			
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								
Air Circuit Breaker	100%			2056	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Switchgear Room</i>								
<i>Explanation : Two 3,200 Ampere Switches</i>								
Transformers								
Dry Type	100%			2049	**	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								
Air Circuit Breaker	100%			2056	**	5	\$300	
Raceway								
Conduit	100%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2052	**	5	\$100	
Molded Case Bkrs	90%			2052	**	5	\$1,500	
Wiring								
Thermoplastic	100%			2056	**	1		

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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
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2049	**	5		
Motor Control Center	50%			2049	**	5	\$900	
Variable Frequency Drive	40%			2049	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
<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%			2049	**	1	\$19,200	
Generators								
Diesel	100%			2045	**	1	\$24,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator</i>								
<i>Explanation : 938 Kilovolt Amperes, 750 Kilowatt Capacity</i>								
Batteries								
Lead/Acid	100%			2030	\$2,500	5	\$2,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Emergency Power Room</i>								
<i>Explanation : Load Bank Observed</i>								
Fuel Storage								
Day Tank	100%			2052	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Generator</i>								
<i>Explanation : 1,500 Gallons</i>								
Lighting								
Interior Lighting								
LED	100%			2041	**			
Egress Lighting								
Emergency, Service	50%			2041	**	1		
Exit, Service	50%			2041	**	1		
Exterior Lighting								
LED	10%			2041	**			
No Component	90%							
Alarm								
Security System								
Generic	100%			2041	**	1	\$23,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior And Exterior</i>								
<i>Explanation : CCTV System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2041	**	1-3	\$38,400	

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Energy Source Electricity	100%		2056	**	1		
Conversion Equipment Furnace	100%		2041	**	1	\$30,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
<i>Location : 1st Floor</i>							
<i>Explanation : 2 Units At First Floor</i>							
Air Conditioning							
Energy Source Electricity	100%		2052	**	1		
Conversion Equipment Heat Pump Air Sourced Split Unit	70% 30%		2037 2041	** **	2	\$2,700	
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	**	2-5	\$55,000	
Exhaust Fans Interior	100%		2041	**	2	\$1,900	
Plumbing							
H/C Water Piping Brass/Copper	100%		2056	**	1		
Water Heater With Tanks Gas Fired	100%		2034		2	\$34,200	
Sanitary Piping Cast Iron	100%		LIFE	**	1		
Storm Drain Piping Cast Iron	100%		LIFE	**	1		
Backflow Preventer Generic	100%		2041	**	1	\$3,800	
Fixtures Generic	100%						
Hot Water Storage Tank Generic	100%		2041	**	1	\$2,600	
Fire Suppression							
Standpipe Generic	100%		2056	**	1-5	\$31,400	
Sprinkler Generic	100%		2056	**	1-2	\$17,500	
Fire Pump Generic	100%		2045	**	1	\$11,600	

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

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 31-May-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 504 **Lot** : 49 **BIN** : 5013317

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$462,800	\$265,600
Interior Architecture	\$225,600	
Electrical	\$76,200	
Mechanical	\$69,500	\$377,700
Total	\$834,100	\$643,300
Importance Code A	\$462,800	\$331,000
Importance Code B	\$238,900	\$312,300
Importance Code C	\$132,400	
Total	\$834,100	\$643,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$4,100	\$4,900		\$9,600
Interior Architecture	\$36,200			\$1,200
Electrical		\$100		\$38,100
Mechanical	\$9,500	\$1,200	\$2,100	\$69,500
Site Enclosure	\$19,300			
Site Pavements	\$38,700			
Total	\$107,800	\$6,200	\$2,200	\$118,400
Importance Code A	\$5,200	\$5,700	\$1,200	\$14,400
Importance Code B	\$40,300	\$500	\$1,000	\$104,000
Importance Code C	\$62,200			
Total	\$107,800	\$6,200	\$2,200	\$118,400



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
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	\$178,900	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>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2055	**	5-10	\$16,600	
Metal Coiling Doors	5%			2033	\$128,900	5	\$3,800	
Stucco Cement	10%			2033	\$136,700	5	\$6,000	
Wood	10%	Now	\$52,300	2055	**	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	\$103,900	2055	**	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/Erode, 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	Priority
Exterior								
Windows								
Steel	30%	Now	\$67,600	2060	**	5	\$5,600	
			<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>					
Wood	50%	Now	\$60,200	2060	**	5	\$7,500	
			<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Garage Throughout</i>					
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</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	\$4,100	2038	**			
			<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : At Dormer Locations</i>					
Modified Bitumen	40%			2040	**	10	\$5,100	
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$26,600	LIFE	**	5	\$34,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : First Floor Garage Area</i>					
Quarry Tile	5%			2040	**	5	\$1,300	
Vinyl Tile	5%	Now	\$2,400	2035	\$24,000	3	\$300	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</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	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$3,100	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	\$132,400	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 : Gymnasium Room</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2040	**	5	\$900	
Exposed Struc: Concrete	45%			LIFE	**	5	\$1,200	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 1st Floor Ceiling</i>								
Exposed Struc: Steel	5%			LIFE	**			
Exposed Struc: Wood	40%	Now	\$93,200	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium And Wood Shop</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gymnasium And Wood Shop</i>								
Gypsum Board	5%	Now	\$3,000	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+	\$19,300	2055	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Side Of Rear Yard</i>								
Masonry: Brick	15%			2045	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033				
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$3,100	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Yard Area At Northeast Corner Of Building</i>								

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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

Parking/Driveway
Asphalt

100% Now \$35,600 2038 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : North Side Of 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
Molded Case Bkrs

100% 2055 * * 5 \$300
Other Observation, Extent : N/A, Area Affected : 100%
Location : 2nd Floor
Explanation : Main Service Switch Rated At 200 Amperes.

Transformers

Dry Type

100% 2048 * * 5
Other Observation, Extent : Moderate, Area Affected : 100%
Location : 2nd Floor
Explanation : One Transformer Rated 30 Kilovolt Amperes, 240 Volt To 208/120 Volts

Raceway

Conduit

50% 2035 \$2,200 1

Conduit

50% 2055 * * 1

Panelboards

Fused Knife Sw

5% 2034 \$500 5

Molded Case Bkrs

70% 2051 * * 5 \$200

Molded Case Bkrs

25% 2034 \$2,500 5 \$100

Wiring

Braided Cloth

25% 2034 \$2,300 1

Thermoplastic

75% 2055 * * 1

Motor Controllers

Locally Mounted

100% 2033 \$23,000 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$200
Other Observation, Extent : Moderate, Area Affected : 100%
Location : 1st Floor Beside The Main Gate
Explanation : Water Main Pipe Is Grounded

Lighting

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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%			2030	\$70,800	10	\$9,200	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	6%			2030	\$5,300	10	\$700	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
HID	10%			2030	\$14,800	10		
Incandescent	2%			2030	\$1,600	2		
LED	2%			2040	* *			
Egress Lighting								
Exit, Battery	100%			2035	\$14,400	10	\$800	
Exterior Lighting								
HID	20%			2030	\$11,700	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	60%			2035	\$17,200	5	\$2,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Buried</i>							
	<i>Explanation : One 1,000 Gallon Tank</i>							
Natural Gas	40%			2045	* *	1		
Conversion Equipment								
Furnace	10%			2030	\$3,900	1	\$600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Above Supervisor Office And 1st Floor</i>							
	<i>Explanation : 2 Units Serves Supervisor Office And 1st Floor</i>							
Radiant Heater	30%			2043	* *	2	\$1,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Explanation : 2 Sets Gasoline Fired Units</i>							
Steam Boiler	60%			2033	\$65,400	1	\$7,400	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Old Unit</i>							

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Estimates are rounded to the nearest hundred dollars.

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

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									
Distribution									
	Steam Piping/Pump	60%			2035	\$60,100			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	No Component	40%							
Terminal Devices									
	Convactor/Radiator	50%			2033	\$51,100	1	\$2,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
	Unit Heater - Steam	10%			2030	\$7,100	4	\$100	
	No Component	40%							
Controls									
	Electrical	100%			2028	\$69,500			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : On Extended Life Time</i>									
Air Conditioning									
Energy Source									
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Split Unit	5%			2035	\$14,800			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : 2nd Floor Ceiling</i>									
<i>Explanation : Serves Lavatory And Classroom</i>									
	Window/Wall Unit	25%			2030	\$11,800	1		
	No Component	70%							
Distribution									
	Ductwork/Diffusers	5%			LIFE	**	2	\$800	
	No Component	95%							
Ventilation									
Distribution									
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$700	
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	10%			2035	\$16,100	1		
	Galvanized Steel	90%			2033	\$143,600	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
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	Priority
Plumbing								
Water Heater With Tanks Electric	60%			2030	\$42,600	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Two 50 Gallon Units, One 6 Gallon Unit</i>								
Gas Fired	40%			2033	\$20,500	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One 50 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%	Now	\$7,900	LIFE		**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Lot</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2035	\$57,600	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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 31-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$120,900	
Interior Architecture		\$142,300
Electrical		\$197,100
Mechanical	\$248,300	\$104,800
Total	\$369,100	\$444,200
Importance Code A	\$253,500	
Importance Code B	\$115,600	\$444,200
Total	\$369,100	\$444,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$3,300	\$300		
Interior Architecture	\$6,200			\$400
Electrical	\$2,100	\$100	\$300	\$114,900
Mechanical	\$21,700	\$5,600	\$1,800	\$31,600
Site Enclosure	\$26,900			
Site Pavements	\$12,300			
Total	\$72,400	\$6,000	\$2,000	\$146,900
Importance Code A	\$3,300	\$1,300	\$1,000	\$1,100
Importance Code B	\$29,900	\$4,600	\$1,000	\$145,800
Importance Code C	\$39,200			
Total	\$72,400	\$6,000	\$2,000	\$146,900



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
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	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$2,500	
Metal Panel	80%	0-2	\$67,000	2045	**	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%	4+	\$3,300	2040	**	5	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Doors</i>								
<i>Explanation : Paint Peeling, Corrosion Near Perimeter Of Frames</i>								
Windows								
Aluminum	100%			2043	**	5	\$600	
Roof								
Metal Panel	95%			2048	**	10	\$53,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Not Accessible</i>								
Skylight, Metal/Glass	5%			2055	**	10	\$5,200	
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$59,200	
Vinyl Tile	10%	Now	\$4,200	2035	\$83,100	3	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Storage Area</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$700	
Metal Panel	80%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	2%	Now	\$2,000	2040	**	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

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								
Fence/Gates								
Aluminum Rail	20%	Now	\$5,900	2040	**	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	\$21,000	2045	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Yard Area</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Yard Area</i>								
Retaining Walls								
Cast in Place Concrete	100%			2055	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : South Side Of Building</i>								
<i>Explanation : This Is Actually A Sea Wall, Bulkhead</i>								
Site Pavements								
On-Site Walkways								
Asphalt	40%	2-4	\$2,800	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Adjacent To East Yard Area</i>								
Cast in Place Concrete	60%			2040	**			
Parking/Driveway								
Asphalt	50%			2038	**			
Asphalt	50%	0-2	\$9,500	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Yard 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%			2045	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$32,500	5	\$500	
Raceway								
Conduit	100%			2035	\$4,400	1		
Panelboards								
Fused Disc Sw	10%			2034	\$2,000	5		
Molded Case Bkrs	90%			2034	\$18,000	5	\$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
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	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2035	\$9,000	1		
Motor Controllers								
Locally Mounted	100%			2033	\$34,500	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$2,100	LIFE		**	5	\$300
			<i>Corroded, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Boiler Room</i>					
Lighting								
Interior Lighting								
Fluorescent	20%			2030	\$29,500	10	\$3,800	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Storage And Bathroom</i>					
HID	80%			2035	\$197,100	10	\$500	
Egress Lighting								
Emergency, Battery	50%			2030	\$17,500	10	\$2,500	
Exit, Battery	50%			2030	\$12,000	10	\$700	
Exterior Lighting								
HID	50%			2030	\$48,500	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%			2045		**	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	\$132,600	2055		**	1	\$9,300
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Boiler Room. Corroded Boiler Shell</i>					
			<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%			2043		**	4	\$1,500

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
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
Heating								
Terminal Devices								
	Convactor/Radiator	15%			2033	\$25,500	1	\$1,000
	Unit Heater - Hot Water	85%			2035	\$104,800		
Controls								
	Electrical	100%			2030	\$115,600		
Air Conditioning								
Energy Source								
	Electricity	100%			2034	\$2,900	1	
Conversion Equipment								
	Window/Wall Unit	5%			2028	\$3,900	1	
	No Component	95%						
Ventilation								
Exhaust Fans								
	Roof	100%	Now	\$20,200	2035	\$40,400	2	\$500
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2045	**	1	
Water Heater With Tanks								
	Electric	100%			2030	\$23,600	4	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	50%			2035	\$4,600	1	\$600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
	Generic	50%			2040	**	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%			2045	**	1-5	\$10,900

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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.

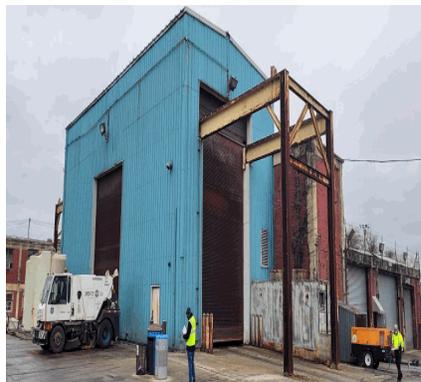
Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 31-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$698,400	
Interior Architecture	\$336,100	
Electrical	\$125,100	\$234,200
Site Pavements	\$222,700	
Total	\$1,382,300	\$234,200
Importance Code A	\$698,400	\$54,200
Importance Code B	\$287,100	\$180,000
Importance Code C	\$396,800	
Total	\$1,382,300	\$234,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$256,600			\$7,700
Interior Architecture	\$67,200	\$1,200		
Electrical	\$9,500		\$200	\$57,000
Mechanical	\$700	\$700	\$700	\$23,400
Total	\$333,900	\$2,000	\$800	\$88,200
Importance Code A	\$258,500	\$700	\$700	\$8,400
Importance Code B	\$55,600	\$1,300	\$200	\$79,800
Importance Code C	\$19,900			
Total	\$333,900	\$2,000	\$800	\$88,200



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 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	\$97,600	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	\$134,300	LIFE	**	5	\$8,200	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</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	\$48,100	2045	**	5	\$6,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners And Base Of Wall</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2040	**	5	\$5,700	
Metal Sect. OHD	5%	Now	\$32,900	2055	**	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	\$16,000	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gantry Supports</i>								
<i>Explanation : Corrosion, Rusting On Structural Steel Columns</i>								
Windows								
Metal Louvers	75%	Now	\$15,600	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	25%	Now	\$35,200	2060	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, 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
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								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$49,000	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$221,700	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	25%							
Roof								
Built-Up (BUR)	50%	Now	\$191,100	2045	**			
<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/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	25%	Now	\$23,800	2040	**			
<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%			2030	\$53,700	10	\$4,900	
<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	10%	4+	\$36,000	2040	**	1		
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Asphalt Poured	30%			2048	**	5	\$2,400	
Cast in Place Concrete	70%	2-4	\$47,400	LIFE	**	5	\$24,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Storage 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.

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** 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

Interior Walls

Cast in Place Concrete	5%	Now	\$19,900	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%	0-2	\$174,000	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

Metal Panel	30%			LIFE	**			
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Ceilings

Exposed Struc: Concrete	70%	Now	\$162,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storage Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Shop Area</i>								

Exposed Struc: Steel	30%			LIFE	**			
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Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$222,700	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</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	50%	4+	\$200	2035	\$7,500	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 : Garage 1</i>								
<i>Explanation : One 1,200 Ampere Main Switch</i>								

Molded Case Bkrs	50%	4+	\$1,100	2035	\$54,200	5	\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room Garage 2</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Garage 2</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$108,400	5	\$300	
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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
FRESH KILLS I BUCKET SHOP
Asset # : 2020

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								
Raceway								
Conduit	100%			2035	\$25,700	1		
Panelboards								
Fused Disc Sw	10%			2034	\$4,000	5		
Molded Case Bkrs	90%			2034	\$35,900	5	\$300	
Wiring								
Thermoplastic	100%			2035	\$28,700	1		
Motor Controllers								
Locally Mounted	100%			2033	\$71,700	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	15%			2030	\$29,500	10	\$1,800	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Storeroom And Bathroom</i>								
HID	80%			2030	\$125,100	10	\$300	
HID	5%	Now	\$1,600	2045	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Shop</i>								
Egress Lighting								
Emergency, Battery	20%	Now	\$4,400	2045	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	30%			2030	\$6,600	10	\$1,000	
Exit, Battery	30%			2030	\$5,600	10	\$300	
Exit, Battery	20%	Now	\$2,200	2045	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	19%			2030	\$11,700	10		
LED	1%			2043	**			
No Component	80%							

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								
Fuel Oil No 2	100%			2045	**	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%			2035	\$41,100	1	\$6,500	

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
FRESH KILLS I BUCKET SHOP
Asset # : 2020

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Energy Source							
Electricity	100%		2043	**	1		
Conversion Equipment							
Window/Wall Unit	10%		2030	\$5,000	1		
No Component	90%						
Ventilation							
Exhaust Fans							
Roof	50%		2030	\$12,800	2	\$200	
Wall Unit	50%		2030	\$2,800	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2045	**	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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 31-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$4,185,100	\$247,200
Interior Architecture	\$3,700,600	\$319,600
Electrical	\$451,900	\$130,000
Mechanical	\$781,200	\$1,611,300
Site Pavements	\$318,700	
Total	\$9,437,500	\$2,308,200
Importance Code A	\$4,185,100	\$312,200
Importance Code B	\$4,741,900	\$1,995,900
Importance Code C	\$510,600	
Total	\$9,437,500	\$2,308,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$34,000	\$4,100		
Interior Architecture	\$40,300			\$1,000
Electrical	\$42,300	\$400	\$900	\$69,600
Mechanical	\$16,400	\$7,500	\$7,900	\$44,900
Total	\$133,000	\$12,000	\$8,800	\$115,500
Importance Code A	\$42,300	\$11,100	\$6,900	\$6,900
Importance Code B	\$90,700	\$900	\$1,900	\$108,500
Importance Code C				
Total	\$133,000	\$12,000	\$8,800	\$115,500



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
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	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$197,100	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>								
Concrete Masonry Unit	10%	Now	\$14,100	LIFE	**	5	\$1,600	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$217,000	LIFE	**	5	\$13,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<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/Erode, 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	2045	**	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%			2033			\$8,200	

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 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	
Exterior								
Windows								
Aluminum	15%	Now	\$92,500	2043	**	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	\$1,822,500	2060	**	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	\$129,800	2060	**	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	70%	Now	\$97,000	LIFE	**	5	\$27,900	
<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	\$3,600	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%	Now	\$1,300	2040	**	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>								
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.

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								
IRMA/Protected Membrane	70%	Now	\$1,510,700	2045	**			
	<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 : 75%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Garage Area</i>							
Metal Panel	10%	4+	\$13,300	2040	**			
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i>							
Roll Roofing	20%	Now	\$118,400	2037	**	5	\$15,200	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : Roll Roofing Install Over Boarded Up Skylights</i>							
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$769,900	LIFE	**	5	\$99,000	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Worn/Erode, Extent : Moderate, Area Affected : 70%</i> <i>Location : Throughout</i>							
Vinyl Tile	15%	Now	\$66,200	2035	\$220,600	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>							
Interior Walls								
Concrete Masonry Unit	75%	0-2	\$92,200	LIFE	**	5	\$7,900	
	<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	\$99,700	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>							
Wood	5%			LIFE	**	5	\$5,200	

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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	
Interior									
Ceilings									
AcousTileSusp.Lay-In	5%	Now	\$40,300	2040	**	5	\$2,400		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Mens Restroom</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Mezzanine Offices</i>									
Exposed Struc: Concrete	90%	Now	\$2,614,400	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	\$58,200	LIFE	**				
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Auto Repair Area</i>									
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$61,900	2040	**				
<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	\$256,800	2040	**				
<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>									

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									
Molded Case Bkrs	100%	4+	\$1,300	2035	\$65,000	5	\$900		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>									

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
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								
Transformers								
Dry Type	100%			2033	\$26,700	5	\$300	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 75 Kilovolt Ampere</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$65,000	5	\$1,800	
Raceway								
Conduit	100%			2035	\$36,800	1		
Panelboards								
Fused Disc Sw	10%			2034	\$5,000	5	\$200	
Molded Case Bkrs	90%			2034	\$44,700	5	\$1,700	
Wiring								
Braided Cloth	50%	2-4	\$16,600	2060	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2035	\$16,600	1		
Motor Controllers								
Locally Mounted	100%			2033	\$18,200	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	10%			2030	\$60,800	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>								
Fluorescent	10%	Now	\$24,300	2045	**			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	80%			2030	\$332,300	10	\$1,800	
Egress Lighting								
Emergency, Battery	50%			2030	\$58,800	10	\$8,500	
Exit, Battery	50%			2030	\$49,600	10	\$2,400	
Exterior Lighting								
LED	20%			2043	**			
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

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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	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2045	**	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%			2040	**	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%			2045	**			
Terminal Devices								
Convactor/Radiator	5%			2033	\$28,600	1	\$1,100	
Unit Heater - Steam	95%			2035	\$378,200	4	\$9,100	
Controls								
Electrical	100%	0-2	\$194,700	2030	\$389,500			
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2030	\$26,500	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	80%	Now	\$108,700	2045	**	2	\$1,400	
<i>Broken, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Wall Unit	20%	0-2	\$2,400	2035	\$6,000	2	\$300	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	\$894,400	1		
Water Heater With Tanks								
Oil Fired	100%			2028	\$88,300	1		
HW Heat Exchanger								
Steam Fired	100%			2035	\$338,800	4	\$10,400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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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
Plumbing								
	Backflow Preventer							
	Generic	100%			2035	\$31,300	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%						

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

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 31-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2685 **Lot** : 100 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Electrical		\$51,300
Total		\$51,300
Importance Code B		\$51,300
Total		\$51,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$41,000	\$23,700		
Interior Architecture	\$14,700			
Electrical	\$2,200		\$100	\$10,200
Mechanical	\$47,900	\$200	\$400	\$6,800
Site Enclosure	\$15,100			
Site Pavements	\$18,100			
Total	\$139,000	\$23,900	\$400	\$17,000
Importance Code A	\$42,500	\$23,900	\$200	\$200
Importance Code B	\$56,800		\$200	\$16,800
Importance Code C	\$39,700			
Total	\$139,000	\$23,900	\$400	\$17,000



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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
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	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,400	
Metal Panel	88%	Now	\$41,000	2055	**	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 : 5%</i>								
<i>Location : Various Locations. All Facades</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room</i>								
Metal Sect. OHD	10%			2048	**	5	\$4,400	
Windows								
Metal Louvers	5%			2038	**	10	\$1,300	
No Component	95%							
Roof								
Metal Panel	100%			2048	**	10	\$20,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$12,800	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$300	
Metal Panel	80%	Now	\$6,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Of Walls</i>								
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Fiber Board	90%	Now	\$8,200	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Wash Area</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$15,100	2045	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</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%	Now	\$5,000	2040	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Of Building</i>								

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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	

Site Pavements

Parking/Driveway

Asphalt

100% Now \$13,100 2038 * *

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

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

30% 4+ \$500 2035 \$1,100 5

Enclosure Corroded, Extent : Moderate, Area Affected : 5%

Location : Electrical Room

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

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Molded Case Bkrs

54% 4+ \$900 2035 \$17,600 5

Enclosure Corroded, Extent : Moderate, Area Affected : 5%

Location : Electrical Room

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

Location : Electrical Room

Explanation : 1,000 Ampere Main Breaker

Molded Case Bkrs

16% 2035 \$5,200 5

Switchgear / Switchboard

Molded Case Bkrs

100% 2035 \$32,500 5 \$100

Raceway

Conduit

100% 2035 \$4,400 1

Panelboards

Fused Disc Sw

10% 2034 \$1,000 5

Molded Case Bkrs

90% 2034 \$9,000 5 \$100

Wiring

Thermoplastic

100% 2035 \$9,000 1

Motor Controllers

Locally Mounted

13% 4+ \$900 2033 \$1,500 5

Corroded, Extent : Moderate, Area Affected : 5%

Location : Overhead Door Controller

Locally Mounted

87% 2033 \$10,000 5

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$100

Corroded, Extent : Moderate, Area Affected : 100%

Location : First Floor

Lighting

Interior Lighting

HID

100% 2035 \$51,300 10 \$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.

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**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	

Lighting

Egress Lighting								
Emergency, Battery	50%			2030	\$3,300	10	\$500	
Exit, Battery	50%			2030	\$2,300	10	\$100	
Exterior Lighting								
HID	20%			2030	\$4,000	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%			2045	**	5	\$1,300	
Conversion Equipment								
Furnace	100%			2035	\$13,500	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	\$47,600	LIFE	**	2-5	\$1,200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Corroded, Extent : Severe, Area Affected : 90%</i>								
<i>Location : First Floor</i>								
No Component	50%							
Exhaust Fans								
Roof	70%			2030	\$5,900	2	\$100	
Wall Unit	30%	0-2	\$100	2035	\$600	2		
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								

Plumbing

H/C Water Piping								
Galvanized Steel	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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 12-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 2508 **Lot** : 1 **BIN** : 3064006

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,223,900	\$512,000
Interior Architecture	\$1,065,300	\$138,100
Electrical	\$894,000	\$1,109,900
Site Pavements	\$88,800	
Total	\$3,272,000	\$1,759,900
Importance Code A	\$1,223,900	\$739,500
Importance Code B	\$1,959,300	\$1,020,300
Importance Code C	\$88,800	
Total	\$3,272,000	\$1,759,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$38,100			
Interior Architecture	\$151,400			\$500
Electrical	\$66,000	\$5,600	\$9,100	\$6,700
Site Enclosure	\$6,300			
Site Pavements	\$20,400			
Total	\$282,200	\$5,600	\$9,100	\$7,200
Importance Code A	\$38,100		\$800	
Importance Code B	\$113,100	\$5,600	\$8,300	\$7,200
Importance Code C	\$131,000			
Total	\$282,200	\$5,600	\$9,100	\$7,200



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
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	\$739,500	2044	**	5	\$209,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, 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 Used As A Warehouse</i>								
Windows								
Aluminum	10%	Now	\$32,500	2059	**	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	\$126,400	2042	**	5	\$10,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	2-4	\$5,700	2037	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Soffits								
Cast in Place Concrete	100%	Now	\$358,000	LIFE	**	5	\$302,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : East And West Elevations</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Elevations</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
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	\$107,400	LIFE	**	5	\$138,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$222,400	2049	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Office</i>								
Vinyl Tile	5%	Now	\$109,000	2044	**	3	\$1,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Wood	10%	Now	\$47,100	2062	**	5	\$7,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	20%	Now	\$30,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Structural Column Lower Level</i>								
Concrete Masonry Unit	45%	Now	\$42,400	LIFE	**	5	\$3,600	
<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>								
SGFT/Glazed Masonry	35%	Now	\$31,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</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
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								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$65,600	2054	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Concrete	25%	Now	\$295,500	LIFE	**	5	\$3,100	
<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: Steel	70%	0-2	\$265,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garbage Disposal Area</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	50%			2069	**			
Chain Link	50%	Now	\$6,300	2044	**			
<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	\$20,400	2037	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			2039	**			
Parking/Driveway								
Asphalt	100%	Now	\$88,800	2037	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Ramp</i>								
<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>								

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%			2034	\$227,600	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>								

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

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%			2032	\$26,700	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>							
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$227,600	5	\$1,600	
<hr/>								
Raceway								
Conduit	100%	Now	\$56,500	2064	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Building</i>							
	<i>Explanation : Rusted Conduits</i>							
<hr/>								
Panelboards								
Molded Case Bkrs	2%			2033	\$2,600	5		
Molded Case Bkrs	98%	Now	\$127,100	2059	**	5	\$800	
	<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Building</i>							
<hr/>								
Wiring								
Braided Cloth	90%	Now	\$59,200	2059	**	1		
	<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Building</i>							
Thermoplastic	10%			2034	\$6,600	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2032	\$5,900	5		
Motor Control Center	90%	Now	\$180,000	2054	**	5	\$700	
	<i>Enclosure Corroded, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout Building</i>							
<hr/>								
Ground								
Grounding Devices								
Generic	100%	Now	\$10,400	LIFE	**	5	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Main</i>							
	<i>Explanation : Corroded</i>							
<hr/>								
Lighting								
Interior Lighting								
Incandescent	40%	Now	\$260,800	2044	**	2	\$400	
	<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Building Interior</i>							
LED	60%			2034	\$652,100			
<hr/>								
Egress Lighting								
Emergency, Battery	50%	0-2	\$44,200	2044	**			
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Inside The Building</i>							
Exit, Battery	50%			2039	**	10	\$1,800	
	<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Inside The Building</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
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	
Lighting								
Exterior Lighting								
HID	20%			2029	\$55,900	10		
No Component	80%							
Alarm								
Security System								
Generic	100%	0-2	\$11,200	2042	**	1	\$20,100	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Building Entrance</i>						
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$154,500	2044	**	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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
No Component	40%							
No Component	60%							
Air Conditioning								
Conversion Equipment								
No Component	95%							
No Component	5%							
Ventilation								
Exhaust Fans								
No Component	40%							
No Component	60%							
Plumbing								
H/C Water Piping								
No Component	40%							
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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 26-Sep-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,Mez
Block : 635 **Lot** : 13 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$269,700	\$108,400
Interior Architecture	\$168,400	\$3,522,000
Mechanical	\$1,266,100	\$494,900
Total	\$1,704,100	\$4,125,300
Importance Code A	\$269,700	\$108,400
Importance Code B	\$1,434,500	\$4,016,900
Total	\$1,704,100	\$4,125,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$9,300		\$41,900
Interior Architecture		\$10,300	\$4,400	
Electrical	\$19,400	\$20,000	\$22,400	\$63,000
Mechanical	\$51,500	\$13,100	\$11,100	\$90,700
Site Enclosure	\$7,300			
Total	\$78,200	\$52,700	\$37,900	\$195,600
Importance Code A	\$1,900	\$11,700	\$1,900	\$44,300
Importance Code B	\$69,000	\$41,000	\$31,600	\$151,300
Importance Code C	\$7,300		\$4,400	
Total	\$78,200	\$52,700	\$37,900	\$195,600



*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
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%			2055	**	1		
Metal Sect. OHD	5%			2048	**	5	\$18,500	
<i>Other Observation, Extent : N/A, 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%			2055	**	5	\$66,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Window Wall</i>								
<i>Explanation : Polycarbonate Panels</i>								
Windows								
Aluminum	75%			2051	**	5	\$24,300	
<i>Window Guards, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	25%			2044	**	10	\$50,500	
Roof								
Metal Panel	100%			2048	**	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%			2055	**	5-10	\$31,300	
Interior								
Floors								
Cast in Place Concrete	60%	Now	\$168,400	LIFE	**	5	\$216,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Tipping And Processing Floor Drains</i>								
Mosaic Tile	5%			2048	**	5	\$20,600	
Poured Epoxy/Resin	35%			2033			\$3,234,400	
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%			2044	**	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 : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exposed Metal Panel And Structural Steel Members</i>								
Metal Coiling Doors	1%			2051	**	5	\$8,700	
SGFT/Glazed Masonry	21%			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
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								
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%			2055	**			
Iron Picket	50%	4+	\$7,300	2070	**			
<i>Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Hamilton Avenue</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2070	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	**			
On-Site Walkways								
Cast in Place Concrete	100%			2048	**			
Parking/Driveway								
Asphalt	50%			2044	**			
Cast in Place Concrete	50%			2048	**			
Activity Yard								
Not Accessible	100%							

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%			2061	**	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3,200 Amperes Each.</i>								
Transformers								
Dry Type	100%			2052	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Rated At 130 Kilovolt amperes, Two At 112.5 Kilovolt Amperes, One At 75 Kilovolt amperes, One At 45 Kilovolt amperes 480/ 208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2061	**	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Five Vertical Sections</i>								
Raceway								
Conduit	100%			2055	**	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
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	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2051	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	10%			2048	**	5	\$100	
Motor Control Center	85%			2052	**	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 : N/A, Area Affected : 100%</i>					
			<i>Location : Exterior - Generator Enclosure</i>					
			<i>Explanation : Emergency Generator Rated At 795 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2029	\$2,500	5	\$4,100	
Fuel Storage								
Main Tank	100%			2063	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Exterior - Generator Enclosure</i>					
			<i>Explanation : Rated At Capacity: 1,500 Gallons</i>					
Lighting								
Interior Lighting								
Fluorescent	30%			2040	**	10	\$30,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Rooms, Locker Rooms</i>					
HID	40%			2040	**	10	\$1,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Garage, Dumping Areas</i>					
			<i>Explanation : Metal Halide Lamps</i>					
LED	30%			2040	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Offices, Hallways, Electrical Room</i>					
			<i>Explanation : LED Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$13,300	
Exit, Service	50%			2040	**	1		
Exterior Lighting								
HID	5%			2040	**	10		
LED	25%			2040	**			
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
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
Ventilation								
Distribution								
	Ductwork Stainless Steel	5%	Now	\$38,200	LIFE	**		
		<i>Bent, Extent : Light, Area Affected : 2%</i>						
		<i>Location : 1st Floor Driveway</i>						
	Ductwork Stainless Steel	95%			LIFE	**		
Exhaust Fans								
	Interior	100%			2040	**	2	\$3,400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2061	**	1	
Water Heater With Tanks								
	Electric	100%			2030	\$47,300	4	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units- 6kw 50 Gallons; 12 Kw 69 Gallons</i>						
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2043	**	4	\$6,600
Backflow Preventer								
	Generic	100%			2040	**	1	\$6,800
Fixtures								
	Generic	100%						
Tankless Water Heater(POU)								
	Gas Fired	100%			2030	\$32,400	2	\$1,300
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 315 Mbtu</i>						
Hot Water Storage Tank								
	Generic	100%			2040	**	1	\$2,600
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 200 Gallons</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2061	**	1-5	\$55,600
Sprinkler								
	Generic	100%			2061	**	1-2	\$30,900
Fire Pump								
	Generic	100%			2048	**	1	\$20,600

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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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 27-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,5,Mez,Ph
Block : 596 **Lot** : 50 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,801,900	\$1,341,500
Interior Architecture	\$5,045,600	\$687,300
Electrical	\$321,100	\$107,800
Mechanical	\$91,000	\$10,852,900
Total	\$7,259,600	\$12,989,500
Importance Code A	\$1,801,900	\$1,341,500
Importance Code B	\$5,147,000	\$11,484,700
Importance Code C	\$310,700	\$163,300
Total	\$7,259,600	\$12,989,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$19,300		\$87,600	
Interior Architecture	\$113,000		\$41,000	\$20,100
Electrical	\$47,400	\$59,800	\$62,500	\$69,100
Mechanical	\$166,600	\$84,000	\$120,700	\$64,100
Site Pavements	\$1,300			
Elevators/Escalators	\$24,500	\$24,500	\$24,500	\$24,500
Total	\$372,100	\$168,300	\$336,200	\$177,900
Importance Code A	\$19,300		\$87,600	\$100
Importance Code B	\$326,900	\$168,300	\$248,700	\$171,400
Importance Code C	\$25,900			\$6,400
Total	\$372,100	\$168,300	\$336,200	\$177,900



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
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	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	7%	0-2	\$89,400	LIFE	**	5	\$51,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : By Garage Door</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Washington Street Side</i>								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,099,600	
Metal Panel	40%	Now	\$972,100	2056	**	5	\$549,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southeast And West Facades</i>								
<i>Explanation : Motorized Solar Shades Not Functioning</i>								
Metal Coiling Doors	4%			2049	**	5	\$91,600	
Pre-Cast Concrete	8%			LIFE	**	5	\$381,200	
Window Wall	1%			2056	**	5	\$27,500	
Windows								
Aluminum	50%			2052	**	5	\$200	
Metal Louvers	50%			2045	**	10	\$1,000	
Parapets								
Metal/Glass Curt Wall	75%			2056	**	5	\$73,700	
Metal Rail	15%			2049	**	5-10	\$68,700	
Pre-Cast Concrete	10%			LIFE	**	5	\$31,900	
Roof								
Green, Roof Inaccessible	90%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Weed Overgrowth</i>								
Plaza Roof: Stone Panels	3%			2056	**			
Single Ply Membrane	7%			2041	**	10	\$15,700	
Soffits								
Exposed Struc: Steel	25%			LIFE	**	5	\$6,600	
Metal Panel	75%			2056	**	5-10	\$21,700	
Interior								
Floors								
Cast in Place Concrete	2%	2-4	\$22,400	LIFE	**	5	\$24,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Garage Floors Throughout</i>								
Cast in Place Concrete	3%			LIFE	**	5	\$72,200	
Ceramic Tile	5%			2045	**	5	\$27,500	
Sheet Vinyl/Rubber	7%	Now	\$50,400	2041	**	5	\$28,900	
<i>Worn/Erode, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor Offices And Elevator Floor</i>								
Steel Plate	1%			LIFE	**	1		
Traffic Topping	29%	Now	\$3,804,100	2041	**	5	\$99,600	
<i>Worn/Erode, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : 5th Floor Garage Floor Area, Ramps And Throughout</i>								
Traffic Topping	53%			2041	**	5	\$364,200	

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Estimates are rounded to the nearest hundred dollars.

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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	
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$106,000	
Ceramic Tile	3%			2045	**	5	\$12,700	
Concrete Masonry Unit	65%			LIFE	**	5	\$220,500	
Glass: Single Pane	2%			LIFE	**	5	\$12,700	
Gypsum Board	10%	4+	\$11,900	LIFE	**	5	\$25,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Offices, Corridors And Meeting Rooms Throughout</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Offices, Corridors And Meeting Rooms Throughout</i>								
Masonry: Brick	5%			LIFE	**	10	\$6,400	
Metal Coiling Doors	5%	0-2	\$94,500	2052	**	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%			2049	**	5	\$82,100	
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$34,200	
Exposed Struc: Steel	75%			LIFE	**	10	\$820,500	
Gypsum Board	5%			LIFE	**	5-10	\$94,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2049	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,300	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Street Fueling Station Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Street Fueling Station Entrance</i>								
<i>Explanation : Concrete Damaged At Crash Bollard.</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2049	**			

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%			2056	**	5	\$1,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor Main Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3,200 Amperes And A Backup Vent Supply Disconnect Switch Rated At 400 Amperes</i>								

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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	
Under 600 Volts								
Transformers								
Dry Type	100%			2049	**	5	\$1,400	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical And Mechanical Rooms</i>							
	<i>Explanation : Dry Type Transformers With Various Ratings</i>							
Switchgear / Switchboard								
Air Circuit Breaker	100%			2056	**	5	\$1,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Main Electrical Room</i>							
	<i>Explanation : 7 Sections</i>							
Raceway								
Conduit	100%			2056	**	1		
Panelboards								
Molded Case Bkrs	100%			2052	**	5	\$9,700	
Wiring								
Thermoplastic	100%			2056	**	1		
Motor Controllers								
Locally Mounted	40%			2049	**	5	\$1,000	
Motor Control Center	30%			2049	**	5	\$3,000	
Variable Frequency Drive	30%			2049	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$10,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement Water Main Room</i>							
	<i>Explanation : Location Noted</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2049	**	1	\$113,000	
Generators								
Diesel	90%			2045	**	1	\$128,000	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Second Floor Generator Room</i>							
	<i>Explanation : Emergency Generator Rated At 1,600 Kilowatts</i>							
Steam Driven	10%			2045	**	1	\$14,200	
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Room</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Penthouse Mechanical Room</i>							
	<i>Explanation : 275 Kw Rating</i>							
Batteries								
Lead/Acid	100%			2030	\$2,500	5	\$13,600	

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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	Fuel Storage							
	Day Tank	5%			2052	**	5	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Second Floor Generator Room</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
	Main Tank	95%			2064	**	5	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Fuel Bay Underground</i>						
		<i>Explanation : 8,000 Gallon Capacity</i>						
Lighting	Interior Lighting							
	Fluorescent	68%	Now	\$88,500	2041	**		
		<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Various Locations</i>						
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Garages, Parking</i>						
	Fluorescent	30%			2041	**	10	\$101,100
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Hallways, Mechanical Rooms</i>						
	Fluorescent	2%			2041	**	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%			2041	**	1	
	Emergency, Battery	10%			2041	**	10	\$8,900
	Exit, Battery	50%			2041	**	10	\$12,400
Exterior Lighting	Fluorescent	12%			2041	**	10	\$4,000
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Perimeter</i>						
	Fluorescent	8%			2041	**	10	\$2,700
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Perimeter</i>						
	No Component	80%						
Lightning Protection	Arresters/Cabling							
	Generic	100%	Now	\$4,800	2064	**	5	\$1,200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Malfunctioning. Clamps And Terminal Rods Missing</i>						
Alarm								

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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	

Alarm

Security System

Generic

100% Now \$137,900 2041 * * 1 \$123,500

Malfunctioning, Extent : Moderate, Area Affected : 20%

Location : Throughout The Building

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

Location : Interior And Exterior Spaces

Explanation : CCTV Surveillance System

Fire/Smoke Detection

Generic, Digital

100% Now \$94,700 2041 * * 1-3 \$205,800

Malfunctioning, Extent : Moderate, Area Affected : 15%

Location : Throughout The Building

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% 2046 * * 1

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

Location : Throughout

Explanation : Steam From Con Edison

Conversion Equipment

Heat Exchanger, Shell & Tube

99% 2045 * *

Pres. Reducing Valve/LP Steam

1% 2045 * * 5 \$200

Distribution

Hot Wtr Piping/Pump

100% Now \$16,100 2052 * * 4 \$18,100

Insul. Deteriorating, Extent : Light, Area Affected : 5%

Location : Penthouse Mechanical Room

Terminal Devices

Air Handler

60% 2041 * * 1 \$136,300

Convactor/Radiator

10% 2049 * * 1 \$11,900

Fan Coil Unit/Heat

5% 2041 * * 1 \$5,900

Unit Heater - Hot Water

15% 2041 * *

No Component

10%

Other Observation, Extent : N/A, Area Affected : 0%

Location : Mechanical Rooms

Explanation : Reported Under Air Conditioning

Controls

Digital

100% 2031 \$10,549,600

Air Conditioning

Energy Source

Electricity

5% 2052 * * 1

Steam/HW System

95% 2056 * * 1

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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								
Conversion Equipment								
	Absorption Chiller/Steam/HW	20%			2045	**	1	\$79,500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : Two Units</i>								
	Split Unit	5%	0-2	\$21,800	2041	**		
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Electric Room</i>								
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Rooms, Telecom Room, Elevator Machine Room</i>								
	No Component	75%						
Distribution								
	CW & CHW Wtr Pipe/Pump	20%			2056	**	4	\$5,400
	No Component	80%						
Terminal Devices								
	Air Handler/Cool/Ht	18%			2041	**	1	\$40,900
	Fan Coil - 4 Pipe	2%			2041	**	1	\$2,400
	No Component	80%						
Heat Rejection								
	Water Cooling Tower	20%			2037	**	2	\$73,900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Units</i>								
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$324,300
Exhaust Fans								
	Interior	100%			2041	**	2	\$11,200
Plumbing								
H/C Water Piping								
	Brass/Copper	90%			2056	**	1	
	Galvanized Steel	10%			2049	**	1	
HW Heat Exchanger								
	Steam Fired	100%			2056	**	4	\$54,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$25,900	LIFE	**	1	
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage Entrance</i>								
Sump Pump(s)								
	Non-Submersible	100%			2041	**	4	\$7,800

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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 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	
Plumbing								
Sewage Ejector(s) Electric	100%			2041	**	4	\$14,600	
Backflow Preventer Generic	100%			2041	**	1	\$22,500	
Fixtures Generic	100%							
Booster Pump w/Tank Generic	100%			2036	\$36,200	1	\$16,500	
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2 Units From 1st - 5 Floor, 1 Unit From 1st To Penthouse</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2056	**	1-5	\$185,200	
Sprinkler Generic	100%			2056	**	1-2	\$102,900	
<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%	Now	\$7,000	2045	**	1	\$61,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fire Pump Room</i>								
Chemical System Dry	100%			2034	\$116,200	1-10	\$58,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Refill Stations</i>								
<i>Explanation : Four 50 Square Foot 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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 08-May-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,782,600	\$184,500
Interior Architecture	\$921,800	\$501,300
Electrical		\$541,200
Mechanical	\$2,636,800	\$2,158,200
Site Enclosure	\$80,100	
Site Pavements	\$331,400	\$427,700
Total	\$5,752,700	\$3,812,900
Importance Code A	\$2,292,900	\$184,500
Importance Code B	\$3,301,900	\$3,200,700
Importance Code C	\$157,900	\$427,700
Total	\$5,752,700	\$3,812,900

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$133,700		\$11,800	
Interior Architecture	\$81,100		\$7,800	\$1,500
Electrical	\$38,500	\$5,000	\$5,900	\$7,800
Mechanical	\$100,700	\$15,000	\$52,600	\$16,400
Site Pavements	\$27,100			
Total	\$381,000	\$20,000	\$78,100	\$25,800
Importance Code A	\$133,700	\$4,000	\$15,700	\$4,000
Importance Code B	\$219,200	\$16,000	\$54,600	\$21,800
Importance Code C	\$28,200		\$7,800	
Total	\$381,000	\$20,000	\$78,100	\$25,800



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
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	\$676,400	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	\$28,500	LIFE	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
Masonry: Brick Cavity	20%	Now	\$48,900	LIFE	**	5	\$28,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 9th Avenue Facade</i>								
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$10,500	
Metal Sect. OHD	20%	Now	\$203,600	2041	**	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	\$807,700	2061	**	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%			2039	**	10	\$11,800	
Parapets								
Masonry: Brick Cavity	30%	0-2	\$4,500	LIFE	**	5	\$2,200	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Sloped Glazing</i>								
Metal Panel	5%			2056	**	5	\$1,400	
No Component	65%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : East North South Side</i>								
<i>Explanation : Metal Rail With Pitch Pockets</i>								
Roof								
Modified Bitumen	95%			2044	**	10	\$108,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Sloped Glazing	5%	Now	\$95,000	LIFE	**	5	\$76,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Locker Rooms</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	
Exterior								
Soffits								
Stucco Cement	100%	0-2	\$46,600	2041	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$132,500	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	\$33,800	2045	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanics Restrooms</i>								
Quarry Tile	15%			2041	**	5	\$27,000	
Vinyl Tile	10%	Now	\$33,100	2036	\$330,900	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%			2039	**	5	\$3,400	
Concrete Masonry Unit	85%	0-2	\$77,800	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	\$2,200	
Metal Coiling Doors	5%			2044	**	5	\$12,200	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$79,700	2041	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Exposed Struc: Steel	65%			LIFE	**	10	\$155,700	
Gypsum Board	5%			LIFE	**	5-10	\$20,600	
Metal Panel	20%	Now	\$476,100	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	\$80,100	2062	**			
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Side Of Building At Parking Lot</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 Enclosure								
Retaining Walls								
Concrete Masonry Unit	100%			2046		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$331,400	2049		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 9th Avenue, West 215th And West 216th Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$5,700	2041		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Of Building</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 15%</i>								
<i>Location : East Side Of Building</i>								
Parking/Driveway								
Asphalt	100%	Now	\$21,400	2032	\$427,700			
<i>Potholes, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Driveway Apron At Entrance To Lot. East 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								
Service Equipment								
Fused Disc Sw	100%			2036	\$7,500	5	\$400	
<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>								
Transformers								
Dry Type	100%			2041		**	5	\$300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : 150 Kilovolt Amperes, 480 Volts Primary , 277 / 120 Volts Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2036	\$48,800	5	\$300	
Molded Case Bkrs	25%			2036	\$16,300	5	\$600	
Raceway								
Conduit	100%			2036	\$11,100	1		
Panelboards								
Fused Disc Sw	5%			2035	\$2,000	5	\$100	
Molded Case Bkrs	95%			2035	\$37,900	5	\$2,200	
Wiring								
Thermoplastic	95%			2036	\$21,500	1		
Thermoplastic	5%			2046		**	1	

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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	
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2034	\$31,000	5	\$200	
Motor Control Center	65%			2034	\$88,700	5	\$1,600	
Variable Frequency Drive	5%			2041	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	20%			2036	\$113,400	10	\$14,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
LED	80%			2044	**			
Egress Lighting								
Emergency, Battery	50%			2031	\$67,200	10	\$9,700	
Exit, Service	50%			2031	\$13,600	1		
Exterior Lighting								
HID	5%	Now	\$20,800	2046	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Not Functional</i>								
HID	10%			2031	\$41,700	10		
No Component	85%							
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2031	\$230,300	1-3	\$56,700	
<i>Other Observation, Extent : N/A, 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%			2036	\$183,600	5	\$24,800	

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.

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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								
Conversion Equipment Hot Water Boiler	100%	0-2	\$510,300	2056	**	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 : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$17,500	2044	**	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>								
<hr/>								
Terminal Devices								
Air Handler	20%	Now	\$180,700	2046	**	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>								
Convector/Radiator	10%			2034	\$65,400	1	\$2,600	
Unit Heater - Hot Water	35%	Now	\$8,300	2036	\$166,100			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
Unit Heater - Hot Water	35%			2044	**			
<hr/>								
Controls								
Pneumatic	100%			2030	\$1,725,200			
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		

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

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	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%	Now	\$104,300	2041	**	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	5%	Now	\$4,800	2036	\$95,000			
	<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>							
Split Unit	5%			2036	\$95,000			
Window/Wall Unit	10%			2029	\$30,300	1		
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2031	\$18,500	2	\$11,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$70,700	
Exhaust Fans								
Roof	50%	Now	\$1,600	2036	\$77,700	2	\$1,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Roof</i>							
	<i>Explanation : 1 Cover Of The Defective Unit Is Missing</i>							
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%	0-2	\$2,100	2046	**	1		
	<i>Not Insulated, Extent : Moderate, Area Affected : 10%</i> <i>Location : Penthouse</i>							
Brass/Copper	40%			2046	**	1		
Galvanized Steel	50%	0-2	\$10,200	2041	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i> <i>Location : Boiler Room</i>							
Water Heater With Tanks								
Gas Fired	100%			2031	\$17,100	2		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Penthouse</i>							
	<i>Explanation : One 50 Gallon 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
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								
Sanitary Piping								
Cast Iron	50%	Now	\$10,100	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Oil Separator And Water Backup From Sewage At Boiler Room And Garage</i>							
Cast Iron	50%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Hot Water Storage Tank								
Generic	100%			2044	**	1	\$2,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : One 120 Gallon Unit</i>							
Fire Suppression								
Standpipe								
Generic	100%			2036	\$368,500	1-5	\$41,900	
Sprinkler								
Generic	100%			2036	\$1,106,800	1-2	\$22,400	
Chemical System								
Generic	100%			2029	\$116,200	1-10	\$58,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Gas Refill Stations</i>							
	<i>Explanation : 4 Sets On Gasoline Refill Stations, Covering 120 Square Feet.</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 109,000 **Project Type** : SANITATION
Date of Survey : 30-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 241 **Lot** : 13 **BIN** : 1078939

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$879,600	\$3,374,400
Interior Architecture	\$1,056,100	\$248,200
Electrical	\$204,600	\$372,600
Mechanical	\$831,800	\$2,962,200
Site Pavements	\$82,800	
Total	\$3,054,800	\$6,957,400
Importance Code A	\$879,600	\$4,111,300
Importance Code B	\$2,092,400	\$2,846,100
Importance Code C	\$82,800	
Total	\$3,054,800	\$6,957,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$4,400		\$47,700	
Interior Architecture	\$62,900	\$6,000		
Electrical	\$7,500	\$12,200	\$12,200	\$10,200
Mechanical	\$78,900	\$21,000	\$75,200	\$19,000
Site Enclosure	\$16,700			
Total	\$170,300	\$39,300	\$135,100	\$29,200
Importance Code A	\$12,100	\$6,300	\$52,200	\$6,300
Importance Code B	\$120,200	\$30,700	\$82,800	\$22,800
Importance Code C	\$38,000	\$2,300		
Total	\$170,300	\$39,300	\$135,100	\$29,200



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 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	\$471,700	LIFE	**	5	\$27,500	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Truck Entrances</i>								
<i>Weepholes Not Function, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Riverside Facade</i>								
<i>Explanation : Graffiti</i>								
Fiberglass Panel	25%			2037	**	5	\$137,500	
Metal Panel	25%			2054	**	5-10	\$252,100	
Metal Coiling Doors	15%	Now	\$117,500	2047	**	5	\$34,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Doors</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Doors</i>								
Window Wall	5%			2054	**	5	\$27,500	
Windows								
Aluminum	95%			2042	**	5	\$900	
Metal Louvers	5%			2043	**	10	\$300	
Parapets								
Metal Panel	90%			2054	**	5	\$20,300	
Metal Rail	10%	Now	\$3,900	2039	**	5	\$4,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Walking Bridges Over Roof And Gantries</i>								
Roof								
Built-Up (BUR)	95%	Now	\$152,900	2034	\$3,058,800			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Floor And Lockers</i>								
Skylight, Plastic	5%			2039	**	1		
Soffits								
Metal Panel	100%			2054	**	5-10	\$87,300	

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
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	Priority
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$965,000	LIFE	**	5	\$248,200	
<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/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Garage Floor</i>								
<i>Explanation : Exposed Reinforcement</i>								
Ceramic Tile	5%			2043	**	5	\$7,600	
Quarry Tile	20%			2047	**	5	\$45,400	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2043	**	5	\$4,500	
Concrete Masonry Unit	5%	Now	\$21,300	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage Columns</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$21,800	
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$18,900	2047	**	5	\$11,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Bathrooms And Locker Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Throughout</i>								
Exposed Struc: Steel	5%	Now	\$91,000	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Floor</i>								
Exposed Struc: Steel	80%			LIFE	**			
Site Enclosure								
Fence/Gates								
Aluminum Rail	50%			2047	**	5-10	\$27,500	
Chain Link	50%			2044	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			
Parking/Driveway								
Asphalt	65%	Now	\$82,800	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Parking Lot And Driveway</i>								
Cast in Place Concrete	35%			2039	**			

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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								
Service Equipment Fused Disc Sw	100%			2044	**	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 2,000 Amperes.</i>								
Transformers Dry Type	100%			2039	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5 And 45 Kilovolt Amperes</i>								
Switchgear / Switchboard Fused Disc Sw	100%			2044	**	5	\$500	
Raceway Conduit	100%			2044	**	1		
Panelboards Molded Case Bkrs	100%			2042	**	5	\$2,900	
Wiring Thermoplastic	100%			2044	**	1		
Motor Controllers Locally Mounted	10%			2039	**	5	\$100	
Motor Control Center	90%			2039	**	5	\$2,700	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting LED	100%			2039	**			
Egress Lighting Emergency, Battery	50%			2034		10	\$13,200	
Exit, Service	50%			2034		1	\$18,500	
Exterior Lighting LED	30%			2042	**			
No Component	70%							
Alarm								
Security System Generic	100%	Now	\$204,600	2044	**	1	\$36,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
Fire/Smoke Detection Generic, Analog	100%			2034		1-3	\$67,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

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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	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	30%			2042	**	1	\$16,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage Ceiling</i>								
<i>Explanation : 5 Units</i>								
Furnace	30%	Now	\$5,100	2034	\$101,700	1	\$14,600	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3 Units, Garage Ceiling</i>								
Furnace	20%			2034	\$67,800	1	\$10,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor And 2nd Floor Mechanical Rooms</i>								
<i>Explanation : 4 Package Units</i>								
Radiant Heater	20%			2034	\$567,400	2	\$10,100	
Controls								
Electrical	100%	0-2	\$12,100	2027	\$606,000			
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Areas</i>								
<i>Explanation : Defective Thermostats</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Split Unit	15%	0-2	\$38,800	2044	**			
<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 : 2 Inefficient Old Units</i>								
Window/Wall Unit	15%			2029	\$61,900	1		
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	15%	0-2	\$4,800	2034	\$95,200	1	\$9,100	
<i>Controller Not Working, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Unit In 1st Floor Mechanical Room</i>								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	\$14,200	2	\$11,400	
No Component	85%							
Ventilation								

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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)	
Ventilation								
Distribution								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$36,500
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$24,300
Exhaust Fans								
	Interior	25%			2042	**	2	\$800
	Interior	25%			2034	\$120,900	2	\$800
	Roof	50%			2029	\$105,800	2	\$1,700
Plumbing								
H/C Water Piping								
	Brass/Copper	5%	0-2	\$3,500	2044	**	1	
		<i>Corroded, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : The Water Main Valve</i>						
	Brass/Copper	95%			2044	**	1	
Water Heater With Tanks								
	Gas Fired	60%			2029	\$10,200	2	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor Pump Room</i>						
		<i>Explanation : One 75 Gallon Unit</i>						
	Gas Fired	40%			2029	\$6,800	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%			2039	**	1	\$4,000
Fixtures								
	Generic	100%						
Hot Water Storage Tank								
	Generic	100%			2042	**	1	\$2,600
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor Pump Room</i>						
		<i>Explanation : One 200 Gallon Tank</i>						
Fire Suppression								
Standpipe								
	Generic	100%			2034	\$501,900	1-5	\$55,000
Sprinkler								
	Generic	100%			2034	\$1,507,400	1-2	\$30,500
Fire Pump								
	Generic	100%			2037	**	1	\$20,400

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

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
Fire Suppression	Chemical System								
	Dry	100%			2029	\$58,100	1-10	\$29,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
		<i>Location : Fueling Station</i>							
		<i>Explanation : Covers 20 Square Feet</i>							

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$678,800	\$4,200,600
Interior Architecture	\$1,309,200	\$4,955,500
Electrical		\$5,068,300
Mechanical	\$1,519,100	\$10,421,200
Total	\$3,507,000	\$24,645,500
Importance Code A	\$678,800	\$4,200,600
Importance Code B	\$2,452,100	\$20,170,100
Importance Code C	\$376,200	\$274,900
Total	\$3,507,000	\$24,645,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$160,800		\$14,400	\$7,500
Interior Architecture	\$97,900			\$9,800
Electrical	\$23,100	\$16,800	\$24,200	\$17,600
Mechanical	\$153,800	\$95,700	\$186,900	\$100,200
Site Enclosure	\$18,600			
Site Pavements	\$38,000			
Elevators/Escalators	\$37,200	\$37,200	\$37,200	\$37,200
Total	\$529,300	\$149,800	\$262,600	\$172,300
Importance Code A	\$160,800		\$14,400	\$12,500
Importance Code B	\$333,200	\$149,800	\$248,300	\$150,000
Importance Code C	\$35,400			\$9,800
Total	\$529,300	\$149,800	\$262,600	\$172,300



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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								
Exterior Walls								
Metal/Glass Curt Wall	23%			LIFE	**	5	\$224,700	
Metal Panel	3%			2051	**	5-10	\$107,500	
Metal Sect. OHD	5%	Now	\$47,300	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+	\$483,800	LIFE	**	5	\$1,083,700	
<i>Joint Mortar Miss/Erode, 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	\$25,700	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+	\$25,100	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	\$129,700	2036	\$2,594,100			
<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+	\$22,900	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	\$65,300	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	
Exterior								
Soffits								
Exposed Struc: Steel	25%			LIFE	**	5	\$78,500	
Metal Panel	75%	4+	\$39,800	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	\$876,300	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+	\$56,700	2040	**	5	\$25,100	
<i>Worn/Erode, Extent : Light, Area Affected : 15%</i>								
<i>Location : Public Corridors</i>								
Sheet Vinyl/Rubber	5%	Now	\$41,100	2036	\$2,055,000	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	\$30,000	2036	\$1,498,800	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+	\$294,600	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/Erode, 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	\$26,800	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	\$18,600	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	\$21,200	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	\$16,800	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	\$891,900	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	\$3,230,700	10	\$8,900	
LED	5%			2039	**			
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2036	\$352,200	10	\$50,700	
Exit, LED	5%			2066	**	1		
Exit, Service	45%			2036	\$64,000	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	\$176,300	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	\$78,800	1	\$15,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2036	\$108,300	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	\$15,500	
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	Priority
Heating								
Terminal Devices								
Air Handler	45%			2036	\$3,554,200	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	\$3,642,100	1	\$47,400	
Unit Heater - Steam	20%	0-2	\$23,800	2036	\$477,000	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	\$498,300			
No Component	35%							
Distribution								
CW & CHW Wtr	60%			2051	**	4	\$18,600	
Pipe/Pump								
No Component	40%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2036	\$1,058,700	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	\$55,800	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	\$570,100	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	\$405,900	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 : N/A, 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	\$1,057,400	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%			2027	\$12,900	4	\$13,300	
Sewage Ejector(s)								
Electric	100%			2036	\$219,800	4	\$25,100	
Backflow Preventer								
Generic	100%			2036	\$187,400	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 : N/A, 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	

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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
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>						
<hr/>								
Chemical System								
	Dry	50%			2029	\$29,100	1-10	\$14,500
	Wet	50%			2029	\$27,100	1-10	\$14,500

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 08-May-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$5,772,100	\$292,300
Interior Architecture	\$1,359,800	\$354,100
Electrical		\$1,144,700
Mechanical	\$315,900	\$1,349,900
Site Enclosure	\$66,400	
Site Pavements	\$147,700	
Total	\$7,662,000	\$3,141,000
Importance Code A	\$5,772,100	\$519,900
Importance Code B	\$1,495,500	\$2,621,100
Importance Code C	\$394,400	
Total	\$7,662,000	\$3,141,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$53,000			
Interior Architecture	\$45,800		\$4,500	\$1,200
Electrical	\$21,200		\$200	\$700
Mechanical	\$99,800	\$7,100	\$29,000	\$8,200
Site Pavements	\$10,800			
Total	\$230,500	\$7,100	\$33,700	\$10,000
Importance Code A	\$77,700	\$5,600	\$5,600	\$5,600
Importance Code B	\$125,600	\$1,500	\$25,900	\$4,400
Importance Code C	\$27,200		\$2,200	
Total	\$230,500	\$7,100	\$33,700	\$10,000



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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	\$286,000	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/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$1,578,800	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/Erode, 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	\$94,400	LIFE	**	5	\$4,500	
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Metal Sect. OHD	10%	Now	\$261,000	2049	**	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%			2052	**	5	\$7,900	
Steel	80%	Now	\$1,417,600	2061	**	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>								

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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								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$49,000	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/Erode, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%	Now	\$307,400	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%			2041	**	10	\$27,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Roof</i>								
<i>Explanation : Inaccessible At Time Of Survey, Previous Report Maintained.</i>								
Built-Up (BUR)	70%	Now	\$899,100	2046	**			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/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$927,800	2066	**			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

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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	\$189,600	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/Erode, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	2%			2039	**	5	\$1,900	
Ceramic Tile	3%			2049	**	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	\$152,300	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%			2036		3	\$4,600	
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%			2049	**	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	\$16,400	LIFE	**	5	\$3,500	
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Office</i>							
Masonry: Brick	30%	Now	\$249,500	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	\$78,500	LIFE	**			
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Near Restroom Entrance</i>							
Not Accessible	35%							

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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								
Ceilings								
Exposed Struc: Concrete	35%	Now	\$243,500	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	\$446,400	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	\$28,200	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%			2046	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$66,400	2046	**			
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Archways At West 215th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$147,700	2041	**			
<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%			2039	**			
Cast in Place Concrete	30%	Now	\$10,800	2041	**			
<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

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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%			2036	\$227,600	5	\$1,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2036	\$227,600	5	\$1,500	
Raceway								
Conduit	95%			2036	\$53,600	1		
Conduit	5%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2035	\$6,500	5	\$100	
Molded Case Bkrs	90%			2035	\$116,800	5	\$1,300	
Molded Case Bkrs	5%			2044	**	5	\$100	
Wiring								
Braided Cloth	75%			2035	\$49,400	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	20%			2036	\$13,200	1		
Thermoplastic	5%			2046	**	1		
Motor Controllers								
Locally Mounted	100%			2034	\$59,300	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Lighting								
Interior Lighting								
Fluorescent	30%			2031	\$240,000	10	\$15,600	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Offices, 2nd Floor</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	10%			2036	\$80,000	10	\$5,200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : New Locker Room</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	30%			2031	\$139,900	10	\$600	
LED	30%			2041	**			
Egress Lighting								
Emergency, Battery	20%			2041	**	10	\$2,700	
Emergency, Battery	30%			2031	\$28,600	10	\$4,100	
Exit, LED	20%			2064	**	1		
Exit, Service	30%			2031	\$7,400	1		
Exterior Lighting								
HID	10%			2031	\$26,500	10		
LED	10%			2044	**			
No Component	80%							

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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%			2046	**	1	
	Conversion Equipment							
	Steam Boiler	100%	Now	\$24,800	2041	**	1	\$50,700
				<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Rear Side Bottom</i>				
				<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	\$45,500	2036	\$455,100		
				<i>Corroded, Extent : Severe, Area Affected : 30%</i>				
				<i>Location : Throughout</i>				
				<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Garage</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%			2034	\$92,900	1	\$3,700
	Unit Heater - Steam	10%	Now	\$1,600	2031	\$32,300	4	\$500
				<i>Not in Service, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : 2nd Floor Locker Room</i>				
	Unit Heater - Steam	15%			2041	**	4	\$800
	No Component	55%						
	Controls							
	Electrical	100%			2029	\$315,900		
Air Conditioning								
	Energy Source							
	Electricity	100%			2044	**	1	
	Conversion Equipment							
	Window/Wall Unit	10%			2029	\$21,500	1	
	No Component	90%						
Ventilation								
	Exhaust Fans							
	Wall Unit	10%			2036	\$2,500	2	\$200
	No Component	90%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	30%			2046	**	1	
	Galvanized Steel	70%	Now	\$25,400	2034	\$507,900	1	
				<i>Corroded, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				

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**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%			2034	\$34,200	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units. One 100 Gallon, One 75 Gallon.</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Fire Suppression Standpipe Generic	100%			2036	\$261,700	1-5	\$29,700	

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 27-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez,Ph
Block : 670 **Lot** : 50 **BIN** : 1012267

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$761,600	\$418,000
Interior Architecture	\$6,016,500	\$348,900
Electrical	\$77,000	\$1,000,700
Mechanical	\$1,597,900	\$4,282,000
Total	\$8,453,000	\$6,049,700
Importance Code A	\$761,600	\$418,000
Importance Code B	\$7,439,200	\$5,578,000
Importance Code C	\$252,200	\$53,700
Total	\$8,453,000	\$6,049,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$67,700		\$18,200	
Interior Architecture	\$177,000		\$24,300	\$3,400
Electrical	\$36,800	\$25,500	\$28,100	\$29,300
Mechanical	\$199,000	\$25,900	\$69,700	\$22,100
Site Pavements	\$19,700			
Elevators/Escalators	\$21,600	\$21,600	\$21,600	\$21,600
Total	\$521,800	\$73,000	\$161,900	\$76,300
Importance Code A	\$76,400	\$2,000	\$20,200	\$2,000
Importance Code B	\$375,500	\$70,900	\$141,700	\$74,300
Importance Code C	\$70,000			
Total	\$521,800	\$73,000	\$161,900	\$76,300



*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 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	
Exterior								
Exterior Walls								
Exposed Struc: Steel	5%			LIFE	**	5	\$47,500	
<i>Other Observation, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Rooftop Ramp</i>								
<i>Explanation : Location Noted</i>								
Masonry: Brick Cavity	55%	Now	\$145,700	LIFE	**	5	\$83,600	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Street Facade</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Facade</i>								
Metal Panel	10%			2056	**	5-10	\$104,600	
Metal Sect. OHD	10%	Now	\$552,000	2056	**	5	\$23,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 12th Avenue Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</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>								
Window Wall	20%			2056	**	5	\$114,100	
Windows								
Aluminum	40%	Now	\$6,500	2044	**	5	\$3,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices And Meeting Areas Overlooking West Street</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 2nd Floor Small Gymnasium</i>								
Metal Louvers	60%			2039	**	10	\$63,800	
Parapets								
Masonry: Brick Cavity	95%	2-4	\$30,800	LIFE	**	5	\$15,300	
<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$6,600	2056	**	5	\$1,600	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	55%			2044	**	10	\$66,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Metal Panel	35%			2053	**	10	\$77,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Metal Roof</i>								
<i>Explanation : Covered With White Modified Bitumen Layers</i>								
Paver: Asphalt	10%			2049	**	10	\$18,200	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</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	
Exterior								
Soffits								
Alum/Vinyl Siding	100%			2056	**	10	\$3,500	
Interior								
Floors								
Asphalt Poured	20%	Now	\$40,000	2041	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area On Third Floor</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area On Third Floor</i>								
Cast in Place Concrete	50%	Now	\$574,000	LIFE	**	5	\$295,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Trench Drains Of First Floor Garage</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons</i>								
Ceramic Tile	18%			2039	**	5	\$48,600	
Mosaic Tile	2%	2-4	\$10,100	2041	**	5	\$6,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd Floor Bathrooms</i>								
Vinyl Tile	10%	4+	\$14,900	2041	**	3	\$10,100	
<i>Uneven Substrate, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor Conference Room</i>								
Interior Walls								
Ceramic Tile	6%	4+	\$12,700	2045	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mens Toilet On 2nd Floor</i>								
Concrete Masonry Unit	70%	Now	\$252,200	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 : 20%</i>								
<i>Location : Various Locations Throughout 1st And 2nd Floor Garages</i>								
Glass: Single Pane	2%			LIFE	**	5	\$5,800	
Gypsum Board	15%			LIFE	**	5-10	\$48,900	
Masonry: Brick	5%			LIFE	**	10	\$2,900	
Metal Coiling Doors	2%	Now	\$17,100	2052	**	5	\$9,600	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Ramp 3rd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Ramp</i>								
<i>Explanation : Component Is Actually Rapid Rollup Door</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	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$44,900	2041	**	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	\$5,190,300	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/Erode, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Fireproofing Delaminating Off Of Structural Beams</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$15,900	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West 26th Street</i>								
Pavers/Stone	5%	Now	\$900	2039	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Walkways</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,900	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Joints On West 26th Street</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%			2046	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room On 1m</i>								
<i>Explanation : Three Main Service Disconnect Switches Rated At One 4,000 Amperes And Two 2,500 Amperes</i>								
Transformers								
Dry Type	100%			2041	**	5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Room</i>								
<i>Explanation : Various Capacities</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2046	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room On 1m</i>								
<i>Explanation : 12 Sections</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	
Under 600 Volts								
Raceway								
Conduit	95%			2046	**	1		
Conduit	5%			2062	**	1		
Panelboards								
Fused Disc Sw	15%			2044	**	5	\$700	
Molded Case Bkrs	85%			2044	**	5	\$4,600	
Wiring								
Thermoplastic	95%			2046	**	1		
Thermoplastic	5%			2062	**	1		
Motor Controllers								
Locally Mounted	95%			2041	**	5	\$1,300	
Variable Frequency Drive	5%	Now	\$1,000	2053	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2m Mechanical Room</i>								
<i>Explanation : Device Only Operates In Bypass Mode</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Water Main Room</i>								
<i>Explanation : Location Noted</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$63,100	
Lighting								
Interior Lighting								
LED	100%			2046	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	25%			2046	**	10	\$12,400	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	25%			2036		10	\$12,400	
Exit/Emergency Light Combo	1%			2036			\$1,700	
Exit, Service	49%			2036		1	\$43,400	
Exterior Lighting								
LED	20%			2046	**			
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
No Component	80%							
Alarm								

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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	

Alarm

Security System
Generic

100% Now \$77,000 2036 \$385,200 1 \$69,000
Malfunctioning, Extent : Moderate, Area Affected : 40%
Location : Throughout The Building
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : CCTV Surveillance System

Fire/Smoke Detection
Generic, Digital

100% Now \$26,500 2036 \$529,300 1-3 \$115,000
Malfunctioning, Extent : Moderate, Area Affected : 10%
Location : Throughout The Building

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% 2046 * * 1

Conversion Equipment
Hot Water Boiler

20% 0-2 \$8,700 2041 * * 1 \$18,300
Corroded, Extent : Light, Area Affected : 10%
Location : 1st Floor - Boiler Room
Other Observation, Extent : N/A, Area Affected : 100%
Location : 1st Floor - Boiler Room
Explanation : Two Units

No Component

80%
Other Observation, Extent : N/A, Area Affected : 0%
Location :
Explanation : Reported Under Air Conditioning

Distribution

Hot Wtr Piping/Pump

20% Now \$400 2044 * * 4 \$2,000
Leak Evident, Extent : Light, Area Affected : 5%
Location : 1st Floor - Boiler Room

No Component

80%

Terminal Devices

Air Handler

2% 2036 \$15,400 1 \$2,500

Convactor/Radiator

3% 2041 * * 1 \$2,000

Unit Heater - Hot Water

15% 2036 \$36,500

No Component

80%

Controls

Digital

100% Now \$117,900 2029 \$1,178,800
Malfunctioning, Extent : Moderate, Area Affected : 20%
Location : Various Locations

Air Conditioning

Energy Source

Electricity

100% 2044 * * 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
Air Conditioning								
Conversion Equipment								
	Heat Pump Air Sourced	2%			2034	\$61,400	2	\$300
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor Offices</i>						
		<i>Explanation : Location Noted</i>						
	Ext Pkg Unit - Heating/Cooling	92%	Now	\$317,200	2036	\$3,172,000	2	\$9,200
		<i>Broken, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 14 Units</i>						
	Split Unit	5%			2036	\$243,700		
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Telecom Rooms</i>						
	Split Unit	1%			2031	\$48,700		
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Main Entrance, Ramp, Roof</i>						
Ventilation								
Distribution								
	Ductwork/Diffusers	6%	Now	\$54,100	LIFE	**	2-5	\$6,900
		<i>Damaged, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 2 Mezzanine</i>						
	Ductwork/Diffusers	94%			LIFE	**	2-5	\$170,300
Exhaust Fans								
	Interior	60%			2036	\$546,100	2	\$3,800
	Roof	40%			2036	\$159,300	2	\$2,500
Plumbing								
H/C Water Piping								
	Brass/Copper	95%			2056	**	1	
	Galvanized Steel	5%	Now	\$2,600	2041	**	1	
		<i>Leak Evident, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 1st Floor - Pump Room</i>						
Water Heater With Tanks								
	Gas Fired	1%			2029	\$300	2	
		<i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor - Boiler Room</i>						
	Gas Fired	99%			2029	\$33,800	2	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 1st Floor - Boiler Room</i>						
		<i>Explanation : One Unit, 500mbh 100 Gallons</i>						
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.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2041	**	1	\$12,600
	Fixtures							
	Generic	100%						
	Hot Water Storage Tank							
	Generic	100%			2041	**	1	\$2,600
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st Floor - Boiler Room</i>					
			<i>Explanation : One Unit, 119 Gallons</i>					
	Booster Pump w/Tank							
	Generic	100%	Now	\$7,200	2031	\$36,200	1	\$14,900
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1st Floor - Boiler Room</i>					
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1 Unit From 1st Floor To 2 Mezzanine. 2 Units From 1st Floor To 3rd Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2046	**	1-5	\$103,500
	Sprinkler							
	Generic	6%	0-2	\$34,100	2046	**	1-2	\$3,000
			<i>Leak Evident, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 1st Floor - Pump Room</i>					
	Generic	94%			2046	**	1-2	\$54,000
	Fire Pump							
	Generic	100%			2039	**	1	\$38,300

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

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : NORTH SHORE MARINE TRANSFER STA
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 : 28-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,3,Mez
Block : 4346 **Lot** : 46 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$256,900	\$264,100
Interior Architecture	\$264,900	\$376,800
Mechanical		\$791,300
Total	\$521,800	\$1,432,200
Importance Code A	\$256,900	\$264,100
Importance Code B	\$264,900	\$1,105,200
Importance Code C		\$62,800
Total	\$521,800	\$1,432,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$26,700			\$32,700
Interior Architecture	\$35,500		\$11,800	
Electrical	\$17,900	\$22,400	\$17,900	\$35,300
Mechanical	\$40,200	\$19,200	\$17,000	\$29,400
Site Enclosure		\$5,500		
Total	\$120,400	\$47,200	\$46,800	\$97,300
Importance Code A	\$27,500	\$1,800	\$800	\$34,800
Importance Code B	\$84,300	\$39,800	\$40,800	\$62,500
Importance Code C	\$8,500	\$5,500	\$5,200	
Total	\$120,400	\$47,200	\$46,800	\$97,300



*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
NORTH SHORE MARINE TRANSFER STA
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								
Cast in Place Concrete	30%			LIFE	**	5	\$184,600	
Metal, Corrugated	55%	Now	\$26,700	2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Operating Office</i>								
<i>Explanation : Water Infiltration</i>								
Metal Sect. OHD	5%			2040	**	5	\$19,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Rolling Canvas Doors</i>								
Window Wall	10%			2055	**	5	\$46,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Polycarbonate And Steel Components</i>								
Windows								
Aluminum	60%			2051	**	5	\$19,100	
Metal Louvers	40%			2044	**	10	\$79,500	
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%			2044	**	10	\$19,100	
Metal, Corrugated	40%			2055	**	1		
Interior								
Floors								
Cast in Place Concrete	50%	Now	\$140,300	LIFE	**	5	\$180,400	
<i>Drains Clogged, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Loading Floor And Lower Lidding Area</i>								
Cast in Place Concrete	37%	Now	\$124,600	LIFE	**	5	\$133,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mezzanine And Pier Levels</i>								
<i>Other Observation, Extent : N/A, 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%			2055	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lidding Room And Mezzanine Above Lidding Area</i>								
<i>Explanation : Metal Catwalk</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
NORTH SHORE MARINE TRANSFER STA
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								
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2044	**	5	\$10,500	
Concrete Masonry Unit	75%			LIFE	**	5	\$62,800	
SGFT/Glazed Masonry	8%			LIFE	**			
Steel Plate	2%	0-2	\$8,500	LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Floor</i>								
<i>Explanation : Panels Loose</i>								
Ceilings								
Exposed Struc: Concrete	20%			LIFE	**	5	\$5,100	
Exposed Struc: Steel	65%			LIFE	**			
<i>Other Observation, Extent : N/A, 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	\$26,900	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>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%			2048	**	5-10	\$9,100	
Exposed Struc: Steel	85%			LIFE	**			
Free Standing Walls								
Cast in Place Concrete	100%			2070	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	95%			2048	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Building Perimeter And Driveway</i>								
<i>Explanation : Pier Level At Building</i>								
Pavers/Stone	5%			2044	**			
Parking/Driveway								
Cast in Place Concrete	100%			2048	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Driveway From 31st Avenue</i>								
<i>Explanation : Driveway To 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

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA
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	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2055	**	5	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 3,200 Amperes Each.</i>								
Transformers								
Dry Type	100%			2048	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical And HVAC Rooms</i>								
<i>Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One 37.5 Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2055	**	5	\$600	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	70%			2051	**	5	\$1,800	
Molded Case Bkrs	30%			2051	**	5	\$900	
Wiring								
Thermoplastic	100%			2055	**	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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Fire Pump Room</i>								
<i>Explanation : Electrically Grounded Through The Main Water Pipe.</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2048	**	1	\$33,900	
Generators								
Diesel	100%			2044	**	1	\$42,700	
<i>Other Observation, Extent : N/A, 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%			2030	\$2,500	5	\$4,100	
Fuel Storage								
Day Tank	100%			2051	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Under Generator</i>								
<i>Explanation : 1,350 Gallons Rated Capacity</i>								
Lighting								

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA
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	
Lighting								
Interior Lighting								
Fluorescent	10%			2040	**	10	\$10,100	
HID	60%			2040	**	10	\$2,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garbage Dumping Areas</i>								
<i>Explanation : High Intensity Discharge Lights.</i>								
LED	30%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Offices, Locker Rooms, Electrical And Mechanical Rooms</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Service	50%			2040	**	1		
Exit, Service	50%			2040	**	1		
Exterior Lighting								
LED	10%			2040	**			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2063	**	5	\$1,500	
Alarm								
Security System								
Generic	100%			2040	**	1	\$41,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Garbage Dumping Areas And Driveways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2040	**	1-3	\$67,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, 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								
Electricity	5%			2055	**	1		
Natural Gas	20%			2055	**	1		
No Component	75%							

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DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA
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	
Heating								
Conversion Equipment								
Furnace	15%			2040	**	1	\$8,200	
<i>Other Observation, Extent : N/A, 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%			2040	**	2	\$2,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Floor Mechanical Shop</i>								
<i>Explanation : 6 Electrical Radiant Heaters</i>								
Radiant Heater	5%			2040	**	2	\$2,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lidding Area</i>								
<i>Explanation : 6 Gas Fire Units</i>								
No Component	75%							
Controls								
Digital	100%			2033			\$791,300	
Air Conditioning								
Energy Source								
Electricity	25%			2057	**	1		
No Component	75%							
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2040	**	1	\$7,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Of The Main Office</i>								
<i>Explanation : R-410a Refrigerant</i>								
Exterior Pkg Unit - Cooling	5%			2040	**	2	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof Of The Main Office</i>								
<i>Explanation : R-410a Refrigerant</i>								
Split Unit	5%			2040	**			
<i>Other Observation, Extent : N/A, 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%			2040	**	1	\$10,200	
Fan Coil - 2 Pipe	5%			2040	**	1	\$1,800	
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2040	**	2	\$15,400	
No Component	80%							
Ventilation								

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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA
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	
Ventilation								
Distribution								
Ductwork Stainless Steel	100%			LIFE	**			
Exhaust Fans								
Interior	100%			2040	**	2	\$3,400	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2055	**	1		
Galvanized Steel	30%			2048	**	1		
Water Heater With Tanks								
Electric	100%			2033	\$47,300	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room And Odor Control Room</i>								
<i>Explanation : One 52 Gallon Unit And One 66 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$27,800	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%			2029	\$3,400	4	\$2,300	
Sewage Ejector(s)								
Electric	100%			2040	**	4	\$6,600	
Backflow Preventer								
Generic	100%			2040	**	1	\$6,800	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2033	\$32,400	2	\$1,300	
Hot Water Storage Tank								
Generic	100%			2040	**	1	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 500 Gallons</i>								
Fire Suppression								
Standpipe								
Generic	100%			2055	**	1-5	\$55,600	
Sprinkler								
Generic	100%			2055	**	1-2	\$30,900	
Fire Pump								
Generic	100%			2044	**	1	\$20,600	

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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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,909,700	\$132,800
Interior Architecture	\$1,545,500	\$1,519,300
Electrical	\$220,600	\$744,100
Mechanical	\$2,511,200	
Site Enclosure	\$197,300	
Site Pavements	\$248,100	\$664,300
Total	\$8,632,400	\$3,060,600
Importance Code A	\$3,909,700	\$132,800
Importance Code B	\$4,083,200	\$1,881,700
Importance Code C	\$639,400	\$1,046,000
Total	\$8,632,400	\$3,060,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$5,300			
Interior Architecture	\$4,800	\$8,800		\$700
Electrical	\$44,600	\$100,200	\$8,900	\$7,400
Mechanical	\$10,600	\$7,500	\$14,200	\$7,500
Site Enclosure	\$6,700			
Site Pavements	\$43,000			
Total	\$115,000	\$116,500	\$23,000	\$15,600
Importance Code A	\$9,200	\$4,100	\$3,900	\$3,900
Importance Code B	\$77,100	\$112,400	\$19,100	\$11,700
Importance Code C	\$28,700			
Total	\$115,000	\$116,500	\$23,000	\$15,600



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
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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	80%	Now	\$261,900	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	\$326,100	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	\$971,000	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	\$141,500	LIFE	**	5	\$10,900	1
<i>Joint Mortar Miss/Erode, 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	\$2,209,300	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	\$132,800	

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Estimates are rounded to the nearest hundred dollars.

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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	\$135,400	
Cast in Place Concrete	20%	Now	\$397,200	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	\$789,900	5	\$14,000	
Quarry Tile	10%			2038	**	5	\$17,500	
Vinyl Tile	5%			2033	\$161,300	3	\$2,900	
Interior Walls								
Ceramic Tile	5%			2036	\$381,700	5	\$6,900	
Concrete Masonry Unit	75%			LIFE	**	5	\$41,600	
Concrete Masonry Unit	3%	Now	\$391,300	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	\$2,100	
Gypsum Board	5%			LIFE	**	5	\$4,200	
SGFT/Glazed Masonry	10%			LIFE	**			

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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	\$291,200	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	\$465,800	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	\$4,100	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+	\$6,700	2043	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Concrete Masonry Unit	100%	Now	\$197,300	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	\$21,000	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$22,000	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Entry Stairs</i>								
Parking/Driveway								
Asphalt	50%	0-2	\$66,400	2036	\$664,300			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	50%	Now	\$181,700	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	\$7,500	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	\$65,000	5	\$300	
Raceway								
Conduit	100%			2033	\$11,100	1		
Panelboards								
Molded Case Bkrs	100%			2032	\$39,900	5	\$2,100	
Wiring								
Thermoplastic	100%			2033	\$22,600	1		
Motor Controllers								
Locally Mounted	25%			2031	\$23,000	5	\$100	
Motor Control Center	75%			2031	\$81,900	5	\$1,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
Lighting								
Interior Lighting								
Fluorescent	40%	Now	\$11,200	2033	\$223,900			
<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	\$28,000	2033	\$279,800			
<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	\$93,600	10	\$300	
Egress Lighting								
Emergency, Battery	50%			2028	\$72,300	10	\$10,400	
Exit, Battery	50%			2028	\$49,700	10	\$2,900	
Exterior Lighting								
HID	8%			2028	\$29,500	10		
LED	2%			2041	**			
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$148,300	2043	**	1	\$26,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance System Not Operational</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$48,700	

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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	
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	\$800	
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	\$113,400	2028	\$2,268,900			
	<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	\$62,500	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	\$66,400	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	\$44,100
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	\$34,200	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	\$35,300	1	\$4,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2043	**	1-2	\$22,100

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 14-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7860 **Lot** : 1 **BIN** : 4445411

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,784,900	\$58,200
Interior Architecture	\$545,300	\$590,600
Electrical	\$1,101,100	\$362,500
Mechanical	\$608,100	\$595,900
Site Pavements	\$249,600	
Total	\$4,289,000	\$1,607,200
Importance Code A	\$2,034,300	\$58,200
Importance Code B	\$1,846,400	\$1,549,000
Importance Code C	\$408,300	
Total	\$4,289,000	\$1,607,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$43,200			
Interior Architecture	\$41,100	\$10,900	\$3,400	
Electrical	\$58,200	\$7,200	\$56,400	\$6,000
Mechanical	\$79,500	\$9,800	\$19,400	\$10,300
Site Enclosure	\$3,400			
Site Pavements	\$9,300			
Total	\$234,700	\$27,800	\$79,200	\$16,300
Importance Code A	\$69,800	\$5,000	\$5,100	\$5,000
Importance Code B	\$155,600	\$12,400	\$74,100	\$11,300
Importance Code C	\$9,300	\$10,500		
Total	\$234,700	\$27,800	\$79,200	\$16,300



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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	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	78%	Now	\$253,300	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%			2047	**	5	\$35,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	
Window Wall	5%	Now	\$22,600	2044	**	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%			2042	**	5	\$6,100	
Metal Louvers	5%			2043	**	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	\$1,393,300	2044	**			1
<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 : Severe, Area Affected : 20%</i>								
<i>Location : Intersection Of Garage 2 Roof And Upper Garage</i>								
<i>Worn/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	5%	Now	\$138,300	2047	**	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	\$165,900	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%			2037	**	5	\$7,500	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Quarry Tile	20%	Now	\$220,700	2039	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
Sheet Vinyl/Rubber	3%			2034	\$294,400	5	\$6,800	
Terrazzo	5%	4+	\$14,000	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Stair Treads</i>								
Vinyl Tile	2%			2034	\$82,900	3	\$1,100	
<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	\$79,800	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%			2043	**	5	\$21,000	
Concrete Masonry Unit	20%	Now	\$78,900	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	\$14,300	2051	**	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	79%			LIFE	**			
Exposed Struc: Steel	1%	Now	\$9,000	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%			2044	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$3,400	2054	**			
<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%			2039	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$9,300	2039	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
Parking/Driveway								
Asphalt	70%	0-2	\$114,900	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Parking Area</i>								
Cast in Place Concrete	30%	Now	\$134,700	2047	**			
<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>								
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Driveway To Parking Garage</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
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	10%	2-4	\$800	2064	**	5		
<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 : Two 2,000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	90%			2034	\$6,800	5	\$400	
Switchgear / Switchboard								
Fused Disc Sw	10%	2-4	\$9,800	2064	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Switchgear Board Electrical Room In Basement</i>								
Fused Disc Sw	90%			2034	\$87,800	5	\$400	
Raceway								
Conduit	95%			2034	\$16,800	1		
Conduit	5%	2-4	\$900	2064	**	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%			2033	\$3,000	5	\$100	
Molded Case Bkrs	10%	2-4	\$6,000	2059	**	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%			2033	\$50,900	5	\$2,200	
Wiring								
Thermoplastic	100%			2034	\$36,200	1		
Motor Controllers								
Locally Mounted	30%			2032	\$44,800	5	\$200	
Motor Control Center	70%			2032	\$152,800	5	\$1,900	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,400	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%			2034	\$10,900	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	Priority
Lighting								
Interior Lighting Fluorescent	78%			2029	\$553,800	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%			2034	\$71,000	10	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanic Shop On 1st Floor</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	2%			2029	\$14,200	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floor Lobby By The Stairs</i>								
LED	10%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2029	\$84,100	10	\$12,100	
Exit, Service	50%			2029	\$17,000	1		
Exterior Lighting								
HID	25%			2029	\$116,900	10	\$100	
HID	5%	Now	\$23,400	2044	* *			
<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	90%							
Generic	10%			2029	\$18,800	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside In Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2029	\$258,500	1-3	\$61,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Bell, Horn, Smoke Detectors, Pull Boxes, 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	Priority
Heating								
Energy Source Natural Gas	100%			2054	* *	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	
Heating								
Conversion Equipment								
Furnace	80%	0-2	\$24,900	2029	\$249,400	1	\$35,700	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof. Heating Ventilation Unit 1, Heating Ventilation Unit 2 Does Not Work</i>							
	<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%			2051	**	1	\$9,900	
	<i>Other Observation, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 1 Gasoline Fired Hot Water Boiler</i>							
Distribution								
Hot Wtr Piping/Pump	20%			2042	**	4	\$1,000	
No Component	80%							
Terminal Devices								
Convactor/Radiator	15%	2-4	\$6,100	2032	\$122,900	1	\$4,400	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Entry</i>							
Fan Coil Unit/Heat	5%			2029	\$124,300	1	\$1,600	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$16,800	2034	\$336,800	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	\$176,100	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%			2034	\$136,100	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%			2029	\$58,300	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%			2044	**	1		
Water Heater With Tanks								
Gas Fired	60%			2033	\$20,500	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%			2032	\$13,700	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Sanitary Piping								
Cast Iron	100%	0-2	\$25,300	LIFE	**	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Water/sewage Backs Up Into Basement Level. Clogged Shower Drain</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$3,100	2029	\$3,100	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%			2044	**	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
Fire Suppression	Chemical System							
	Dry	1%			2029	\$600	1-10	\$300
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Garage</i>					
			<i>Explanation : On Top Of Gasoline Refill Station</i>					
	No Component	99%						

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 09-May-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2361 **Lot** : 151 **BIN** : 4462505

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$6,990,700	\$266,400
Interior Architecture	\$2,859,300	\$237,300
Electrical		\$1,083,500
Mechanical	\$516,500	\$2,234,200
Site Pavements	\$379,900	
Total	\$10,746,300	\$3,821,400
Importance Code A	\$6,990,700	\$615,000
Importance Code B	\$2,298,100	\$3,206,500
Importance Code C	\$1,457,500	
Total	\$10,746,300	\$3,821,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$105,100			
Interior Architecture	\$21,900			\$6,100
Electrical	\$10,400		\$1,700	\$800
Mechanical	\$121,700	\$4,400	\$8,100	\$5,300
Total	\$259,100	\$4,400	\$9,700	\$12,100
Importance Code A	\$107,800			
Importance Code B	\$131,500	\$4,400	\$9,700	\$12,100
Importance Code C	\$19,800			
Total	\$259,100	\$4,400	\$9,700	\$12,100



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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								
Alum/Vinyl Siding	5%			2056	**	10	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Replaced Windows</i>								
Cast in Place Concrete	5%	Now	\$102,600	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	20%	Now	\$1,129,100	LIFE	**	5	\$34,300	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Joint Mortar Miss/Erode, 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	\$705,700	LIFE	**	5	\$85,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Overhead Door Openings</i>								
<i>Joint Mortar Miss/Erode, 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	\$135,000	LIFE	**	5	\$6,400	
<i>Joint Mortar Miss/Erode, 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	\$73,200	2041	**	5	\$10,700	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	6%			2041	**	5	\$32,100	
Pre-Cast Concrete	5%	Now	\$62,200	LIFE	**	5	\$27,900	
<i>Joint Mortar Miss/Erode, 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>								

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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								
Exterior Walls								
Pre-Cast Concrete	5%	Now	\$62,200	LIFE	**	5	\$27,900	
	<i>Location : South East Corner</i>							
	<i>Explanation : Vegetation Growth</i>							
Windows								
Metal Louvers	3%	0-2	\$2,000	2039	**			
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Steel	97%	Now	\$1,056,800	2061	**	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	\$148,100	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/Erode, 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	\$20,300	LIFE	**	5	\$1,000	
	<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Coping</i>							
Pre-Cast Concrete	43%			LIFE	**	5	\$63,300	

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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	\$615,300	2046	**			
<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/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	40%	4+	\$25,600	2044	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3rd Floor Roof</i>								
Skylight, Metal/Glass	15%	Now	\$2,962,700	2066	**			
<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	\$25,500	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	\$461,300	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%			2045	**	5	\$7,000	
Terrazzo	2%			LIFE	**	5	\$4,300	
Vinyl Tile	15%	Now	\$172,900	2046	**	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/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</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 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	
Interior								
Interior Walls								
Cast in Place Concrete	20%	0-2	\$482,800	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	\$216,400	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	\$19,300	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$570,800	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	\$69,400	2041	**	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	\$885,600	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%			2046	**			
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : South Side</i>								
<i>Explanation : Vegetation Growth</i>								
Retaining Walls								
Cast in Place Concrete	100%			2071	**			
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	\$192,400	2056				**
<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	\$86,300	2039				**
<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	\$101,200	2041				**
<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>								
<hr/>								
Activity Yard								
Cast in Place Concrete								
	100%			2041				**
<i>Other Observation, Extent : N/A, Area Affected : 70%</i>								
<i>Location : South Side</i>								
<i>Explanation : Four Storey Metal Structure Previously Incinerator Function</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%			2036	\$292,600	5	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>								

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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								
Transformers								
Dry Type	100%			2034	\$26,700	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>								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2036	\$204,800	5	\$1,700	
Molded Case Bkrs	30%			2046	**	5	\$700	
Raceway								
Conduit	90%			2036	\$102,400	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Disc Sw	10%			2035	\$16,000	5	\$200	
Fused Disc Sw	5%			2044	**	5	\$100	
Molded Case Bkrs	55%			2035	\$87,800	5	\$1,300	
Molded Case Bkrs	30%			2044	**	5	\$700	
Wiring								
Braided Cloth	60%			2035	\$106,400	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2046	**	1		
Thermoplastic	30%			2036	\$53,200	1		
Motor Controllers								
Locally Mounted	5%			2041	**	5		
Locally Mounted	15%			2034	\$17,900	5	\$100	
Motor Control Center	80%			2034	\$236,300	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%	Now	\$10,400	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								
LED	100%			2044	**			
Egress Lighting								
Exit, Service	100%			2041	**	1		
Exterior Lighting								
LED	10%			2044	**			
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
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	Priority
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	\$55,900	5	\$5,500	
Distribution								
Steam Piping/Pump	100%	0-2	\$37,200	2036	\$744,000			
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Of The Garage</i>								
Terminal Devices								
Convactor/Radiator	50%	4+	\$38,000	2034	\$379,900	1	\$13,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Unit Heater - Steam	35%			2041	**	4	\$3,000	
Unit Heater - Steam	15%	Now	\$15,800	2031	\$79,200	4	\$1,300	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Garage</i>								
Controls								
Electrical	100%			2029	\$516,500			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2031	\$35,200	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	\$16,300	LIFE	**	2-5	\$10,400	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Exhaust Fans								
Interior	50%			2031	\$206,000	2	\$1,400	
Wall Unit	5%	0-2	\$2,000	2046	**	2	\$100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2 Units In Garage, Beyond Useful Life</i>								
Wall Unit	45%			2044	**	2	\$1,300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2046	**	1		
Galvanized Steel	30%			2034	\$355,800	1		
Water Heater With Tanks								
Electric	100%			2035	\$70,900	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Near Kitchen</i>								
<i>Explanation : One 120 Gallon Unit</i>								

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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								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%	0-2	\$100	2027	\$2,900	4	\$2,000
				<i>Controller Not Working, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
	Sewage Ejector(s)							
	Compressed Air	100%	0-2	\$3,000	2036	\$30,000	4	\$900
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : The Compressor Going Down Frequently</i>				
	Backflow Preventer							
	Generic	100%			2031	\$41,500	1	\$5,700
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	50%			2056	**	1-5	\$23,400
	Generic	50%			2036	\$213,900	1-5	\$24,300
	Sprinkler							
	No Component	90%						
	Generic	10%			2036	\$128,500	1-2	\$2,600

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 03-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 15980 **Lot** : 100 **BIN** : 4616024

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$331,800	\$328,800
Interior Architecture	\$117,400	
Electrical	\$135,500	\$970,700
Mechanical	\$65,700	\$589,000
Site Pavements	\$137,100	
Total	\$787,500	\$1,888,600
Importance Code A	\$397,600	\$328,800
Importance Code B	\$197,300	\$1,559,700
Importance Code C	\$192,600	
Total	\$787,500	\$1,888,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$40,900	\$36,000		\$61,700
Interior Architecture	\$5,000		\$20,700	\$8,100
Electrical	\$4,000	\$7,700	\$8,100	\$8,400
Mechanical	\$43,200	\$11,800	\$20,200	\$19,800
Site Enclosure	\$22,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$122,800	\$62,600	\$56,200	\$105,300
Importance Code A	\$76,400	\$38,300	\$4,700	\$64,200
Importance Code B	\$23,900	\$24,300	\$41,600	\$41,000
Importance Code C	\$22,400		\$9,900	
Total	\$122,800	\$62,600	\$56,200	\$105,300



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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
Exterior								
Exterior Walls								
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$18,100
	Metal Panel	10%			2055	**	5-10	\$66,500
	Metal Sect. OHD	15%	4+	\$26,300	2040	**	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 : All Building Facades</i>							
Windows								
	Aluminum	95%			2051	**	5	\$4,200
	Metal Louvers	5%	4+	\$1,200	2044	**		
	<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 Rail	15%			2048	**	5-10	\$59,300
	Pre-Cast Concrete	15%	Now	\$13,300	LIFE	**	5	\$20,600
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Under, In Between 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>							
Roof								
	Modified Bitumen	70%	Now	\$115,600	2040	**		
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout Main Roof</i>							
	<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Bulkhead</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 2%</i>							
	<i>Location : Asphaltic Joint Curb At Roof</i>							
	<i>Explanation : Holes, Worn Out</i>							
	Single Ply Membrane	15%			2040	**	10	\$22,700
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Salt Shed</i>							
	<i>Explanation : This Is Fabric Tent Structure</i>							
	Skylight, Plastic	13%	Now	\$216,200	2048	**	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

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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	
Exterior								
Soffits								
Metal Panel	100%			2055	**	5-10	\$76,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$23,600	
Ceramic Tile	20%			2044	**	5	\$21,600	
<i>Other Observation, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Hallways, First Floor</i>								
<i>Explanation : Dirt And Grime</i>								
Sheet Vinyl/Rubber	10%			2040	**	5	\$16,200	
Traffic Topping	60%	Now	\$61,900	2040	**	5	\$40,500	
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Drainage Clogging At North East Corner Of Garage</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : Generally Good Condition</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	10%			2044	**	5	\$19,700	
Concrete Masonry Unit	15%	4+	\$55,600	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>								
Glass: Single Pane	2%			LIFE	**	5	\$3,000	
Glazed Ceramic Panel	5%			LIFE	**			
SGFT/Glazed Masonry	48%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$5,000	2048	**	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 And Garage Area</i>								
<i>Explanation : Long Span Trusses And Metal Deck, Fire Proofing Materials At Steel Beams.</i>								
Metal Panel	10%			LIFE	**	5	\$12,500	
Site Enclosure								

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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
Site Enclosure								
Fence/Gates								
Chain Link	5%	Now	\$2,400	2055		**		
<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	\$20,000	2070		**		
<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%			2070		**		
<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%			2070		**		
<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%			2048		**		
Cast in Place Concrete	10%			2048		**		
<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>								
Parking/Driveway								
Asphalt	100%	2-4	\$137,100	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout, Perimeter Of Building</i>								
<i>Sinking/Subsiding, Extent : Light, Area Affected : 2%</i>								
<i>Location : Parking Area</i>								
Activity Yard								
Cast in Place Concrete	100%			2048		**		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Of Property</i>								
<i>Explanation : This Is A Fabric Tent Structure As Salt Shed.</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

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

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%			2045	**	5	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Service Disconnect Switches Rated At 2,500 Amperes And 2,000 Amperes.</i>								
<hr/>								
Transformers								
Dry Type	50%			2040	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kilovolt Amperes, Two 30 Kilovolt Amperes, 480/277/208 Volts</i>								
Liquid Filled	50%			2040	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	10%			2045	**	5		
Fused Disc Sw	80%			2045	**	5	\$200	
Molded Case Bkrs	10%			2045	**	5	\$200	
<hr/>								
Raceway								
Conduit	100%			2045	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$1,700	
<hr/>								
Wiring								
Thermoplastic	100%			2045	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2040	**	5		
Motor Control Center	90%			2040	**	5	\$1,800	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<hr/>								
Stand-by Power								
Transfer Switches								
Manual	100%			2045	**	5	\$300	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	35%			2035	\$178,900	10	\$23,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Offices, Locker Rooms, Toilets</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	\$25,600	10	\$3,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
HID	60%			2035	\$512,700	10	\$1,400	

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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

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	30%			2035	\$13,300	1		
Emergency, Battery	20%			2035	\$24,200	10	\$3,500	
Exit, LED	40%			2050	**	1		
Exit, Service	10%			2035	\$2,400	1		
Exterior Lighting								
HID	20%			2035	\$67,300	10		
No Component	80%							
Alarm								
Security System								
Generic	100%	Now	\$135,500	2045	**	1	\$24,300	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Not Functioning</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2035	\$186,100	1-3	\$44,500	
			<i>Other Observation, Extent : N/A, 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%			2055	**	1		
Conversion Equipment								
Furnace	45%	2-4	\$20,200	2040	**	1	\$14,400	
			<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>					
			<i>Location : Roof. Four Units On The Roof Are Not Working</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%	0-2	\$15,300	2048	**	1	\$6,400	
			<i>Repairs In Progress, Extent : N/A, Area Affected : 10%</i>					
			<i>Location : Second Floor. One Boiler Is Not Working</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 3 Units Covering The Offices Area</i>					
Radiant Heater	35%	0-2	\$65,700	2040	**	2	\$9,400	
			<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Ceiling Of The Garage Areas. Three Units Are Not Working</i>					
Distribution								
Hot Wtr Piping/Pump	20%			2051	**	4	\$1,100	
No Component	80%							

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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)	
Heating							
Terminal Devices							
Fan Coil Unit/Heat	20%			2040	**	1	\$4,700
No Component	80%						
Controls							
Electrical	100%			2033	\$401,200		
Air Conditioning							
Energy Source							
Electricity	100%			2051	**	1	
Conversion Equipment							
Absorption Chiller/Direct Fire	20%			2040	**	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%			2055	**	4	\$1,100
No Component	80%						
Terminal Devices							
Fan Coil - 4 Pipe No Component	20%			2040	**	1	\$4,700
No Component	80%						
Heat Rejection							
Air Cooled Condenser Unit	20%			2040	**	2	\$10,100
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$40,200
Exhaust Fans							
Roof	100%			2040	**	2	\$2,200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2055	**	1	
Water Heater With Tanks							
Gas Fired	100%			2033	\$187,900	2	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : Two 400 Gallons Water Heater</i>					
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2029	\$2,200	4	\$1,500
Backflow Preventer							
Generic	100%			2040	**	1	\$4,400

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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	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First To Second Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
Standpipe								
Generic	100%			2055		**	1-5	\$36,400
Sprinkler								
Generic	100%			2055		**	1-2	\$20,200

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

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 03-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 15980 **Lot** : 100 **BIN** : 4616026

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$78,700	\$60,100
Mechanical	\$58,100	
Total	\$136,800	\$60,100
Importance Code A	\$78,700	\$60,100
Importance Code B	\$58,100	
Total	\$136,800	\$60,100

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture				\$26,300
Interior Architecture				
Electrical				\$27,500
Mechanical	\$2,500	\$2,500	\$2,500	\$6,500
Total	\$2,500	\$2,500	\$2,500	\$60,300
Importance Code A				\$26,300
Importance Code B	\$2,500	\$2,500	\$2,500	\$34,000
Total	\$2,500	\$2,500	\$2,500	\$60,300



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
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	Priority
Exterior								
Exterior Walls								
Metal Panel	100%			2045	**	5-10	\$13,800	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Guard And Gasoline Pump Kiosks</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entry Pavilion And Gasoline Pump Pavilion</i>								
<i>Explanation : Guard And Gasoline Pump Kiosks</i>								
Windows								
Aluminum	10%			2043	**	5		
No Component	90%							
Roof								
Not Accessible	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : All Three Pavilions</i>								
<i>Explanation : Inaccessible</i>								
Soffits								
Exposed Struc: Steel	20%	Now	\$78,700	LIFE	**	5	\$9,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Three Pavilions</i>								
Metal Panel	80%			2045	**	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								
Cast in Place Concrete	10%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Guard And Gasoline Pump Kiosks</i>								
<i>Explanation : Inside The Kiosks</i>								
No Component	90%							
Ceilings								
Metal Panel	10%			LIFE	**	5		
No Component	90%							
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2055	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Three Pavilions</i>								
<i>Explanation : Steel Columns, Painted And Rusting. Two Columns Per Pavilion</i>								
Site Pavements								
On-Site Walkways								
Asphalt	70%			2038	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Asset No. 14558</i>								
<i>Explanation : Continuous Part Of The Driveway</i>								
Cast in Place Concrete	30%			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
QUEENS DISTRICT 14 GARAGE 3 PAVILIONS, 1 GATE BOOTH
Asset # : 15157

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	100%			2035	\$4,400	1		
Wiring								
Thermoplastic	100%			2035	\$9,000	1		
Lighting								
Exterior Lighting								
HID	100%			2030	\$27,500	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
Fire Suppression								
Chemical System								
Dry	100%			2030	\$58,100	1-10	\$29,000	

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 12-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,Ph
Block : 15001 **Lot** : 73 **BIN** : 4433112

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,935,800	
Interior Architecture	\$1,711,900	\$232,700
Electrical	\$60,900	\$339,700
Mechanical	\$356,100	\$1,752,700
Site Pavements	\$128,500	
Total	\$4,193,300	\$2,325,000
Importance Code A	\$2,073,900	
Importance Code B	\$1,979,400	\$2,325,000
Importance Code C	\$140,000	
Total	\$4,193,300	\$2,325,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$46,600		\$2,600	
Interior Architecture	\$12,500			\$500
Electrical	\$37,200	\$4,800	\$12,200	\$3,100
Mechanical	\$45,700	\$11,200	\$35,500	\$10,400
Total	\$142,000	\$16,000	\$50,200	\$14,000
Importance Code A	\$54,100	\$2,700	\$5,400	\$2,800
Importance Code B	\$87,900	\$13,300	\$44,800	\$11,300
Importance Code C				
Total	\$142,000	\$16,000	\$50,200	\$14,000



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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

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%	Now	\$257,700	LIFE	**	5	\$29,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Random Locations Throughout</i>								
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Base Of Wall Throughout</i>								
Metal Panel	2%	Now	\$18,100	2054	**	5	\$1,700	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Surrounding Garage Doors</i>								
Metal Coiling Doors	30%	Now	\$145,800	2039	**	5	\$21,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Window Wall	3%			2054	**	5	\$5,100	
Windows								
Aluminum	100%	Now	\$523,300	2059	**	5	\$5,500	
<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>								
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5		
Metal Cornice	5%			2062	**	10		
Roof								
Single Ply Membrane	95%	Now	\$1,008,900	2044	**			
<i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 30%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Explanation : Repairs Attempted</i>								
Skylight, Plastic	5%	Now	\$28,500	2047	**	1		
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Interior								

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 13 GARAGE
Asset # : 2009

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									
Floors									
Cast in Place Concrete	65%	4+	\$1,376,700	LIFE	**	5	\$118,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout Garage</i>									
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout Garage</i>									
Ceramic Tile	30%			2037	**	5	\$24,900		
Vinyl Tile	5%	4+	\$57,300	2034	\$114,600	3	\$1,600		
<i>Worn/Erode, Extent : Light, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**				
Concrete Masonry Unit	90%	4+	\$140,000	LIFE	**	5	\$29,800		
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Random Locations Throughout Garage</i>									
Ceilings									
AcousTileSusp.Lay-In	20%	2-4	\$138,000	2039	**	5	\$8,300		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout 2nd Floor</i>									
<i>Worn/Erode, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout</i>									
Exposed Struc: Steel	80%			LIFE	**				
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>									
<i>Location : Random Locations In Garage Area</i>									
<i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>									
<i>Location : Throughout Garage</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	0-2	\$128,500	2047	**				
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 1%</i>									
<i>Location : Along 153rd Court</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

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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
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	90%			2034	\$3,400	5	\$200
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Service Switch Rated At 2,000 Amperes</i>								
	Fused Disc Sw	10%			2060	**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : One Main Service Switch Rated At 200 Amperes For Solar Panel</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$32,500	5	\$200
Raceway								
	Conduit	95%			2034	\$4,200	1	
	Conduit	5%			2060	**	1	
Panelboards								
	Molded Case Bkrs	90%			2033	\$18,000	5	\$1,300
	Molded Case Bkrs	10%			2056	**	5	\$100
Wiring								
	Thermoplastic	90%			2034	\$8,100	1	
	Thermoplastic	10%			2060	**	1	
Motor Controllers								
	Locally Mounted	5%			2051	**	5	
	Locally Mounted	15%			2032	\$10,300	5	\$100
	Motor Control Center	80%			2032	\$43,700	5	\$1,200
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$800
Lighting								
Interior Lighting								
	Fluorescent	10%			2034	\$39,300	10	\$5,100
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Workshop</i>								
	Fluorescent	40%			2034	\$157,200	10	\$20,400
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
	HID	30%	0-2	\$19,700	2039	**		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
	LED	20%	Now	\$7,100	2039	**		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Explanation : Malfunctioning</i>								
Egress Lighting								
	Emergency, Battery	5%			2029	\$4,700	10	\$700
	Exit, Battery	95%			2029	\$60,900	10	\$3,600

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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	

Lighting

Exterior Lighting
Fluorescent

15% Now \$6,600 2039 * *
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Building Exterior
Malfunctioning, Extent : Moderate, Area Affected : 10%
Location : Building Exterior
Sensor/Timer Malfunction, Extent : Light, Area Affected : 20%
Location : Building Exterior
Other Observation, Extent : Light, Area Affected : 100%
Location : Building Exterior
Explanation : Controlled Via Photocell

HID	5%			2042		* *	10	
No Component	80%							

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2034 \$143,100 1-3 \$34,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.

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%			2034	\$11,600	1		
Interruptible Gas/Dual Fuel	20%			2034	\$25,500	1		

Other Observation, Extent : N/A, Area Affected : 100%
Location : Building Exterior - Underground
Explanation : 1 Underground Tank, No Access, No. 2 Oil. Unknown Capacity

Conversion Equipment

Furnace	80%	Now	\$6,900	2029	\$138,100	1	\$19,800	
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Unit Inoperable, Extent : Moderate, Area Affected : 10%
Location : Garage - Gas Fired Unit Heaters, 2 Units
Other Observation, Extent : N/A, Area Affected : 100%
Location : Garage, Maintenance Bays, Garage Penthouse
Explanation : 14 Gas Fired Unit Heaters, 3 Gas Fired Heating And Ventilating Units

Hot Water Boiler	20%			2047		* *	1	\$5,500
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Administrative Building - 1st Floor Boiler Room
Explanation : 1 Unit, Dual Fuel

Distribution

Hot Wtr Piping/Pump	20%			2033	\$24,300	4	\$500	
No Component	80%							

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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	Priority
Heating								
Terminal Devices								
Air Handler	5%			2029	\$52,200	1	\$1,700	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Heater Room</i>						
Convector/Radiator	15%			2032	\$68,100	1	\$2,700	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	25%			2042	**	1		
No Component	75%							
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2039	**	1	\$5,200	
		<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof - 1 Unit, Packaged Air Cooled Chiller With Scroll Compressors</i>						
Window/Wall Unit	5%			2027	\$10,500	1		
No Component	75%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2039	**	1	\$6,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Rooftop Air Handler With Chilled And Hot Water Coils</i>						
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,900	
Exhaust Fans								
Roof	80%	Now	\$86,100	2044	**	2	\$1,100	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof - For Garage And Maintenance Bays</i>						
Roof	20%			2029	\$21,500	2	\$300	
		<i>On Extended Life, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$712,700	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$17,100	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Water Heater Room</i>						
		<i>Explanation : 1 Unit, 100 Gallons Approximately, 520 Mbh Input</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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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	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2034	\$24,800	1	\$3,400	
Fixtures								
No Component Generic	70%							
	30%							
Hot Water Storage Tank Generic	100%			2029	\$15,400	1	\$2,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Water Heater Room</i>						
		<i>Explanation : 1 Unit, 400 Gallons Approximately</i>						
Fire Suppression								
Standpipe No Component	20%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location : Administrative Building</i>						
		<i>Explanation : Location Noted</i>						
Generic	80%			2034	\$204,400	1-5	\$22,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Garage, Maintenance Bays</i>						
		<i>Explanation : Dry Standpipe</i>						
Sprinkler Generic	100%			2034	\$767,400	1-2	\$15,500	
Chemical System Dry	100%			2027	\$58,100	1-10	\$29,000	
		<i>Dry System, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Garage Fuel Station, 20 Square Feet</i>						

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 08-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,146,500	\$1,982,500
Interior Architecture	\$2,971,400	\$913,500
Electrical		\$706,700
Mechanical		\$5,558,800
Site Pavements	\$356,400	
Total	\$4,474,300	\$9,161,400
Importance Code A	\$1,146,500	\$2,049,700
Importance Code B	\$2,751,200	\$7,111,700
Importance Code C	\$576,600	
Total	\$4,474,300	\$9,161,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$40,600		\$1,800	
Interior Architecture	\$77,100			\$900
Electrical	\$17,700	\$6,000	\$7,600	\$8,900
Mechanical	\$101,800	\$16,200	\$26,800	\$18,200
Site Enclosure	\$33,300			
Total	\$270,500	\$22,300	\$36,200	\$28,000
Importance Code A	\$61,000	\$4,800	\$6,600	\$4,800
Importance Code B	\$154,400	\$17,500	\$29,600	\$23,200
Importance Code C	\$55,100			
Total	\$270,500	\$22,300	\$36,200	\$28,000



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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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%	Now	\$129,500	LIFE	**	5	\$60,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners Of Building</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	35%	Now	\$111,100	2041	**	5	\$81,300	
<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>								
Windows								
Aluminum	95%	Now	\$257,800	2061	**	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%			2039	**	10	\$1,800	
Parapets								
Concrete Masonry Unit	90%	Now	\$95,900	LIFE	**	5	\$17,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Offices</i>								
Pre-Cast Concrete	10%	Now	\$2,800	LIFE	**	5	\$10,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Corner</i>								
Roof								
Modified Bitumen	98%	0-2	\$552,200	2036	\$1,840,800			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Skylight, Plastic	2%	0-2	\$37,800	2049	**	1		
<i>Condensation Present, Extent : Light, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Soffits								
Stucco Cement	100%			2056	**	5		
Interior								

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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								
Floors								
Cast in Place Concrete	85%	Now	\$1,652,400	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/Erode, 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	\$53,600	2041	**	5	\$14,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Showers And Bathrooms</i>								
Sheet Vinyl/Rubber	2%	Now	\$15,000	2036	\$299,100	5	\$3,400	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corridors And Breakroom</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corridors And Breakroom</i>								
Terrazzo	5%			LIFE	**	5	\$17,900	
<i>Worn/Erode, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	3%	Now	\$18,900	2036	\$189,400	3	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Offices And Door Thresholds</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Interior Walls								
Concrete Masonry Unit	75%	Now	\$329,500	LIFE	**	5	\$28,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
Glass: Single Pane	3%			LIFE	**	5	\$4,200	
Metal Panel	4%			LIFE	**	10	\$1,700	
SGFT/Glazed Masonry	16%			LIFE	**	10	\$7,500	
Wood	2%	Now	\$10,500	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	\$57,000	2041	**	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	**	5-10	\$14,300	
Exposed Struc: Steel	80%	Now	\$878,900	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 Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$33,300	2046	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%			2056	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$109,200	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$57,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Parking/Driveway								
Asphalt	100%	Now	\$189,800	2039	**			
<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%			2036	\$7,500	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>								

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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	
Under 600 Volts								
Transformers								
Dry Type	100%			2034	\$26,700	5	\$400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 75 Kva</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	\$97,500	5	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room - 1st Floor</i>						
		<i>Explanation : 2 Sections</i>						
Raceway								
Conduit	60%			2046	**	1		
Conduit	40%			2056	**	1		
Panelboards								
Molded Case Bkrs	40%			2052	**	5	\$1,100	
Molded Case Bkrs	60%			2035	\$35,900	5	\$1,700	
Wiring								
Thermoplastic	100%			2036	\$36,200	1		
Motor Controllers								
Locally Mounted	5%	Now	\$7,500	2056	**	5		
		<i>Not Functioning, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : 1st Floor Garage</i>						
Motor Control Center	95%			2034	\$207,400	5	\$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,200	
		<i>Corroded, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Gas Meter Room</i>						
Lighting								
Interior Lighting								
Fluorescent	20%			2041	**	10	\$19,800	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Hallways And Locker Rooms</i>						
Fluorescent	5%			2041	**	10	\$5,000	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanic Shop</i>						
LED	75%			2041	**			
Egress Lighting								
Emergency, Battery	30%			2041	**	10	\$7,800	
Exit, Battery	70%			2036	\$87,300	10	\$5,100	
Exterior Lighting								
LED	10%			2044	**			
No Component	90%							
Alarm								

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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	

Alarm

Fire/Smoke Detection
Generic, Digital

100% 2036 \$278,500 1-3 \$68,600

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

Location : Hallways And Offices

Explanation : Strobe Lights, Pull Station, Alarm Bells And Smoke Detectors

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

70% 2046 * * 1

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

Location : Throughout

Explanation : Serves Gas Fired Unit Heaters And Rooftop Units

Interruptible Gas/Dual
Fuel

30% 2046 * * 1

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

Location : Building Exterior - Vault

Explanation : One 2,500 Gallon Tank

Conversion Equipment

Furnace

20% 2036 \$67,200 1 \$10,700

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

Location : Throughout The Garage

Explanation : Gas Fired Unit Heaters

Furnace

40% 2041 * * 1 \$21,400

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

Location : Roof

Explanation : 8 Rooftop Furnaces

Hot Water Boiler

30% Now \$17,200 2049 * * 1 \$14,400

Corroded, Extent : Moderate, Area Affected : 10%

Location : Boiler Room, Flue Exhaust

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

Location : Boiler Room

Explanation : Two Units

No Component

10%

Other Observation, Extent : N/A, Area Affected : 0%

Location : Roof

Explanation : Reported Under Air Conditioning

Distribution

Hot Wtr Piping/Pump

30% 2035 \$63,800 4 \$2,400

No Component

70%

Terminal Devices

Convactor/Radiator

25% 2034 \$198,700 1 \$8,700

Unit Heater - Hot Water

5% 2036 \$28,800

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
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								
Controls								
Digital	100%			2031	\$2,791,000			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2041	**	2	\$300	
			<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Ext Pkg Unit - Heating/Cooling	20%			2041	**	2	\$1,300	
			<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
Split Unit	5%			2041	**			
			<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Garage Storage Room</i>					
Window/Wall Unit	5%			2031	\$20,500	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$95,300	
Exhaust Fans								
Interior	20%			2036	\$95,800	2	\$700	
Roof	80%			2036	\$167,600	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2046	**	1		
Galvanized Steel	20%			2041	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2036	\$48,200	1	\$6,600	
Fixtures								
Generic	100%							
Tankless Water Heater(POU)								
Gas Fired	100%			2031	\$64,800	2	\$2,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Two Units, 600mbh Each</i>					
Hot Water Storage Tank								
Generic	100%			2036	\$61,600	1	\$10,500	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : One Unit, 1000 Gallons</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 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	
Plumbing								
Booster Pump w/Tank Generic	100%			2036	\$36,200	1	\$16,500	
Fire Suppression								
Standpipe Generic	100%			2036	\$497,200	1-5	\$56,500	
Sprinkler Generic	100%	0-2	\$29,900	2036	\$1,493,200	1-2	\$26,200	
		<i>Corroded, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Garage</i>						
Chemical System								
Dry	100%			2031	\$58,100	1-10	\$29,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : 3 Fuel Stations</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$588,600	\$3,031,400
Interior Architecture	\$1,773,400	\$283,100
Electrical	\$51,900	\$280,900
Mechanical		\$1,293,200
Site Pavements	\$105,000	\$1,049,500
Total	\$2,518,700	\$5,938,000
Importance Code A	\$588,600	\$3,495,200
Importance Code B	\$1,825,200	\$1,393,300
Importance Code C	\$105,000	\$1,049,500
Total	\$2,518,700	\$5,938,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$51,700			\$21,200
Interior Architecture	\$27,100		\$11,300	\$2,500
Electrical	\$28,300	\$1,700	\$3,000	\$2,100
Mechanical	\$98,600	\$12,900	\$25,900	\$14,700
Site Enclosure	\$37,600			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$250,500	\$21,800	\$47,400	\$47,700
Importance Code A	\$77,700	\$5,000	\$5,000	\$26,100
Importance Code B	\$118,500	\$16,800	\$42,500	\$20,000
Importance Code C	\$54,300			\$1,600
Total	\$250,500	\$21,800	\$47,400	\$47,700



*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 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	\$2,900	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	\$147,000	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	\$7,900	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	\$160,900	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	\$140,600	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	\$24,800	LIFE	**	5	\$9,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Parapet Coping</i>								
Roof								
Modified Bitumen	91%	Now	\$280,600	2036	\$2,806,400			
<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	\$15,900	2051	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Lobby</i>								
Skylight, Plastic	3%			2044	**	1		
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 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	\$215,400	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	\$1,507,900	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+	\$10,400	2036	\$207,800	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	\$12,200	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	\$50,000	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	\$37,600	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								

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 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	\$105,000	2036	\$1,049,500			
<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	\$14,900	5	\$100	
Motor Control Center	90%			2036	\$196,500	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
LED	100%			2039	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2031	\$84,400	10	\$12,100	
Exit, LED	40%			2046	**	1		
Exit, Service	10%			2031	\$3,400	1		
Exterior Lighting								
LED	30%			2039	**			
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
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

\$28,300

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

\$51,900

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

\$12,500

2031

\$125,100

1

\$17,900

*Controller Not Working, Extent : Moderate, Area Affected : 60%**Location : Defective Unit Temperature Controls. Roof**Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 12 Gas Fired Rooftop Units.*

Furnace

40%

0-2

\$12,500

2031

\$125,100

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

\$213,700

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

\$1,500

No Component

80%

Terminal Devices

Air Handler

10%

2031

\$189,200

1

\$6,200

Fan Coil Unit/Heat

10%

0-2

\$5,000

2031

\$249,300

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.

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 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	\$119,400			
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2051	**	4	\$1,500	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2031	\$39,000	1	\$6,200	
Fan Coil - 4 Pipe	10%			2031	\$76,500	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	\$9,800	2036	\$195,100	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	2027	\$17,100	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	\$25,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor And Oil Separator</i>								
Cast Iron	90%			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.

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 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	\$44,900	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

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$5,392,100	\$274,700
Interior Architecture	\$3,723,300	\$759,600
Electrical	\$309,500	\$293,300
Mechanical	\$209,900	\$1,699,300
Site Pavements	\$1,193,900	\$2,387,700
Total	\$10,828,700	\$5,414,600
Importance Code A	\$5,392,100	\$274,700
Importance Code B	\$2,844,200	\$2,752,200
Importance Code C	\$2,592,400	\$2,387,700
Total	\$10,828,700	\$5,414,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$18,200			
Interior Architecture	\$97,900			\$1,900
Electrical	\$300	\$22,800		
Mechanical	\$81,600	\$53,500	\$8,800	\$6,700
Site Pavements	\$32,500			
Total	\$230,500	\$76,400	\$8,800	\$8,500
Importance Code A	\$32,300	\$5,400	\$5,200	\$5,200
Importance Code B	\$144,700	\$71,000	\$3,600	\$3,400
Importance Code C	\$53,500			
Total	\$230,500	\$76,400	\$8,800	\$8,500



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 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	
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$1,328,500	LIFE	**	5	\$80,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Joint Mortar Miss/Erode, 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	\$2,819,500	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	\$18,200	2049	**	5	\$400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	95%	Now	\$1,093,400	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+	\$150,800	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.
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 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	\$2,058,700	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	\$21,300	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	\$99,000	2033	\$494,900	5	\$5,700	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage 10 Locker</i>								
Vinyl Tile	10%	Now	\$167,200	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/Erode, Extent : Moderate, Area Affected : 35%</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
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	\$20,700	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Rooms</i>								
Ceramic Tile	3%	Now	\$7,500	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	\$1,294,900	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	\$25,400	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	\$103,600	LIFE	**			
<i>Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Mechanical Rooms</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	12%	Now	\$15,100	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/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	3%	Now	\$8,000	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								

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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 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	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$32,500	2046		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Southeast Corner**Sinking/Subsiding, Extent : Moderate, Area Affected : 5%**Location : Southeast Corner*

Parking/Driveway

Asphalt	100%	Now	\$1,193,900	2036	\$2,387,700			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%**Location : Throughout**Ponding, Extent : Moderate, Area Affected : 10%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 10%**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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2033	\$7,500	5	\$500	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2033	\$97,500	5	\$500	
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Raceway

Conduit	90%			2033	\$15,900	1		
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Conduit	10%			2043	**	1		
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Panelboards

Fused Disc Sw	5%			2041	**	5	\$100	
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Fused Disc Sw	5%			2032	\$3,000	5	\$100	
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Molded Case Bkrs	20%			2032	\$12,000	5	\$600	
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Molded Case Bkrs	70%			2041	**	5	\$1,900	
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Wiring

Thermoplastic	60%			2033	\$21,700	1		
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Thermoplastic	40%			2043	**	1		
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Motor Controllers

Locally Mounted	50%			2031	\$74,700	5	\$400	
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Motor Control Center	50%			2031	\$109,200	5	\$1,400	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,500	
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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.

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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

\$74,400

10

\$9,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room, Offices**Explanation : T-8 Lamps*

LED

90%

2041

* *

Egress Lighting

Emergency, Battery

50%

2028

\$88,100

10

\$12,700

Exit, Service

50%

2033

\$17,800

1

Exterior Lighting

HID

30%

2028

\$147,000

10

\$100

No Component

70%

Mechanical

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

20%

2043

* *

1

Fuel

Conversion Equipment

Furnace

80%

Now

\$13,100

2038

* *

1

\$37,400

*Malfunctioning, Extent : Severe, Area Affected : 5%**Location : Ignition, Various Areas In Garage**Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout Garage**Explanation : 70 Units*

Hot Water Boiler

20%

2046

* *

1

\$10,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 2 Boiler Rooms**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

5%

Now

\$1,100

2041

* *

4

\$300

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Boiler Room Of Garage 12.**Explanation : Noisy At Circulation Pumps*

Hot Wtr Piping/Pump

15%

2041

* *

4

\$800

No Component

80%

Terminal Devices

Air Handler

7%

0-2

\$138,300

2043

* *

1

\$4,100

*Abandoned in Place, Extent : Severe, Area Affected : 10%**Location : 2nd Floor Fan Rooms*

Convactor/Radiator

10%

2031

\$85,900

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	\$71,600	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	14%	2-4	\$32,300	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	\$10,200	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	\$1,348,500	1	
Water Heater With Tanks								
	Oil Fired	100%			2031	\$264,900	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	\$13,200	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		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	50%	Now	\$3,700	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%			2027	\$3,200	4	\$3,300
	Backflow Preventer							
	Generic	100%			2028	\$46,900	1	\$6,400
	Fixtures							
	Generic	100%						

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 26-Oct-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2611 **Lot** : 447 **BIN** : 4834985

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$630,500	
Interior Architecture		\$341,800
Electrical	\$148,500	
Mechanical		\$247,800
Site Pavements	\$489,600	
Total	\$1,268,600	\$589,600
Importance Code A	\$630,500	
Importance Code B	\$148,500	\$589,600
Importance Code C	\$489,600	
Total	\$1,268,600	\$589,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$11,700	\$34,900		
Interior Architecture	\$106,100	\$4,600		\$1,500
Electrical	\$16,300	\$400	\$300	\$20,300
Mechanical	\$5,800	\$700	\$700	\$66,900
Site Pavements	\$3,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$150,300	\$47,800	\$8,200	\$96,000
Importance Code A	\$12,100	\$35,300	\$400	\$500
Importance Code B	\$59,900	\$12,500	\$7,800	\$95,400
Importance Code C	\$78,400			
Total	\$150,300	\$47,800	\$8,200	\$96,000



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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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$312,500	LIFE	**	5	\$19,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erode, 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	
Masonry: Limestone	10%	Now	\$168,100	LIFE	**	5	\$1,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Decorative Banding, Window Sills And Lintels</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Decorative Banding, Window Sills And Lintels</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : All Decorative Banding, Sills And Lintels</i>								
Windows								
Aluminum	100%	Now	\$150,000	2060	**	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 : Third Floor Windows</i>								
Parapets								
Masonry: Brick	9%			LIFE	**	5		
Metal Panel	1%			2045	**	5		
No Component	90%							
Roof								
Metal Panel	93%			2048	**	10	\$34,900	
Modified Bitumen	7%			2043	**	10	\$1,400	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Flat Roof Area</i>								
Soffits								
Wood	100%	Now	\$11,700	2055	**	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

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								
Floors								
Ceramic Tile	5%	Now	\$700	2038	**	5	\$300	
<i>Uneven Substrate, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Bathroom On First Floor</i>								
Vinyl Tile	95%	Now	\$17,100	2035	\$341,800	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/Erode, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	7%	Now	\$17,500	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	\$4,500	2038	**	5	\$400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mens Bathroom On Second Floor</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathroom Tile</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Bathrooms</i>								
Concrete Masonry Unit	3%			LIFE	**	5	\$200	
Gypsum Board	55%	Now	\$6,300	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	\$48,000	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South And East Stair Towers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Third 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%			2048	**	5	\$9,100	
Plaster	30%	Now	\$11,900	LIFE	**	5	\$2,400	

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Attic Stair And Basement

Spalling, Extent : Severe, Area Affected : 20%

Location : Attic Stair And Basement

Other Observation, Extent : Severe, Area Affected : 5%

Location : Attic Stair And Basement

Explanation : Exposed Structure

Site Enclosure

Fence/Gates

Chain Link	100%			2055	**			
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Retaining Walls

Cast in Place Concrete	100%			2055	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$1,200	2040	**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 10%

Location : At Sign Post And Perimeter At Fence

On-Site Walkways

Asphalt	100%	Now	\$1,900	2038	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Throughout

Misaligned/Bulging, Extent : Moderate, Area Affected : 20%

Location : Throughout

Ponding, Extent : Severe, Area Affected : 10%

Location : East Facade At Entry

Parking/Driveway

Asphalt	100%	Now	\$489,600	2050	**			
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Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Throughout

Misaligned/Bulging, Extent : Severe, Area Affected : 30%

Location : Throughout

Ponding, Extent : Severe, Area Affected : 10%

Location : Throughout

Potholes, Extent : Severe, Area Affected : 20%

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

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								
Molded Case Bkrs	100%			2045	**	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 200 Amperes.</i>								
Raceway								
Conduit	100%			2035	\$16,200	1		
Panelboards								
Molded Case Bkrs	100%			2043	**	5	\$200	
Wiring								
Thermoplastic	100%			2045	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inspector Office Room</i>								
<i>Explanation : Metal Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	100%			2030	\$148,500	10	\$8,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Egress Lighting								
Exit, Service	100%			2030	\$3,800	1		
Exterior Lighting								
HID	20%			2030	\$8,100	10		
LED	10%			2043	**			
No Component	70%							
Alarm								
Security System								
Generic	100%	Now	\$16,300	2045	**	1	\$2,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</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%			2045	**	5	\$2,700	
Conversion Equipment								
Hot Water Boiler	100%			2052	**	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		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								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,000	2034	\$19,000	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%			2033	\$71,200	1	\$2,800	
Controls								
Electrical	100%			2030	\$48,400			
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$3,300	2030	\$16,500	1		
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 25 Percent Is Not Working</i>								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater With Tanks								
Oil Fired	100%			2033	\$176,600	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	\$900	2035	\$1,700	4	\$200	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement. Unit Is Not Working</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 26-Oct-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2611 **Lot** : 447 **BIN** : 4544391

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$226,100	
Electrical	\$180,200	\$130,000
Total	\$406,400	\$130,000
Importance Code A	\$226,100	
Importance Code B	\$180,200	\$130,000
Total	\$406,400	\$130,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture		\$6,200		
Interior Architecture	\$59,800	\$4,100		\$2,300
Electrical	\$39,500		\$200	\$27,300
Mechanical	\$8,200	\$1,000	\$1,000	\$55,600
Site Enclosure	\$28,200			
Site Pavements	\$53,900			
Total	\$189,700	\$11,300	\$1,200	\$85,100
Importance Code A	\$700	\$6,900	\$700	\$800
Importance Code B	\$84,400	\$800	\$400	\$84,300
Importance Code C	\$104,500	\$3,600		
Total	\$189,700	\$11,300	\$1,200	\$85,100



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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$6,200	
Masonry: Brick	72%			LIFE	**	5	\$29,600	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Facade</i>								
Masonry: Fieldstone	12%			LIFE	**	5	\$3,700	
Metal Sect. OHD	8%			2048	**	5	\$10,300	
Slate Panels	3%			LIFE	**	5	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Facade</i>								
<i>Explanation : Repairs In Progress</i>								
Stucco Cement	2%			2048	**	5	\$2,100	
Windows								
Aluminum	100%	Now	\$226,100	2060	**	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		
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
Masonry: Fieldstone	5%			LIFE	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Repair In Progress</i>								
Not Accessible	85%							
Roof								
Under Construction	100%							
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$37,100	
Ceramic Tile	5%			2038	**	5	\$1,100	
Vinyl Tile	20%	Now	\$37,400	2045	**	3	\$1,700	
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First And Second 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Fiberglass Panel	5%			LIFE	**			
Gypsum Board	30%	Now	\$12,000	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First Floor Corridor</i>								
Masonry: Brick	30%			LIFE	**			
Metal Coiling Doors	5%			2043	**	5	\$7,100	
Plaster	30%	Now	\$10,400	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%			2040	**	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	
<i>Repairs in Progress, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Attic And Other Locations</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$27,800	2055	**			
<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	2055	**			
<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%			2040	**			
Parking/Driveway								
Asphalt	85%	Now	\$43,400	2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Lot</i>								
Cast in Place Concrete	15%	0-2	\$10,500	2048	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front 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

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 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%			2035	\$15,100	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 225 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$130,000	5	\$400	
Raceway								
Conduit	100%			2035	\$32,400	1		
Panelboards								
Fused Disc Sw	5%			2034	\$2,000	5		
Molded Case Bkrs	95%			2034	\$37,900	5	\$400	
Wiring								
Braided Cloth	50%	2-4	\$26,900	2060	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2035	\$26,900	1		
Lighting								
Interior Lighting								
Fluorescent	60%			2030	\$154,500	10	\$8,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2030	\$25,700	10	\$1,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
LED	30%			2040	**			
Egress Lighting								
Emergency, Battery	50%	Now	\$12,700	2045	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Exit, Service	50%			2030	\$3,300	1		
Exterior Lighting								
HID	20%			2030	\$14,100	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%			2045	**	5	\$4,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 1,000 Gallon No.2 Oil Tank</i>								

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 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	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2048	**	1	\$7,500	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$1,100	
Terminal Devices								
Convactor/Radiator	50%			2040	**	1	\$2,400	
Unit Heater - Hot Water	50%	0-2	\$900	2035	\$44,700			
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Archive Storage In Attic</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	50%	0-2	\$1,400	2030	\$28,600	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations. Condensate Leaking</i>								
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	2-4	\$3,900	2045	**	1		
<i>Not Insulated, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout The Building</i>								
Water Heater With Tanks								
Electric	100%			2030	\$23,600	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%			2027	\$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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 08-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Mez
Block : 2347 **Lot** : 55 **BIN** : 4054170

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,178,400	\$100,400
Interior Architecture	\$1,131,400	\$383,800
Electrical		\$678,500
Mechanical	\$3,402,300	\$4,393,900
Site Pavements	\$75,800	
Total	\$5,788,000	\$5,556,700
Importance Code A	\$1,178,400	\$100,400
Importance Code B	\$4,609,500	\$5,456,300
Total	\$5,788,000	\$5,556,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$29,900	\$14,300	\$43,400	\$7,200
Interior Architecture	\$62,400	\$1,900		\$34,400
Electrical	\$23,700	\$17,700	\$21,200	\$21,200
Mechanical	\$58,900	\$38,400	\$72,900	\$34,200
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$189,200	\$86,600	\$151,800	\$111,500
Importance Code A	\$64,400	\$19,900	\$49,400	\$12,900
Importance Code B	\$88,700	\$64,800	\$102,400	\$98,600
Importance Code C	\$36,000	\$1,900		
Total	\$189,200	\$86,600	\$151,800	\$111,500



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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 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%			2043	**	5	\$28,500	
Glass Block	2%			LIFE	**	5	\$1,900	
Masonry: Brick Cavity	66%	Now	\$437,200	LIFE	**	5	\$100,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entrances And Various Locations Along 52nd Avenue</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Parapet</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Of Building 1st Floor To Basement</i>								
Metal Panel	5%			2054	**	5-10	\$52,300	
Metal Coiling Doors	10%	2-4	\$324,800	2047	**	5	\$23,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Guide Rails And Jambs</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$9,900	
Window Wall	10%			2054	**	5	\$57,000	
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout- Upper Parking Deck</i>								
<i>Explanation : Finish Failure</i>								
Windows								
Aluminum	85%			2050	**	5	\$14,500	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Finish Failure</i>								
Metal Louvers	15%			2043	**	10	\$16,000	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,300	
Masonry: Brick Cavity	43%			LIFE	**	5	\$6,900	
Metal Panel	2%			2054	**	5	\$1,300	
Metal Rail	10%			2047	**	5-10	\$29,200	
Stucco Cement	5%			2047	**	5	\$2,100	

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 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								
Roof								
Cast in Place Concrete	70%	Now	\$284,100	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof Parking Area</i>								
<i>Explanation : Top Deck Parking Surface; Surface Failure</i>								
Metal Panel	5%			2047		**	\$11,100	
Modified Bitumen	25%	0-2	\$132,300	2039		**		1
<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>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2033	\$716,200	3	\$81,000	
Cast in Place Concrete	55%			LIFE	**	5	\$324,800	
Cast in Place Concrete	10%	Now	\$459,200	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/Erode, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
Ceramic Tile	2%	4+	\$6,100	2043	**	5	\$2,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Shower Area</i>								
Panel/Paver: Cer/Brk	3%			2050	**	5	\$18,200	
Vinyl Tile	15%	0-2	\$335,600	2039	**	3	\$15,200	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout And Mezzanine</i>								

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP
Asset # : 4430

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									
Ceramic Tile	2%			2043	**	5	\$3,800		
Concrete Masonry Unit	53%			LIFE	**	5	\$40,600		
Concrete Masonry Unit	2%	Now	\$36,000	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		
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Plaster	15%			LIFE	**	5	\$8,600		
SGFT/Glazed Masonry	10%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	25%	Now	\$336,600	2047	**	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%	2-4	\$75,800	2047	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 52nd Avenue</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									
Service Equipment									
Fused Disc Sw	100%			2044	**	5	\$800		
<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 Each.</i>									
Transformers									
Dry Type	100%			2039	**	5	\$700		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Multiple Transformers Of Various Kilovolt-amperes</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2044	**	5	\$800		

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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								
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Molded Case Bkrs	100%			2042	**	5	\$5,000	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	5%			2039	**	5	\$100	
Motor Control Center	90%			2039	**	5	\$4,600	
Variable Frequency Drive	5%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,800	
Lighting								
Interior Lighting								
Fluorescent	10%			2034	\$164,400	10	\$17,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Offices And Locker Rooms</i>								
LED	90%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2034	\$158,900	10	\$22,800	
Exit, Service	50%			2034	\$40,800	1		
Exterior Lighting								
LED	20%			2039	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	\$355,300	1	\$70,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways And Outside Perimeter</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2042	**	1-3	\$120,200	

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%			2044	**	1		

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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
Heating								
Conversion Equipment								
	Furnace	45%			2039	**	1	\$42,100
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 12 Induction Units,</i>								
	Furnace	5%	0-2	\$29,400	2044	**	1	\$4,200
<i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3 Air Curtains, Truck Entrance</i>								
	Hot Water Boiler	10%			2039	**	1	\$9,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
	No Component	40%						
Distribution								
	Hot Wtr Piping/Pump	10%			2042	**	4	\$900
	No Component	90%						
Terminal Devices								
	Convactor/Radiator	5%			2032		1	\$3,100
	Fan Coil Unit/Heat	5%			2029		1	\$3,100
	No Component	90%						
Controls								
	Digital	100%			2029			\$3,261,500
Air Conditioning								
Energy Source								
	Electricity	100%			2042	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	40%			2039	**	1	\$35,100
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units On Roof</i>								
	Ext Pkg Unit - Heating/Cooling	50%			2039	**	2	\$5,800
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Rooftop Package Units</i>								
	Split Unit	10%			2039	**		
<i>Abandoned in Place, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2 Old Units On Parking Deck</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2044	**	4	\$14,000
Terminal Devices								
	Air Handler/Cool/Ht	100%			2034		1	\$117,000
Ventilation								

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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
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$105,500
Exhaust Fans								
	Interior	75%			2034	\$629,600	2	\$4,300
	Roof	25%			2034	\$91,800	2	\$1,500
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2044	**	1	
	Galvanized Steel	20%			2039	**	1	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
				<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Shower Bodies In Bathrooms</i>				
Tankless Water Heater(POU)								
	Gas Fired	100%			2032	\$32,400	2	\$1,300
Hot Water Storage Tank								
	Generic	100%			2039	**	1	\$2,600
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 200 Gallon Tank</i>				
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : N/A, 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%			2044	**	1-5	\$95,400
Sprinkler								
	Generic	100%			2044	**	1-2	\$53,000

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$3,181,700	\$59,900
Interior Architecture	\$4,784,600	\$371,800
Electrical	\$25,800	\$52,300
Mechanical	\$208,300	\$1,620,600
Site Enclosure	\$555,900	
Site Pavements	\$693,000	
Total	\$9,449,300	\$2,104,500
Importance Code A	\$3,181,700	\$59,900
Importance Code B	\$3,129,800	\$1,984,900
Importance Code C	\$3,137,900	\$59,700
Total	\$9,449,300	\$2,104,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$30,200			
Interior Architecture	\$59,000	\$5,400		\$500
Electrical	\$36,300	\$6,900		
Mechanical	\$129,200	\$83,800	\$5,300	\$3,400
Site Enclosure	\$70,500			
Total	\$325,200	\$96,100	\$5,300	\$4,000
Importance Code A	\$32,000	\$1,900	\$1,800	\$1,800
Importance Code B	\$287,300	\$94,200	\$3,500	\$2,200
Importance Code C	\$6,000			
Total	\$325,200	\$96,100	\$5,300	\$4,000



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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		
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	\$143,300	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/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Masonry: Brick	72%	Now	\$1,703,700	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	\$113,200	LIFE	**	5	\$1,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	20%	Now	\$275,000	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>								

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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	\$720,000	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>								
<hr/>								
Parapets								
Masonry: Brick	25%	Now	\$154,200	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
Masonry: Limestone	5%	Now	\$30,200	LIFE	**	5	\$1,000	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
No Component	70%							
<hr/>								
Roof								
Metal, Corrugated	100%	Now	\$72,300	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

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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	\$2,569,600	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	\$14,700	2036	\$146,800	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2038	**	5	\$6,500	
Vinyl Tile	5%	Now	\$24,000	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/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Room, Lunch Room, Main Office</i>								

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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	\$6,000	2036	\$59,700	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	25%	Now	\$153,000	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	\$1,736,000	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/Erode, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2038	**	5	\$4,300	
Exposed Struc: Steel	25%	4+	\$326,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
Exposed Struc: Steel	65%			LIFE	**			
Metal Panel	5%	0-2	\$14,400	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	\$136,300	2083	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 35th Avenue</i>								

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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	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	50%	Now	\$60,900	2068		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 35th Avenue</i>								
Masonry: Brick	50%	Now	\$358,700	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	\$27,400	2083		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 35th Avenue</i>								
Masonry: Brick	50%	Now	\$43,100	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	\$693,000	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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$3,800	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	\$32,500	5	\$200	

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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	\$2,000	5	\$100	
Molded Case Bkrs	85%			2041	**	5	\$800	
Wiring								
Thermoplastic	70%			2033	\$6,300	1		
Thermoplastic	30%			2043	**	1		
Motor Controllers								
Locally Mounted	50%			2031	\$23,000	5	\$100	
Locally Mounted	50%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,400	LIFE	**	5	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	20%			2033	\$52,300	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	\$6,200	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	\$25,800	10		
HID	15%	Now	\$25,800	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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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	Priority
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	\$4,000	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	\$41,700	2028	\$208,300	1	\$6,200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Convactor/Radiator	10%			2031	\$30,200	1	\$1,200	
Unit Heater - Hot Water	30%	0-2	\$39,400	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	\$1,059,800			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Split Unit	10%	0-2	\$4,400	2033	\$87,600			
<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	\$14,000	1		
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2033	\$22,500	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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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	\$8,100	LIFE	**	2-5	\$2,100
		<i>Damaged, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Garage</i>						
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$6,200
	No Component	60%						
Exhaust Fans								
	Roof	50%	0-2	\$3,600	2028	\$35,800	2	\$500
		<i>Not in Service, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
	Wall Unit	50%	0-2	\$1,600	2028	\$8,000	2	\$500
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Main Garage</i>						
Plumbing								
H/C Water Piping								
	Brass/Copper	75%			2033	\$355,400	1	
	Galvanized Steel	25%			2031	\$117,800	1	
Water Heater With Tanks								
	Gas Fired	100%			2028	\$17,100	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	\$23,200	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

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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$1,897,300	
Interior Architecture	\$849,400	\$499,900
Electrical	\$69,500	\$249,000
Mechanical	\$120,300	\$1,062,700
Site Enclosure	\$55,100	
Site Pavements	\$1,085,600	
Total	\$4,077,100	\$1,811,600
Importance Code A	\$1,897,300	
Importance Code B	\$1,039,100	\$1,811,600
Importance Code C	\$1,140,700	
Total	\$4,077,100	\$1,811,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$600			
Interior Architecture	\$65,000	\$1,200		\$500
Electrical	\$37,500	\$43,100	\$4,100	\$3,500
Mechanical	\$10,400	\$9,800	\$9,400	\$5,800
Site Pavements	\$35,100			
Total	\$148,500	\$54,200	\$13,500	\$9,800
Importance Code A	\$6,200	\$1,900	\$1,800	\$1,800
Importance Code B	\$92,100	\$52,300	\$11,700	\$7,900
Importance Code C	\$50,200			
Total	\$148,500	\$54,200	\$13,500	\$9,800



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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								
Exterior Walls								
Concrete Masonry Unit	60%	Now	\$52,000	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	\$302,100	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	\$517,800	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	\$75,500	LIFE	**	5	\$5,800	1
<i>Joint Mortar Miss/Erode, 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>								

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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	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$949,900	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	\$715,000	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	\$303,800	5	\$5,400	
Quarry Tile	3%			2038	**	5	\$2,400	
Terrazzo	2%			LIFE	**	5	\$800	
Vinyl Tile	7%			2033	\$104,200	3	\$1,900	
Interior Walls								
Concrete Masonry Unit	77%			LIFE	**	5	\$15,000	
Concrete Masonry Unit	10%	Now	\$45,600	LIFE	**	5	\$1,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage At West Side</i>								
Glass Block	3%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
<i>Explanation : Location Noted</i>								
SGFT/Glazed Masonry	10%			LIFE	**			

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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	\$134,400	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	**			
Gypsum Board	2%	Now	\$18,800	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>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$55,100	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>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$30,600	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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>								
Parking/Driveway								
Asphalt	90%	Now	\$1,085,600	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+	\$3,300	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	\$23,000	5	\$100	
Motor Control Center	50%			2038	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	40%	Now	\$21,000	2033	\$104,800			
			<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	\$14,400	2033	\$144,200			
			<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	\$21,900	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2033	\$31,100	10	\$4,500	
Exit, Battery	50%			2033	\$21,400	10	\$1,200	
Exterior Lighting								
HID	10%			2028	\$17,300	10		
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$69,500	2043	**	1	\$12,400	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Perimeter Of The Building</i>					
			<i>Explanation : CCTV 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	\$3,500	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	\$900	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	\$300	
No Component	80%							
Terminal Devices								
Convactor/Radiator	15%			2038	**	1	\$1,800	
Unit Heater - Hot Water	5%			2033	\$11,000			
No Component	80%							
Controls								
Digital	100%			2031	\$1,062,700			
<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	\$62,200	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	\$2,800	1	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$20,600
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	\$17,100	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	\$16,500	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							
	Generic	100%			2028	\$58,100	1-10	\$29,000
<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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 02-Nov-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,5,11,12
Block : 29 **Lot** : 73 **BIN** : 1000850

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$784,700	\$527,400
Interior Architecture	\$102,800	
Electrical		\$1,144,800
Mechanical	\$97,200	\$1,368,300
Total	\$984,600	\$3,040,500
Importance Code A	\$784,700	\$527,400
Importance Code B	\$200,000	\$2,513,100
Total	\$984,600	\$3,040,500

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,500		\$14,900	\$37,300
Interior Architecture	\$100,200	\$6,300		\$491,900
Electrical	\$7,900	\$6,700	\$6,600	\$7,600
Mechanical	\$60,600	\$6,500	\$75,200	\$8,000
Elevators/Escalators	\$36,500	\$36,500	\$36,500	\$36,500
Total	\$249,600	\$56,000	\$133,200	\$581,300
Importance Code A	\$45,500		\$15,000	\$37,300
Importance Code B	\$195,300	\$52,400	\$118,200	\$544,000
Importance Code C	\$8,800	\$3,600		
Total	\$249,600	\$56,000	\$133,200	\$581,300



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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	\$472,400	LIFE	**	5	\$57,400	
	<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : West Facade</i>							
	<i>Worn/Erode, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Bulkheads</i>							
Masonry: Limestone	10%			LIFE	**	5	\$5,700	
Metal Panel	10%			2054	**	5-10	\$52,600	
Granite Panels	5%			LIFE	**	5	\$2,900	
Windows								
Aluminum	50%			2042	**	5	\$2,500	
Metal Clad	50%	Now	\$124,300	2059	**	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	\$29,900	LIFE	**	5	\$2,400	
	<i>Joint Mortar Miss/Erode, 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	\$13,300	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%			2044	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	
Roof								
IRMA/Protected Membrane	78%	Now	\$188,000	2034	\$470,000			
	<i>Insul Deter/Miss, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Main Roof</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Main Roof</i>							
Roll Roofing	20%			2030	\$33,100	5	\$8,500	
Skylight, Metal/Glass	2%			2044	**	10	\$1,700	
Interior								

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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								
Floors								
Carpet	25%			2030	\$470,600	3	\$53,200	
Cast in Place Concrete	5%			LIFE	**	5	\$11,600	
Ceramic Tile	5%			2043	**	5	\$5,300	
Terrazzo	5%			LIFE	**	5	\$4,200	
Vinyl Tile	5%	Now	\$44,100	2039	**	3	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, 1st Floor Medical Suite</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Vinyl Tile	55%			2039	**	3	\$29,300	
Interior Walls								
Ceramic Tile	5%			2043	**	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	\$8,800	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair And Basement</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof Stair</i>								
Plaster	35%			LIFE	**	5	\$15,200	
Ceilings								
AcousTileConcealSpLn	30%	4+	\$102,800	2039	**	5	\$20,000	
<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	50%			2047	**	5	\$53,200	
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%			2047	**			

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
SANITATION HDQR. ANNEX
Asset # : 4187

Electrical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment Fused Disc Sw	100%			2034	\$45,300	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%			2034	\$227,600	5	\$300
Raceway							
Conduit	90%			2034	\$120,600	1	
Conduit	10%			2054	**	1	
Panelboards							
Fused Disc Sw	5%			2033	\$8,000	5	\$100
Molded Case Bkrs	35%			2042	**	5	\$600
Molded Case Bkrs	50%			2033	\$79,800	5	\$900
Molded Case Bkrs	10%			2050	**	5	\$200
Wiring							
Thermoplastic	50%			2034	\$88,900	1	
Thermoplastic	50%			2054	**	1	
Motor Controllers							
Locally Mounted	25%			2032	\$11,700	5	\$100
Locally Mounted	25%			2039	**	5	\$100
Variable Frequency Drive	50%			2047	**		
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	50%			2034	\$571,600	10	\$30,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout The Building</i>							
<i>Explanation : T-8 Lamps</i>							
LED	50%			2039	**		
Egress Lighting							
Emergency, Battery	50%			2034	\$56,200	10	\$8,100
Exit, Battery	50%			2034	\$47,500	10	\$2,300
Alarm							
Security System Generic	100%			2039	**	1	\$25,000
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Interior And Exterior</i>							
<i>Explanation : Cameras Security System</i>							
Fire/Smoke Detection							
Generic, Digital	100%			2042	**	1-3	\$42,500

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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%			2044	* *	1		
Conversion Equipment								
Heat Exchanger, Shell & Tube	50%			2037	* *			
<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%			2037	* *	5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	50%			2042	* *	4	\$1,700	
Steam Piping/Pump	50%	Now	\$5,400	2044	* *			
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement. Steam Piping Is Leaking</i>								
Terminal Devices								
Convactor/Radiator	40%			2039	* *	1	\$8,700	
No Component	60%							
Controls								
Pneumatic	100%			2032	\$1,294,900			
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	0-2	\$36,700	2034	\$73,500	2	\$300	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Elevator Room.</i>								
No Component	90%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$87,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	* *	1	\$41,400	
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	* *	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%							

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DEPARTMENT OF SANITATION - 827
SANITATION HDQR. ANNEX
Asset # : 4187

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		
Ventilation									
Exhaust Fans									
Roof	20%			2029	\$26,000	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	2044	**	1			
	<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
	<i>Location : Basement Booster Pump</i>								
Galvanized Steel	90%			2039	**	1			
HW Heat Exchanger									
Steam Fired	100%	0-2	\$97,200	2064	**	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%			2034	\$13,400	4	\$1,400		
Fixtures									
Generic	100%								
Instantaneous Hot Water									
Electric	100%			2034	\$7,700				
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%			2044	**	1-5	\$33,800		
Sprinkler									
No Component	90%								
Generic	10%			2044	**	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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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 22-Nov-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 595 **Lot** : 87 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$268,200	\$268,200
Total	\$268,200	\$268,200
Importance Code A	\$268,200	\$268,200
Total	\$268,200	\$268,200

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$3,600		\$11,900	
Interior Architecture	\$38,200			
Electrical	\$400	\$300	\$300	\$300
Mechanical	\$2,500		\$600	
Site Pavements	\$72,400			
Total	\$117,000	\$300	\$12,800	\$300
Importance Code A	\$3,600		\$11,900	
Importance Code B	\$69,400	\$300	\$900	\$300
Importance Code C	\$43,900			
Total	\$117,000	\$300	\$12,800	\$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
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	
Exterior								
Exterior Walls								
Cast in Place Concrete	82%			LIFE	**	5	\$416,500	
Masonry: Granite	3%	Now	\$3,600	LIFE	**	5	\$1,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corner Along West Side Highway</i>								
Metal Sect. OHD	15%			2049	**	5	\$23,800	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$120,000	
Roof								
Single Ply Membrane	95%			2041	**	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	\$49,600	
Interior Walls								
Cast in Place Concrete	85%			LIFE	**	10	\$9,900	
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%			2041	**			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	**			
<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%			2071	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	0-2	\$10,200	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side</i>								
Pavers/Stone	10%	Now	\$31,700	2039	**			
<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+	\$30,500	2049	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Minor Cracking At Drive Through 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	
Under 600 Volts								
Service Equipment Fused Disc Sw	100%			2056	**	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%			2056	**	1		
Panelboards Molded Case Bkrs	100%			2052	**	5	\$200	
Wiring Thermoplastic	100%			2056	**	1		
Motor Controllers Locally Mounted	100%			2049	**	5	\$100	
Stand-by Power								
Transfer Switches Manual	100%			2056	**	5		
Lighting								
Interior Lighting LED	100%			2044	**			
Exterior Lighting HID	5%			2036	\$1,800	10		
LED	15%			2044	**			
No Component	80%							
Alarm								
Security System Generic	100%			2044	**	1	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : CCTV 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	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
<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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 26-Sep-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2520 **Lot** : 1 **BIN** : 5041599

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$564,300	\$1,214,500
Interior Architecture	\$406,900	\$153,500
Electrical	\$70,100	\$1,867,900
Mechanical	\$67,500	\$2,428,100
Site Pavements	\$443,000	
Total	\$1,551,800	\$5,664,000
Importance Code A	\$564,300	\$1,329,100
Importance Code B	\$544,500	\$4,334,900
Importance Code C	\$443,000	
Total	\$1,551,800	\$5,664,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$25,600			
Interior Architecture	\$95,700		\$1,000	\$1,300
Electrical	\$8,100	\$7,000	\$7,900	\$9,300
Mechanical	\$143,900	\$12,700	\$29,500	\$11,200
Site Enclosure	\$26,100			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$306,600	\$26,800	\$45,600	\$29,000
Importance Code A	\$70,100	\$3,300	\$3,300	\$3,300
Importance Code B	\$147,300	\$23,500	\$42,300	\$25,700
Importance Code C	\$89,200			
Total	\$306,600	\$26,800	\$45,600	\$29,000



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
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	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	Now	\$163,500	LIFE	**	5	\$93,800	
<i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade At Various Locations</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Corner Of The Building</i>								
Metal Panel	5%	0-2	\$7,800	2046	**	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%	0-2	\$94,000	2041	**	5	\$27,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Bays</i>								
Windows								
Aluminum	100%	Now	\$150,200	2044	**	5	\$7,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
Parapets								
Concrete Masonry Unit	10%	Now	\$1,900	LIFE	**	5	\$700	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick Cavity	90%	Now	\$56,400	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>								
Roof								
Built-Up (BUR)	90%	Now	\$100,300	2036	\$1,003,000			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Locker And Shower Rooms</i>								
<i>Worn/Erode, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Roof And Garage Roof</i>								
Skylight, Plastic Sloped Glazing	5%	Now	\$15,900	2049	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Mechanics 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
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	
Exterior								
Soffits								
Metal Panel	100%			2046	**	5-10	\$74,200	
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$306,900	
Ceramic Tile	3%	Now	\$3,400	2039	**	5	\$1,500	
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Within Locker Rooms</i>								
Ceramic Tile	2%			2049	**	5	\$2,000	
Quarry Tile	14%	0-2	\$20,600	2041	**	5	\$10,500	
<i>Worn/Erode, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout 1st Floor</i>								
Terrazzo	1%			LIFE	**	5	\$1,600	
Vinyl Tile	10%	Now	\$83,100	2046	**	3	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Erode, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	8%	4+	\$3,600	2039	**	5	\$1,600	
<i>Joint Mortar Miss/Erode, 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	2045	**	5	\$400	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathroom And Pantry</i>								
Concrete Masonry Unit	65%	0-2	\$49,800	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 : 5%</i>								
<i>Location : Various Locations</i>								
Gypsum Board	10%			LIFE	**	5-10	\$6,900	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$3,100	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$3,300	2049	**	5	\$5,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Locker And Shower Rooms</i>								
Exposed Struc: Steel	85%			LIFE	**	10	\$170,400	
Gypsum Board	5%	Now	\$4,400	LIFE	**	5	\$6,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby Area</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
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	

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	Now	\$26,100	2056			**	
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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 And Garage Bollards*

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2049			**	
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On-Site Walkways

Cast in Place Concrete	100%			2049			**	
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Parking/Driveway

Asphalt	100%	Now	\$443,000	2049			**	
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*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%			2036	\$48,100	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2 Main Service Disconnect Switches Rated At 2,000 Amperes Each*

Switchgear / Switchboard

Fused Disc Sw	100%			2036	\$227,600	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4 Vertical Sections*

Raceway

Conduit	100%			2036	\$134,000	1		
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Panelboards

Fused Disc Sw	10%			2035	\$16,000	5	\$200	
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Molded Case Bkrs	90%			2035	\$143,700	5	\$1,800	
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Wiring

Thermoplastic	100%			2036	\$177,900	1		
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Motor Controllers

Locally Mounted	10%			2034	\$4,700	5	\$100	
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Motor Control Center	90%			2034	\$166,800	5	\$1,800	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$2,200
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 1st Floor Sprinkler Room**Explanation : Water Main Pipe Grounded*

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

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								
Interior Lighting Fluorescent	60%			2036	\$685,500	10	\$36,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Fluorescent	40%			2041	**	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	30%			2036	\$33,700	10	\$4,800	
Exit/Emergency Light Combo	40%			2041	**			
Exit, Battery	30%			2036	\$28,500	10	\$1,400	
Exterior Lighting								
HID	20%			2031	\$69,700	10		
No Component	80%							
Alarm								
Security System								
Generic	50%			2036	\$70,100	1	\$14,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras Are Not Functioning</i>								
Generic	50%	2-4	\$70,100	2046	**	1	\$12,600	
<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								
Generic, Digital	100%			2036	\$192,600	1-3	\$47,400	
<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	Priority
Heating								
Energy Source Natural Gas	100%			2046	**	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
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%			2041	**	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	\$11,500	2036	\$114,600	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	\$32,000	2049	**	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	\$29,600	
Hot Wtr Piping/Pump	15%	0-2	\$4,400	2044	**	4	\$500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Garage</i>								
No Component	35%							
Terminal Devices								
Convactor/Radiator	15%			2041	**	1	\$3,200	
No Component	85%							
Controls								
Electrical	100%			2031	\$415,200			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%	Now	\$67,500	2036	\$675,000	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>								
Split Unit	5%	0-2	\$23,900	2041	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Office Space</i>								
Window/Wall Unit	10%			2031	\$25,400	1		
No Component	25%							
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2	\$54,500	
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
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								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$59,100	
Exhaust Fans								
Roof	100%	Now	\$13,000	2036	\$129,900	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%			2046	**	1		
Galvanized Steel	60%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2036	\$51,200	2		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units. 50 And 193 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2036	\$39,100	4	\$4,500	
Backflow Preventer								
No Component	90%							
Generic	10%			2036	\$3,000	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%			2036	\$926,000	1-2	\$18,800	
Chemical System								
Dry	100%			2031	\$116,200	1-10	\$58,000	
<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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 19-May-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2685 **Lot** : 100 **BIN** : 5141714

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$692,800	\$215,400
Interior Architecture	\$940,000	\$193,400
Mechanical		\$2,563,800
Total	\$1,632,800	\$2,972,600
Importance Code A	\$692,800	\$261,400
Importance Code B	\$940,000	\$2,711,300
Total	\$1,632,800	\$2,972,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$45,200		\$3,300	
Interior Architecture	\$52,500	\$5,500	\$2,100	
Electrical	\$9,600	\$5,300	\$6,700	\$5,100
Mechanical	\$58,200	\$15,100	\$35,300	\$13,900
Total	\$165,400	\$25,900	\$47,400	\$19,100
Importance Code A	\$49,000	\$3,700	\$6,900	\$3,700
Importance Code B	\$91,600	\$22,300	\$40,500	\$15,400
Importance Code C	\$24,800			
Total	\$165,400	\$25,900	\$47,400	\$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.

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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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$520,100	LIFE	**	5	\$60,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner And Above Garage Door South Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	25%	Now	\$172,700	2041	**	5	\$50,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade And South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	97%	Now	\$16,100	2052	**	5	\$8,400	
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Garage Window</i>								
Metal Louvers	3%			2049	**	10	\$3,300	
Parapets								
Concrete Masonry Unit	95%			LIFE	**	5-10	\$35,800	
Metal Panel	5%			2062	**	5	\$1,300	
Roof								
Modified Bitumen	99%			2044	**	10	\$104,300	
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Solar Panels Installed</i>								
Skylight, Plastic	1%			2053	**	1		
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$752,100	LIFE	**	5	\$193,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Garage, Mechanics And Wash Bays</i>								
Ceramic Tile	5%	Now	\$15,600	2045	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Showers And Bathrooms</i>								
Vinyl Tile	15%			2044	**	3	\$6,200	
Interior Walls								
Ceramic Tile	5%	Now	\$6,200	2045	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bathrooms And Showers</i>								
Concrete Masonry Unit	90%			LIFE	**	5	\$32,300	
Gypsum Board	5%			LIFE	**	5-10	\$3,800	
Ceilings								
AcousTileSusp.Lay-In	10%			2053	**	5	\$11,100	
Exposed Struc: Steel	85%			LIFE	**	10	\$187,900	
Gypsum Board	5%			LIFE	**	5-10	\$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
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	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2062	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2053	**			
Parking/Driveway								
Asphalt	100%			2049	**			
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	95%			2062	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four Main Service Switches One 2,000. One 1,600, And Two 1,200 Amperes</i>								
Photovoltaic Panel(s)	5%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Roof</i>								
<i>Explanation : 800 Amperes Service Switch</i>								
Transformers								
Dry Type	100%			2053	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Repair Shop</i>								
<i>Explanation : One Transformer Rated 37.5 Kilovolt Ampere, Stepdown 240volt / 120 Volt</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2062	**	5	\$400	
Raceway								
Conduit	80%			2036	\$29,500	1		
Conduit	20%			2062	**	1		
Panelboards								
Fused Disc Sw	10%			2035	\$5,000	5	\$200	
Molded Case Bkrs	40%			2035	\$19,900	5	\$900	
Molded Case Bkrs	50%			2058	**	5	\$1,100	
Wiring								
Thermoplastic	80%			2036	\$26,600	1		
Thermoplastic	20%			2062	**	1		
Motor Controllers								
Locally Mounted	10%			2034	\$1,800	5	\$100	
Motor Control Center	50%			2034	\$10,000	5	\$1,100	
Variable Frequency Drive	40%			2053	**			
Ground								

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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	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Repair Shop</i>								
<i>Explanation : Water Main Pipe Grounded</i>								
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	5%			2031	\$32,100	10	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	95%			2044	**			
Egress Lighting Emergency, Battery	50%			2044	**	10	\$8,900	
Exit, Battery	50%			2044	**	10	\$2,500	
Exterior Lighting HID	5%			2031	\$19,200	10		
LED	5%			2044	**			
No Component	90%							
Lightning Protection								
Arresters/Cabling Generic	100%			2071	**	5	\$1,100	
Alarm								
Fire/Smoke Detection Generic, Digital	100%			2044	**	1-3	\$50,800	

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%			2046	**	1		
Natural Gas	75%			2046	**	1		
Interruptible Gas/Dual Fuel	15%			2056	**	1		

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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								
Conversion Equipment								
Furnace	20%			2036	\$45,900	1	\$7,300	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Garage</i>								
<i>Explanation : 6 Gasoline Fire Modine Heaters</i>								
Furnace	10%			2041	**	1	\$3,700	
Hot Water Boiler	70%			2053	**	1	\$25,600	
<i>Other Observation, Extent : N/A, 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	\$13,000	
Hot Wtr Piping/Pump	70%			2044	**	4	\$3,800	
No Component	10%							
Terminal Devices								
Air Handler	20%			2036	\$277,900	1	\$9,100	
Convactor/Radiator	15%			2034	\$90,600	1	\$3,600	
Fan Coil Unit/Heat	10%			2036	\$183,100	1	\$2,400	
Unit Heater - Hot Water	35%			2036	\$153,200			
No Component	20%							
Controls								
Electrical	100%			2034	\$457,900			
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2036	\$163,400	1	\$5,100	
<i>R-22 Refrigerant, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Exterior Pkg Unit - Cooling	25%			2036	\$202,400	2	\$1,100	
Exterior Pkg Unit - Cooling	15%			2036	\$121,500	2	\$700	
Split Unit	10%			2036	\$175,400			
No Component	35%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2036	\$15,500	4	\$1,100	
Ductwork/Diffusers	50%			LIFE	**	2	\$60,100	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2036	\$465,700	1	\$22,800	
No Component	50%							

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

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							
Heat Rejection							
Air Cooled Condenser Unit	60%			2031	\$83,400	2	\$30,900
No Component	40%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$65,200
Exhaust Fans							
Roof	100%			2036	\$143,300	2	\$2,300
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2046	**	1	
Water Heater With Tanks							
Electric	50%			2034	\$23,600	4	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
		<i>Location : First Floor</i>					
		<i>Explanation : 1 Unit 75 Gallons</i>					
No Component	50%						
HW Heat Exchanger							
Steam Fired	50%			2046	**	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%			2031	\$16,500	4	\$2,600
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2046	**	1-5	\$37,200
Sprinkler							
No Component	30%						
Generic	70%			2046	**	1-2	\$14,500

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

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : STATEN ISLAND TRANSFER STATION
Address : 450 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 2027 - 2030	FY 2031 - 2036
Exterior Architecture		\$1,070,100
Interior Architecture		\$1,047,000
Electrical		\$1,178,200
Mechanical	\$248,200	\$246,400
Site Pavements		\$8,347,600
Total	\$248,200	\$11,889,300
Importance Code A		\$1,070,100
Importance Code B	\$248,200	\$2,471,600
Importance Code C		\$8,347,600
Total	\$248,200	\$11,889,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$500		\$22,500	\$40,800
Interior Architecture	\$17,800		\$13,200	\$1,800
Electrical	\$43,900	\$600	\$2,000	\$700
Mechanical	\$55,000	\$3,100	\$13,200	\$3,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$124,400	\$10,900	\$58,100	\$53,600
Importance Code A	\$47,200	\$700	\$23,200	\$41,500
Importance Code B	\$59,400	\$10,100	\$34,900	\$11,900
Importance Code C	\$17,800			\$200
Total	\$124,400	\$10,900	\$58,100	\$53,600



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
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+	\$5,600	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+	\$12,200	LIFE	**			
<i>Worn/Erode, 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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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

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	\$328,900			
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Parking/Driveway

Asphalt	90%			2034	\$6,961,000			
Cast in Place Concrete	10%			2036	\$1,057,700			

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	\$633,400	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	\$451,400	10	\$1,800	
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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
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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, Battery

50% Now

\$16,800

2041

* *

*Not Functioning, Extent : Moderate, Area Affected : 100%**Location : Battery Failure Throughout Building*

Exit, Service

50%

2036

\$21,600

1

Exterior Lighting

HID

20%

2036

\$93,300

10

\$100

No Component

80%

Alarm

Security System

No Component

90%

Under Construction

10%

Fire/Smoke Detection

No Component

90%

Generic, Digital

10% Now

\$25,800

2036

\$25,800

1-3

\$5,600

*Devices Damaged, Extent : Moderate, Area Affected : 100%**Location : Throughout**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Cannot Reset After Fan Shutdown Throughout Building**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : System Has Ground Faults*

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%

2041

* *

1

Conversion Equipment

Furnace

15%

4+

\$46,700

2041

* *

1

\$6,700

*Malfunctioning, Extent : Moderate, Area Affected : 50%**Location : Rooftop Units Require Frequent Maintenance**Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : 2 Gas Fired Package Rooftop Units*

No Component

85%

Terminal Devices

Fan Coil Unit/Heat

5%

2031

\$18,600

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Equipment And Water Meter Rooms**Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And**Other Metering Rooms*

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+	\$151,200	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+	\$97,000	2031	\$194,000	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%			2027	\$2,400	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	\$52,400	4	\$6,000	
Backflow Preventer								
Generic	100%			2031	\$44,700	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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : SW BROOKLYN MARINE TRANSFER STA
Address : 400 BAY 41ST STREET BEHIND 1824 SHORE PARKWAY
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 : 30-Apr-2025 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3,4,5
Block : 6943 **Lot** : 30 **BIN** : 3415007

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$108,900	\$378,900
Interior Architecture	\$1,193,200	\$353,600
Mechanical		\$1,899,200
Site Pavements	\$75,300	
Total	\$1,377,500	\$2,631,600
Importance Code A	\$108,900	\$378,900
Importance Code B	\$996,500	\$2,252,800
Importance Code C	\$272,000	
Total	\$1,377,500	\$2,631,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$21,100	\$25,400	\$49,400	
Interior Architecture	\$43,400	\$4,100	\$4,400	
Electrical	\$42,100	\$20,900	\$17,900	\$20,000
Mechanical	\$84,300	\$14,100	\$28,800	\$14,100
Site Pavements	\$42,800			
Total	\$233,600	\$64,400	\$100,500	\$34,100
Importance Code A	\$25,100	\$28,100	\$53,100	\$2,700
Importance Code B	\$132,500	\$36,300	\$43,000	\$31,400
Importance Code C	\$76,000		\$4,400	
Total	\$233,600	\$64,400	\$100,500	\$34,100



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
SW BROOKLYN MARINE TRANSFER STA
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%			2049	**	5	\$98,800	
Metal, Corrugated	40%			2062	**	1		
Metal Panel	5%			2062	**	5-10	\$41,200	
Metal Sect. OHD	5%			2053	**	5	\$18,700	
Pre-Cast Concrete	28%			LIFE	**	5	\$217,900	
Windows								
Aluminum	100%			2058	**	5	\$32,100	
Roof								
Metal Panel	100%			2053	**	10	\$269,900	
Soffits								
Metal Panel	100%			2062	**	5-10	\$36,100	
Interior								
Floors								
Cast in Place Concrete	98%	2-4	\$687,500	LIFE	**	5	\$353,600	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout Corridors</i>							
Mosaic Tile	2%			2053	**	5	\$8,200	
Interior Walls								
Cast in Place Concrete	45%			LIFE	**	10	\$196,700	
Ceramic Tile	5%			2049	**	5	\$8,700	
Concrete Masonry Unit	35%			LIFE	**	5	\$49,000	
Glass: Special Gauge	5%			LIFE	**	1		
SGFT/Glazed Masonry	10%			LIFE	**	10	\$8,700	
Ceilings								
Exposed Struc: Steel	95%			LIFE	**	10	\$309,000	
Metal Panel	5%			LIFE	**	5	\$20,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2056	**			
Retaining Walls								
Cast in Place Concrete	100%			2080	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	85%	0-2	\$27,000	2053	**			
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Pavers/Stone	5%	Now	\$15,800	2045	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Loading Dock Area</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Loading Dock Area</i>							
	<i>Explanation : None</i>							
Pavers/Stone	10%			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
SW BROOKLYN MARINE TRANSFER STA
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

Site Pavements

Parking/Driveway

Asphalt

90% 0-2 \$75,300 2045 **

*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Throughout*

Cast in Place Concrete

10% 2049 **

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% 2062 ** 5 \$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Electrical Room**Explanation : Two 3,600 Ampere Disconnect Switches*

Transformers

Dry Type

100% 2053 ** 5 \$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Rooms, Mechanical Rooms And Areas**Explanation : Various Capacities Observed*

Switchgear / Switchboard

Air Circuit Breaker

100% 2062 ** 5 \$600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Electrical Room**Explanation : 4 Sections*

Raceway

Conduit

100% 2062 ** 1

Panelboards

Molded Case Bkrs

100% 2058 ** 5 \$2,900

Wiring

Thermoplastic

100% 2062 ** 1

Motor Controllers

Locally Mounted

15% 2053 ** 5 \$100

Motor Control Center

80% 2053 ** 5 \$2,400

Variable Frequency

5% 2053 **

Drive

Ground

Grounding Devices

Generic

100% LIFE ** 5 \$3,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Room 110**Explanation : Location Noted*

Stand-by Power

Transfer Switches

Automatic

100% 2053 ** 1 \$33,900

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.

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

DEPARTMENT OF SANITATION - 827
SW BROOKLYN MARINE TRANSFER STA
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	
Stand-by Power Generators								
Diesel	100%	Now	\$16,100	2049	**	1	\$38,400	
<i>Start Syst Needs Repair; Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outdoor Generator Enclosure</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outdoor Generator Enclosure</i>								
<i>Explanation : One 900 Kilowatt Generator</i>								
Batteries								
Lead/Acid	100%			2031	\$2,500	5	\$4,100	
Fuel Storage								
Main Tank	100%			2071	**	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%			2044	**			
Egress Lighting								
Emergency, Service	25%			2044	**	1		
Emergency, Battery	25%			2044	**	10	\$6,700	
Exit, Battery	50%			2044	**	10	\$3,700	
Exterior Lighting								
LED	10%			2044	**			
No Component	90%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2071	**	5	\$1,500	
Alarm								
Security System								
Generic	100%			2044	**	1	\$41,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Indoor And Outdoors</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$14,200	2044	**	1-3	\$61,700	
<i>Devices Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Processing Floor And Lower Lidding Area</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	50%			2056	**	1		
Natural Gas	50%			2056	**	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
SW BROOKLYN MARINE TRANSFER STA
Asset # : 14997

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	50%			2041	**	1	\$27,200	
Radiant Heater	10%			2041	**	2	\$5,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entrances, Electrical Rooms, Water Meter And Fire Pump Room</i>								
<i>Explanation : Electric Unit Heaters</i>								
No Component	40%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Offices And Other Locations</i>								
<i>Explanation : Reported Under Air Conditioning</i>								
Controls								
Digital	100%			2034			\$1,899,200	
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2041	**	2	\$700	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor</i>								
Split Unit	20%	Now	\$10,500	2041	**			
<i>Malfunctioning, Extent : Light, Area Affected : 5%</i>								
<i>Location : Security Room 108</i>								
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Security Room 108, Mechanical Room 111, Offices, And Other Locations</i>								
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2041	**	2	\$23,000	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,300	
Exhaust Fans								
Interior	100%	0-2	\$9,800	2041	**	2	\$2,700	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room 111</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	15%	0-2	\$10,600	2056	**	1		
<i>Leak Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room 111</i>								
Brass/Copper	85%			2056	**	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
SW BROOKLYN MARINE TRANSFER STA
Asset # : 14997

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 Electric	100%			2034	\$23,600	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Odor Control Room</i>								
<i>Explanation : One Unit, 15kwt 50 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2041	**	1	\$6,800	
Fixtures Generic	100%							
Tankless Water Heater(POU) Gas Fired	100%			2034	\$32,400	2	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room 111</i>								
<i>Explanation : One Unit, 315mbh</i>								
Hot Water Storage Tank Generic	100%			2041	**	1	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room 111</i>								
<i>Explanation : One Unit, 432 Gallons</i>								
Booster Pump w/Tank Generic	100%			2041	**	1	\$16,500	
Fire Suppression								
Standpipe Generic	100%			2056	**	1-5	\$55,600	
Sprinkler Generic	100%			2056	**	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%	0-2	\$2,100	2045	**	1	\$18,500	
<i>Corroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Water Meter And Fire Pump 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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Mar-2025 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1109 **Lot** : 99 **BIN** : 1076222

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$138,300	\$415,300
Interior Architecture	\$431,900	\$232,100
Mechanical		\$3,713,900
Total	\$570,200	\$4,361,400
Importance Code A	\$138,300	\$2,187,100
Importance Code B	\$431,900	\$2,174,300
Total	\$570,200	\$4,361,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$48,900			
Interior Architecture	\$197,300	\$3,100	\$800	\$1,900
Electrical	\$17,500	\$15,300	\$15,400	\$13,900
Mechanical	\$68,600	\$9,800	\$17,500	\$10,200
Site Pavements	\$1,300			
Total	\$333,500	\$28,200	\$33,800	\$25,900
Importance Code A	\$49,600	\$6,300		\$6,300
Importance Code B	\$114,700	\$21,900	\$33,800	\$19,600
Importance Code C	\$169,300			
Total	\$333,500	\$28,200	\$33,800	\$25,900



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
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	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	25%	0-2	\$29,300	2039	**	5	\$37,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	75%			2056	**	5-10	\$415,300	
Windows								
Aluminum	100%	0-2	\$19,500	2052	**	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%			2045	**	1		
Metal Panel	90%			2049	**	10	\$138,300	
Interior								
Floors								
Cast in Place Concrete	85%			LIFE	**	5	\$464,300	
Ceramic Tile	3%			2045	**	5	\$3,700	
Steel Grating	7%			2056	**	1		
Vinyl Tile	5%			2041	**	3	\$2,300	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$30,400	
Concrete Masonry Unit	10%	4+	\$45,700	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	**	10	\$21,300	
Gypsum Board	10%			LIFE	**	5-10	\$41,400	
Metal Panel	40%			LIFE	**	10	\$43,800	
Ceilings								
AcousTileSusp.Lay-In	5%			2053	**	5	\$6,200	
Exposed Struc: Steel	80%			LIFE	**	10	\$199,800	
Gypsum Board	5%			LIFE	**	5-10	\$21,500	
Metal Panel	10%			LIFE	**	5	\$31,200	
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Entry Gate</i>								
<i>Explanation : Steel Gate</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$1,300	2049	**			
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Steel Marine Mooring Bollards</i>								
<i>Explanation : Severe Rusting</i>								
Steel Grating	50%			2056	**	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
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	

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%			2049	**			
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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	50%			2062	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room First Floor Next Staff Office
Explanation : One 1,000 Ampere Main Disconnect Switch

Molded Case Bkrs	50%			2062	**	5	\$1,100	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room First Floor Next Staff Office
Explanation : One 1,200 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2062	**	5	\$400	
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Raceway

Conduit	100%			2062	**	1		
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Panelboards

Fused Disc Sw	10%			2058	**	5	\$200	
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Molded Case Bkrs	90%			2058	**	5	\$2,000	
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Wiring

Thermoplastic	100%			2062	**	1		
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Motor Controllers

Locally Mounted	10%			2053	**	5	\$100	
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Motor Control Center	30%			2053	**	5	\$700	
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Motor Control Center	50%			2056	**	5	\$1,200	
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Variable Frequency Drive	10%			2053	**			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,500	
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Other Observation, Extent : Light, Area Affected : 100%
Location : First Floor Fire Pump Room
Explanation : Water Main Pipe Grounded

Stand-by Power

Transfer Switches

Automatic	100%			2053	**	1	\$26,200	
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Generators

Diesel	100%			2049	**	1	\$33,000	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Generator Room
Explanation : Generator Rated At 450 Kilovolt Amperes

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

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								
Batteries								
Lead/Acid	100%			2031	\$2,500	5	\$3,200	
Fuel Storage								
Main Tank	100%			2071	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 400 Gallons Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2041	**	10	\$31,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office And Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								
LED	60%			2041	**			
Egress Lighting								
Emergency, Service	50%			2044	**	1		
Exit, Service	50%			2044	**	1		
Exterior Lighting								
HID	3%			2036	\$11,900	10		
LED	7%			2044	**			
No Component	90%							
Alarm								
Security System								
Generic	50%			2041	**	1	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock And Entrance Driveway</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Generic	50%			2041	**	1	\$15,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Walkways And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2044	**	1-3	\$52,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Bell, Horn, Manual Pull Box, Smoke Detector 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

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

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%			2046	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Most Of The Mechanical Components Are Still Under Construction And Not Yet Commissioned</i>								
<hr/>								
Conversion Equipment								
Radiant Heater	80%			2036	\$1,771,800	2	\$31,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 10 Units</i>								
<hr/>								
No Component	20%							
<hr/>								
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$60,100	
No Component	20%							
<hr/>								
Terminal Devices								
Fan Coil Unit/Heat	10%			2036	\$168,800	1	\$2,800	
No Component	90%							
<hr/>								
Controls								
Electrical	100%			2031	\$378,500			
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
<hr/>								
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2037	**	2	\$500	
Window/Wall Unit	5%			2031	\$16,100	1		
No Component	85%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,100	
<hr/>								
Exhaust Fans								
Interior	80%	Now	\$15,100	2031	\$301,900	2	\$1,700	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
<hr/>								
Roof	20%			2031	\$33,000	2	\$500	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	\$1,093,000	1		
<hr/>								
Water Heater With Tanks								
Electric	100%			2031	\$47,300	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1 Unit 119 Gallons</i>								
<hr/>								
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.

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

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	
	Sewage Ejector(s)							
	Compressed Air	100%			2046	**	4	\$900
	Fixtures							
	Generic	100%						
	Instantaneous Hot Water							
	Electric	10%			2036	\$800		
	No Component	90%						
Fire Suppression								
	Standpipe							
	Generic	100%			2056	**	1-5	\$42,900
	Fire Pump							
	Generic	100%			2045	**	1	\$15,900

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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : E 91ST ST MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Address : ADJACENT TO FDR DRIVE AND EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0001.030 / 15733 **Yr Built/Renovated** :
Area Sq Ft : 21,052 **Project Type** : SANITATION
Date of Survey : 15-Jan-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bridge Structure		\$970,400
Total		\$970,400
Importance Code C		\$970,400
Total		\$970,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure		\$30,200	\$500	
Total		\$30,200	\$500	
Importance Code A		\$9,400	\$500	
Importance Code C		\$20,800		
Total		\$30,200	\$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
E 91ST ST MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Asset # : 15733

Bridge Structure		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
Abutments								
Bridge Seat&pedestals								
Not Accessible	100%							
Backwall								
Not Accessible	100%							
Brngs,Ancr Blts,Pads								
Not Accessible	100%							
Footings								
Not Accessible	100%							
Joint with Deck								
Steel	100%			LIFE		**		
Mat (scour & erosion)								
Not Accessible	100%							
Pedestals								
Not Accessible	100%							
Stem (breastwall)								
Not Accessible	100%							
Wingwalls								
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Walls								
Concrete	100%			LIFE		**		
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE		**		
Approaches								
Pavement								
Asphalt	100%			2036	\$970,400	4		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Near Abutment Side</i>					
			<i>Explanation : 7 Feet Of Asphalt</i>					
Concrete	100%			2044		**	4	\$62,400
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Concrete	100%			2044		**	4	\$12,500
			<i>Cracks, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Steel	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : South Side Only</i>					
			<i>Explanation : Steel Fence On Top Of Concrete</i>					
Piers								

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 ST MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Asset # : 15733

Bridge Structure		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	
Piers									
Cap Beam									
Concrete	100%			LIFE	**				
Stem,Solid Pier									
Concrete	100%			LIFE	**				
Brngs,Ancr Blts,Pads									
Multi-Rotational Bearing	100%			2063	**				
Footings									
Concrete	100%			LIFE	**				
Mat (scour & erosion)									
Generic	100%			LIFE	**				
Pedestals									
Concrete	100%			LIFE	**				
Piles									
Not Accessible	100%								
Deck Elements									
Median									
Concrete	100%			LIFE	**	5	\$300		
Railings/Parapets									
Concrete	100%			2044	**	4	\$15,500		
Steel	100%			LIFE	**	2-8	\$14,200		
Wearing Surface									
Concrete	100%			2044	**	5			
			<i>Cracks, Extent : Light, Area Affected : 2%</i>						
			<i>Location : Random Locations Throughout</i>						
			<i>Spalling, Extent : Light, Area Affected : 1%</i>						
			<i>Location : Random Locations Throughout</i>						
Superstructure									
Deck,Structural									
Concrete	100%			LIFE	**	5	\$16,700		
Joints									
Steel	100%			LIFE	**				
Primary Member									
Concrete	100%			LIFE	**	5	\$16,700		

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : E 91ST ST MARINE TRANSFER STA LOADING RAMP
Address : ADJACENT TO FDR DRIVE AND EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0001.040 / 15734 **Yr Built/Renovated** :
Area Sq Ft : 2,927 **Project Type** : SANITATION
Date of Survey : 15-Jan-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure		\$1,900	\$200	\$7,800
Total		\$1,900	\$200	\$7,800
Importance Code A		\$1,900	\$200	
Importance Code C				\$7,800
Total		\$1,900	\$200	\$7,800



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 ST MARINE TRANSFER STA LOADING RAMP
Asset # : 15734

Bridge Structure	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	
Feature Crossed									
Mat (scour & erosion)									
Generic	100%			LIFE	**				
Piers									
Stem,Solid Pier									
Concrete	100%			LIFE	**				
Brngs,Ancr Blts,Pads									
Multi-Rotational Bearing	100%			2063	**				
Footings									
Concrete	100%			LIFE	**				
Mat (scour & erosion)									
Generic	100%			LIFE	**				
Piles									
Not Accessible	100%								
Deck Elements									
Mono Deck Surface									
Concrete	100%			2055	**	5	\$15,600		
			<i>Cracks, Extent : Light, Area Affected : 2%</i>						
			<i>Location : Random Locations Throughout</i>						
Railings/Parapets									
Concrete	100%			2044	**	4	\$5,700		
Steel	100%			LIFE	**	2-8	\$5,200		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
			<i>Location : Both Sides</i>						
			<i>Explanation : Chain Link Fence</i>						
Scupper									
Cast Iron	100%			LIFE	**				
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
			<i>Location : End Of Ramp</i>						
			<i>Explanation : One Trench Drain</i>						
Superstructure									
Deck,Structural									
Concrete	100%			LIFE	**	5	\$3,600		
Joints									
Steel	100%			LIFE	**				
Primary Member									
Concrete	100%			LIFE	**	5	\$5,600		

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : FRESH KILLS BRIDGE OVER FRESH KILLS RICHMOND CREEK
Address : SE OF XFER STATION S OF KELLERMAN PT S END OF PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0077.000 / 15839 **Yr Built/Renovated** :
Area Sq Ft : 28,509 **Project Type** : SANITATION
Date of Survey : 17-Dec-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bridge Structure	\$276,900	
Total	\$276,900	
Importance Code A	\$215,300	
Importance Code C	\$61,600	
Total	\$276,900	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure	\$24,800			
Total	\$24,800			
Importance Code A	\$15,900			
Importance Code C	\$8,900			
Total	\$24,800			



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
FRESH KILLS BRIDGE OVER FRESH KILLS RICHMOND CREEK
Asset # : 15839

Bridge Structure		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
Abutments								
Bridge Seat&pedestals Not Accessible	100%							
Backwall Not Accessible	100%							
Brngs,Ancr Blts,Pads Not Accessible	100%							
Footings Not Accessible	100%							
Joint with Deck Steel	100%			LIFE		**		
Mat (scour & erosion) Not Accessible	100%							
Pedestals Not Accessible	100%							
Wingwalls								
Mat (scour & erosion) Riprap	100%			LIFE		**		
Walls Concrete	100%			LIFE		**		
			<i>Spalling, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Southeast Corner</i>					
Feature Crossed								
Bank Protection Not Accessible	100%							
Mat (scour & erosion) Stream Bed	100%			LIFE		**		
Approaches								
Pavement Asphalt	100%	4+	\$8,900	2037		**	4	\$5,400
			<i>Cracks, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Random Locations Throughout</i>					
Embankment Earth	100%			LIFE		**		
Mat (scour & erosion) Not Accessible	100%							
Pavement Base Not Accessible	100%							
Railings/Parapets Steel	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Steel Box Beam Railing And Chain Link Fence</i>					
Piers								
Brngs,Ancr Blts,Pads Not Accessible	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
FRESH KILLS BRIDGE OVER FRESH KILLS RICHMOND CREEK
Asset # : 15839

Bridge Structure		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
Piers								
Footings Concrete	100%			LIFE		**		
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Limited Access/ Visibility</i>								
<hr/>								
Pedestals Not Accessible	100%							
<hr/>								
Piles								
Concrete	100%			LIFE		**		
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Limited Access/ Visibility</i>								
<hr/>								
Deck Elements								
Railings/Parapets Concrete	100%	4+	\$215,300	2045		**	4	
<i>Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Random Locations Throughout</i>								
<i>Efflorescence, Extent : Light, Area Affected : 2%</i>								
<i>Location : Random Locations Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Random Locations Throughout</i>								
Timber	100%	0-2	\$15,900	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North Side</i>								
<hr/>								
Wearing Surface Asphalt	100%	2-4	\$61,600	2037		**	5	
<i>Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Random Locations Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Adjacent To The Parapets</i>								
<hr/>								
Scupper Cast Iron	100%			LIFE		**		
<i>Drains Clogged, Extent : Moderate, Area Affected : 43%</i>								
<i>Location : 6 Drains Clogged Throughout</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 12 Of 14 Scuppers Observed</i>								
<hr/>								
Superstructure								
Deck,Structural Concrete	100%			LIFE		**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Component Is Actually Prestressed Concrete I Beam</i>								
<hr/>								
Joints								
Steel	100%			LIFE		**		
<hr/>								
Primary Member								
Not Accessible	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
FRESH KILLS BRIDGE OVER FRESH KILLS RICHMOND CREEK
Asset # : 15839

Bridge Structure		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Superstructure								
Secondary Member								
Not Accessible	100%							

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : FRESH KILLS MAIN CREEK CROSSING OVER FRESH KILLS MAIN CREEK
Address : E. OF XFER STAT. & KELLERMAN PT. TO SOUTH END OF PARK
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0076.000 / 15838 **Yr Built/Renovated** :
Area Sq Ft : 26,699 **Project Type** : SANITATION
Date of Survey : 17-Dec-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bridge Structure	\$154,400	
Total	\$154,400	
Importance Code A	\$154,400	
Total	\$154,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure	\$28,000			
Total	\$28,000			
Importance Code A	\$13,600			
Importance Code C	\$14,400			
Total	\$28,000			



*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 MAIN CREEK CROSSING OVER FRESH KILLS MAIN CREEK
Asset # : 15838

Bridge Structure	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Abutments								
Bridge Seat&pedestals								
Not Accessible	100%							
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Riprap	100%			LIFE	**			
Stem (breastwall)								
Not Accessible	100%							
Wingwalls								
Mat (scour & erosion)								
Riprap	100%			LIFE	**			
Walls								
Concrete	100%			LIFE	**			
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Southeast Corner</i>					
			<i>Explanation : Sheet Piling Observed</i>					
Feature Crossed								
Bank Protection								
Riprap	100%			LIFE	**			
Mat (scour & erosion)								
Stream Bed	100%			LIFE	**			
Approaches								
Pavement								
Asphalt	100%			2037	**	4		
Embankment								
Earth	100%			LIFE	**			
Mat (scour & erosion)								
Riprap	100%			LIFE	**			
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Concrete	100%	4+	\$13,600	2045	**	4		
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Random Locations Throughout</i>					
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Southeast Corner</i>					
			<i>Explanation : Missing Elements</i>					
Piers								
Footings								
Concrete	100%			LIFE	**			
Piles								
Concrete	100%			LIFE	**			
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
FRESH KILLS MAIN CREEK CROSSING OVER FRESH KILLS MAIN CREEK
Asset # : 15838

Bridge Structure	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								
Railings/Parapets Concrete	100%	4+	\$50,400	2045	**	4		
	<i>Cracks, Extent : Light, Area Affected : 10%</i> <i>Location : Random Locations Throughout</i> <i>Spalling, Extent : Light, Area Affected : 5%</i> <i>Location : Random Locations Throughout</i>							
Timber	100%	Now	\$104,000	LIFE	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>							
<hr/>								
Wearing Surface Asphalt	100%	4+	\$14,400	2037	**	5		
	<i>Cracks, Extent : Light, Area Affected : 10%</i> <i>Location : Random Locations Throughout</i> <i>Spalling, Extent : Moderate, Area Affected : 5%</i> <i>Location : Adjacent To The Parapets</i>							
<hr/>								
Scupper Cast Iron	100%			LIFE	**			
	<i>Drains Clogged, Extent : Severe, Area Affected : 33%</i> <i>Location : 14 Drains Clogged Throughout</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Explanation : 42 Scuppers Observed</i>							
<hr/>								
Superstructure								
Deck, Structural Concrete	100%			LIFE	**	5		
Primary Member Not Accessible	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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & LOADING RAMP
Address : ADJACENT TO I-278 GOWANUS EXPWY AND GOWANUS CANAL
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.040 / 15731 **Yr Built/Renovated** :
Area Sq Ft : 4,928 **Project Type** : SANITATION
Date of Survey : 17-Jan-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure		\$10,600	\$6,400	
Total		\$10,600	\$6,400	
Importance Code A		\$3,600		
Importance Code C		\$7,000	\$6,400	
Total		\$10,600	\$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
HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & LOADING RAMP
Asset # : 15731

Bridge Structure		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Abutments								
Bridge Seat&pedestals								
Concrete	100%			LIFE	**			
Backwall								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	100%							
Joint with Deck								
Steel	100%			LIFE	**			
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Stem (breastwall)								
Concrete	100%			LIFE	**			
Wingwalls								
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Piles								
Not Accessible	100%							
Walls								
Concrete	100%			LIFE	**			
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Approaches								
Pavement								
Concrete	100%			2044	**	4	\$21,000	
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Concrete	100%			2044	**	4	\$6,000	
			<i>Cracks, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	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
HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & LOADING RAMP
Asset # : 15731

Bridge Structure	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
Piers								
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Railings/Parapets								
Concrete	100%			2044	**	4	\$4,900	
Wearing Surface								
Concrete	100%			2044	**	5	\$12,800	
Superstructure								
Deck, Structural								
Concrete	100%			LIFE	**	5	\$2,900	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$6,800	

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & TIPPING RAMP
 Address : ADJACENT TO I-278 GOWANUS EXPWY AND GOWANUS CANAL
 Borough : BROOKLYN Agency's Number : N/A
 Program / Asset # : DOS0009.050 / 15732 Yr Built/Renovated :
 Area Sq Ft : 13,276 Project Type : SANITATION
 Date of Survey : 17-Jan-2024 Landmark Status : NONE
 Areas Surveyed :
 Block : Lot : BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bridge Structure		\$79,400
Total		\$79,400
Importance Code A		\$79,400
Total		\$79,400

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure		\$15,000	\$28,900	
Total		\$15,000	\$28,900	
Importance Code A		\$6,300		
Importance Code C		\$8,700	\$28,900	
Total		\$15,000	\$28,900	



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
HAMILTON AVE MARINE TRANSFER STA APPROACH STRUC & TIPPING RAMP
Asset # : 15732

Bridge Structure		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Abutments								
Bridge Seat&pedestals								
Concrete	100%			LIFE	**			
Backwall								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	100%							
Joint with Deck								
Steel	100%			LIFE	**			
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Stem (breastwall)								
Concrete	100%			LIFE	**			
Wingwalls								
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Walls								
Concrete	100%			LIFE	**			
Feature Crossed								
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Approaches								
Pavement								
Concrete	100%			2044	**	4	\$26,200	
<i>Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Random Locations Throughout</i>								
Curbs								
Concrete w/ Steel Face	100%			LIFE	**			
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Median								
Concrete	100%			LIFE	**	5	\$1,700	
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Concrete	100%			2044	**	4	\$5,500	
Scupper								
Cast Iron	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : End Of The Ramp</i>								
<i>Explanation : Trench Drain & 6 Scuppers</i>								

Piers

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 APPROACH STRUC & TIPPING RAMP
Asset # : 15732

Bridge Structure		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	
Piers									
Stem,Solid Pier Concrete	100%			LIFE	**				
Brngs,Ancr Blts,Pads Elastomeric	100%			2055	**				
Footings									
Not Accessible	100%								
Mat (scour & erosion)									
Generic	100%			LIFE	**				
Pedestals									
Concrete	100%			LIFE	**				
Deck Elements									
Curbs									
Concrete w/ Steel Face	100%			LIFE	**				
Median									
Concrete	100%			LIFE	**	5	\$1,200		
Railings/Parapets									
Concrete	100%			2044	**	4	\$13,500		
Sidewalks									
Concrete	100%			2040	**	5			
Wearing Surface									
Concrete	100%			2044	**	5	\$57,700		
			<i>Cracks, Extent : Light, Area Affected : 2%</i>						
			<i>Location : Random Locations Throughout</i>						
Superstructure									
Deck,Structural									
Concrete	100%			LIFE	**	5	\$12,800		
Joints									
Steel	100%			LIFE	**				
Primary Member									
Concrete	100%			LIFE	**	5	\$79,400		
			<i>Efflorescence, Extent : Light, Area Affected : 1%</i>						
			<i>Location : Random Locations 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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : NORTH SHORE MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
 Address : ADJACENT TO FLUSHING BAY 31ST AVENUE
 Borough : QUEENS Agency's Number : N/A
 Program / Asset # : DOS0010.020 / 15735 Yr Built/Renovated :
 Area Sq Ft : 23,281 Project Type : SANITATION
 Date of Survey : 15-Jan-2024 Landmark Status : NONE
 Areas Surveyed :
 Block : Lot : BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure	\$32,200	\$29,700	\$600	\$1,600
Total	\$32,200	\$29,700	\$600	\$1,600
Importance Code A		\$9,700	\$600	
Importance Code C	\$32,200	\$19,900		\$1,600
Total	\$32,200	\$29,700	\$600	\$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
NORTH SHORE MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Asset # : 15735

Bridge Structure		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
Approaches								
Sidewalks								
Concrete	100%			LIFE		**		
Scupper								
Cast Iron	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : South Side</i>					
			<i>Explanation : 6 Scuppers</i>					
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE		**		
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055		**		
Footings								
Concrete	100%			LIFE		**		
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Pedestals								
Concrete	100%			LIFE		**		
Piles								
Not Accessible	100%							
Deck Elements								
Curbs								
Concrete w/ Steel Face	100%			LIFE		**		
			<i>Rust Stains, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Random Locations Throughout</i>					
Railings/Parapets								
Concrete	100%			2044		**	4	\$18,600
			<i>Cracks, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Steel	100%			LIFE		**	2-8	\$17,000
Sidewalks								
Concrete	100%			2040		**	5	\$3,100
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : West Side Only</i>					
			<i>Explanation : Sidewalk</i>					
Wearing Surface								
Concrete	100%	4+	\$32,200	2044		**	5	\$45,300
			<i>Cracks, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Random Locations Throughout</i>					
Superstructure								
Deck,Structural								
Concrete	100%			LIFE		**	5	\$20,400
Joints								
Steel	100%			LIFE		**		
Primary Member								
Concrete	100%			LIFE		**	5	\$27,800

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : NORTH SHORE MARINE TRANSFER STA LOADING RAMP
Address : ADJACENT TO FLUSHING BAY 31ST AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0010.030 / 15736 **Yr Built/Renovated** :
Area Sq Ft : 2,435 **Project Type** : SANITATION
Date of Survey : 15-Jan-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure	\$10,300		\$7,300	\$500
Total	\$10,300		\$7,300	\$500
Importance Code A	\$10,300		\$200	
Importance Code C			\$7,100	\$500
Total	\$10,300		\$7,300	\$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
NORTH SHORE MARINE TRANSFER STA LOADING RAMP

Asset # : 15736

Bridge Structure	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
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Earth	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Curbs								
Concrete w/ Steel Face	100%			LIFE	**			
Railings/Parapets								
Concrete	100%	4+	\$10,300	2044	**	4	\$3,600	
			<i>Cracks, Extent : Light, Area Affected : 3%</i>					
			<i>Location : Random Locations Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Random Locations Throughout</i>					
Steel	100%			LIFE	**	2-8	\$4,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : West Side Only</i>					
			<i>Explanation : Steel Fence</i>					
Sidewalks								
Concrete	100%			2040	**	5	\$900	
Wearing Surface								
Concrete	100%			2044	**	5	\$14,200	
			<i>Cracks, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$3,800	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$5,200	

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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : STATEN ISL TRANSFER STATION BRIDGE NO 1
Address : 450 WEST SERVICE ROAD FRESH KILLS
Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DOS0063.010 / 15836 Yr Built/Renovated : 2006 /
Area Sq Ft : 11,720 Project Type : SANITATION
Date of Survey : 17-Dec-2024 Landmark Status : NONE
Areas Surveyed :
Block : 5900 Lot : 500 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bridge Structure	\$608,100	
Total	\$608,100	
Importance Code A	\$608,100	
Total	\$608,100	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure	\$68,100			
Total	\$68,100			
Importance Code A	\$9,600			
Importance Code B	\$1,700			
Importance Code C	\$56,800			
Total	\$68,100			



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 ISL TRANSFER STATION BRIDGE NO 1
Asset # : 15836

Bridge Structure		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
Abutments								
Bridge Seat&pedestals								
Concrete	100%			LIFE		**		
Footings								
Not Accessible	100%							
Joint with Deck								
Generic	100%	4+	\$1,700	LIFE		**		
			<i>Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : North Side</i>					
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : North Side</i>					
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Wingwalls								
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Feature Crossed								
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Approaches								
Pavement								
Concrete	100%	2-4	\$22,200	2045		**	4	
			<i>Cracks, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Random Locations Throughout, South Side</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Random Locations Throughout, South Side</i>					
Curbs								
Concrete	100%	4+	\$1,500	LIFE		**		
			<i>Cracks, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Random Locations Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Mat (scour & erosion)								
Not Accessible	100%							
Pavement Base								
Not Accessible	100%							
Scupper								
Cast Iron	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Southeast</i>					
			<i>Explanation : 1 Scupper Observed</i>					
Piers								
Footings								
Concrete	100%			LIFE		**		
			<i>Efflorescence, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations 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
STATEN ISL TRANSFER STATION BRIDGE NO 1
Asset # : 15836

Bridge Structure		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
Piers								
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Pedestals								
Not Accessible	100%							
Piles								
Steel	100%			LIFE		**		
Deck Elements								
Mono Deck Surface								
Concrete	100%	4+	\$34,700	2056		**	5	
			<i>Cracks, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Random Locations Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Railings/Parapets								
Concrete	100%	4+	\$8,100	2045		**	4	
			<i>Delaminations, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Random Locations Throughout, Bottom Of Concrete Barriers</i>					
Superstructure								
Deck, Structural								
Concrete	100%	4+	\$608,100	LIFE		**	5	
			<i>Cracks, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Random Locations Throughout</i>					
			<i>Efflorescence, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Joints								
Steel	100%			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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : SW BROOKLYN MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Address : ADJACENT TO BELT PARKWAY AND GRAVESEND BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0008.020 / 15737 **Yr Built/Renovated** :
Area Sq Ft : 6,865 **Project Type** : SANITATION
Date of Survey : 17-Jan-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bridge Structure		\$883,300
Total		\$883,300
Importance Code C		\$883,300
Total		\$883,300

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure		\$17,000		\$13,300
Total		\$17,000		\$13,300
Importance Code A		\$8,100		
Importance Code C		\$8,900		\$13,300
Total		\$17,000		\$13,300



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
SW BROOKLYN MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Asset # : 15737

Bridge Structure		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Abutments								
Backwall								
Not Accessible	100%							
Brngs,Ancr Blts,Pads								
Not Accessible	100%							
Footings								
Not Accessible	100%							
Joint with Deck								
Steel	100%			LIFE		**		
Mat (scour & erosion)								
Generic	100%			LIFE		**		
Walls								
Concrete	100%			LIFE		**		
Wingwalls								
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Walls								
Concrete	100%			LIFE		**		
Feature Crossed								
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Approaches								
Pavement								
Asphalt	100%			2036	\$883,300	4	\$21,400	
Concrete	100%			2044	**	4	\$5,200	
Curbs								
Concrete w/ Steel Face	100%			LIFE		**		
Mat (scour & erosion)								
Earth	100%			LIFE		**		
Median								
Concrete	100%			LIFE		**	5	
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Concrete	100%			2044	**	4	\$18,000	
Sidewalks								
Concrete	100%			LIFE		**		
Scupper								
Ductile Iron	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Near The Beginning Of The Ramp</i>					
			<i>Explanation : 6 Scuppers</i>					
Piers								
Stem,Solid Pier								
Concrete	100%			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
SW BROOKLYN MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Asset # : 15737

Bridge Structure		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
Piers								
Brgs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Median								
Concrete	100%			LIFE	**	5	\$300	
Mono Deck Surface								
Concrete	100%			2055	**	5	\$26,600	
			<i>Cracks, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Random Locations Throughout</i>					
Railings/Parapets								
Concrete	100%			2044	**	4	\$6,300	
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$6,400	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$11,300	

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : SW BROOKLYN MARINE TRANSFER STA LOADING RAMP
Address : ADJACENT TO BELT PARKWAY AND GRAVESEND BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0008.030 / 15738 **Yr Built/Renovated** :
Area Sq Ft : 3,405 **Project Type** : SANITATION
Date of Survey : 17-Jan-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bridge Structure		\$2,200		\$9,000
Total		\$2,200		\$9,000
Importance Code A		\$2,200		
Importance Code C				\$9,000
Total		\$2,200		\$9,000



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
SW BROOKLYN MARINE TRANSFER STA LOADING RAMP

Asset # : 15738

Bridge Structure		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
Feature Crossed								
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Piers								
Stem,Solid Pier								
Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads								
Elastomeric	100%			2055	**			
Footings								
Not Accessible	100%							
Mat (scour & erosion)								
Generic	100%			LIFE	**			
Pedestals								
Concrete	100%			LIFE	**			
Piles								
Not Accessible	100%							
Deck Elements								
Mono Deck Surface								
Concrete	100%			2055	**	5	\$18,100	
<i>Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Random Locations Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Random Locations Throughout</i>								
Railings/Parapets								
Concrete	100%			2044	**	4	\$6,600	
Scupper								
Cast Iron	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Top Of The Ramp Adjacent To Building</i>								
<i>Explanation : One Long Trench Drain</i>								
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	**	5	\$4,100	
Joints								
Steel	100%			LIFE	**			
Primary Member								
Concrete	100%			LIFE	**	5	\$6,000	

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : **10-Oct-2024** **Landmark Status** : **NONE**
Areas Surveyed :
Block : **803** **Lot** : **5** **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$27,344,100	\$148,600
Total	\$27,344,100	\$148,600
Importance Code A	\$21,766,100	\$148,600
Importance Code B	\$5,578,100	
Total	\$27,344,100	\$148,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$119,700		\$11,600	\$10,300
Total	\$119,700		\$11,600	\$10,300
Importance Code A	\$87,500			
Importance Code B	\$32,200		\$11,600	\$10,300
Total	\$119,700		\$11,600	\$10,300



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
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	54%	Now	\$3,208,700	LIFE	**	5	\$40,700
		<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+	\$1,782,600	LIFE	**	5	\$22,600
		<i>Cracking, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Horizontal Cracking Between 285 Feet And 495 Feet From The Inshore End Of The Pier</i>						
	Steel	1%	0-2	\$74,300	2041	**	5	\$1,700
		<i>Corrosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Full Area Of Steel Grate Wash Station</i>						
	Not Accessible	15%						
Firewalls								
	Concrete	40%			LIFE	**	5-10	\$3,600
		<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	\$280,300	LIFE	**	5	\$1,800
		<i>Missing Elements, 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	\$1,925,400	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+	\$700,200	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	\$71,500
		<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%						

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								
Piles and Bracing								
Timber	55%	Now	\$13,794,600	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	\$33,700	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Within Inshore 285 Feet Of Pier</i>								
Not Accessible	35%							
Fender								
Buffer								
Rubber	60%			2045	**	4-5	\$28,800	
Rubber	5%	Now	\$32,200	2051	**	4-5	\$1,500	
<i>Missing Elements, 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	\$2,013,300	2051	**	4	\$84,600	
<i>Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Of Pier And Offshore 615 Feet Of Pier On The South Side</i>								
Timber	15%			2045	**	4	\$14,900	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inshore End Of Pier At South Side</i>								
Piles								
Timber	85%	Now	\$3,189,500	2051	**	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+	\$375,200	2051	**	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	2%			2037	**	3		
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Repaired Sections At Base Of Pier</i>								
No Component	98%							

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
Deck Elements								
	Coping/Curb Concrete	100%			LIFE		**	
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Along Length Of Concrete Curb</i>								
<hr/>								
Electrical								
	Lighting Fixture Sodium	100%	Now	\$46,300	2031	\$46,300		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All 14 Lights</i>								
<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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : E. 91 ST MARINE TRANSFER STATION PIER
Address : FDR DRIVE & E91ST ST E91ST ST & EAST RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0001.020 / 15724 **Yr Built/Renovated** :
Area Sq Ft : 72,840 **Project Type** : SANITATION
Date of Survey : 19-Oct-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$150,000	\$679,600
Total	\$150,000	\$679,600
Importance Code A	\$66,900	\$461,700
Importance Code B		\$134,700
Importance Code C	\$83,100	\$83,100
Total	\$150,000	\$679,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$600	\$20,900		\$600
Total	\$600	\$20,900		\$600
Importance Code A				
Importance Code B	\$600	\$12,200		\$600
Importance Code C		\$8,700		
Total	\$600	\$20,900		\$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
E. 91 ST MARINE TRANSFER STATION PIER
Asset # : 15724

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	\$54,300
	Steel	10%	4+	\$66,900	2039	**	5	\$30,400
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Steel Catwalk Along Berthing Faces Of Pier</i>								
<i>Explanation : Corrosion</i>								
	Not Accessible	50%						
Deck Surface								
	Brick Pavers	20%			2048	**	5	\$166,300
	Concrete	35%			2048	**	5	\$17,400
<i>Cracking, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : By Crane Rails</i>								
	Not Accessible	45%						
Pile Caps								
	Concrete	20%			LIFE	**	5	\$1,000
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Cracking At Pile Cap Ends</i>								
	Not Accessible	80%						
Piles and Bracing								
	Steel	25%			LIFE	**	5	\$280,000
<i>Missing Coating, Extent : Light, Area Affected : 25%</i>								
<i>Location : In The Top 3 Feet Of Piles</i>								
	Not Accessible	75%						
Fender								
Buffer								
	Rubber	100%			2048	**	4-5	\$27,900
Facing								
	Composite	45%			2034			\$134,700
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : In Berthing Area</i>								
	Timber	5%			2048	**	3	\$2,400
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : In Berthing Area</i>								
	No Component	25%						
	Not Accessible	25%						
Deck Elements								
Railing								
	Steel	37%			2034			
	No Component	63%						
Coping/Curb								
	Timber	60%			LIFE	**		
	No Component	40%						
Protective Structure								

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. 91 ST MARINE TRANSFER STATION PIER

Asset # : 15724

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
Protective Structure								
Donut Fender								
Steel/Rubber	50%			2034	\$127,500			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 4 Mono-piles With D Fenders</i>							
	<i>Explanation : Count</i>							
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.

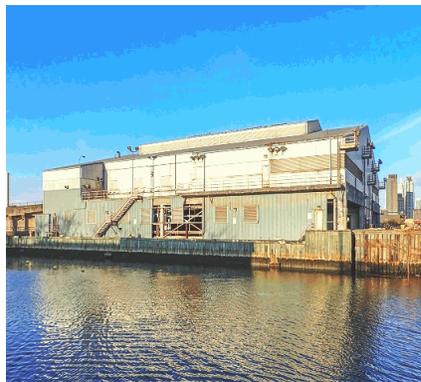
Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 19-Nov-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 2508 **Lot** : 1 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$123,300	\$222,700
Total	\$123,300	\$222,700
Importance Code A		\$63,700
Importance Code B	\$123,300	\$159,000
Total	\$123,300	\$222,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$99,900		\$300	\$12,000
Total	\$99,900		\$300	\$12,000
Importance Code A	\$48,800			
Importance Code B	\$51,200		\$300	\$12,000
Total	\$99,900		\$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	\$4,100	
Timber	50%			LIFE	**	5	\$93,400	
<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%			2045	**	4-5	\$1,800	
No Component	95%							
Facing								
Timber	65%			2045	**	3	\$45,600	
No Component	15%							
Not Accessible	20%							
Piles								
Timber	15%	4+	\$123,300	2045	**	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>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Broken Steel Wire Wraps At Two Locations Offshore</i>								
<i>Explanation : Broken</i>								
No Component	75%							
Not Accessible	10%							
Deck Elements								
Railing								
Steel	15%			2034			\$119,200	
Steel	5%	Now	\$39,700	2036			\$39,700	
<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%			2034			\$63,700	

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Nov-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$92,400	
Total	\$92,400	
Importance Code B	\$92,400	
Total	\$92,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$50,300		\$15,000	\$5,800
Total	\$50,300		\$15,000	\$5,800
Importance Code A	\$44,500			
Importance Code B	\$5,800		\$15,000	\$5,800
Total	\$50,300		\$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		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								
Timber	100%			LIFE	**	5	\$31,200	
<i>Displaced Elements, Extent : Light, Area Affected : 50%</i>								
<i>Location : Uneven Surface And Loose Deck Nails Primarily At Mooring Fittings</i>								
Pile Caps								
Timber	100%			LIFE	**	4	\$43,700	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Pile Cap Ends</i>								
Piles and Bracing								
Steel	10%			LIFE	**	5	\$11,400	
<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	\$18,600	
<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%			2045	**	3	\$23,200	
<i>Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : Fender Pile Top Caps</i>								
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Top 2 Feet</i>								
Not Accessible	20%							
Wales and Chocks								
Timber	100%			2045	**	4	\$30,100	
Pile Cluster								
Timber	100%			2037	**	4-10		
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Top 2 Feet</i>								
Deck Elements								
Railing								
Timber	100%			2030			\$92,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 1%</i>								
<i>Location : Top Of Railing Post</i>								
Electrical								
Conduit								
PVC	100%			2032			\$38,400	
<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>								

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Electrical

Lighting Fixture
LED

100%

2034

\$35,700

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

Location : 8 Total

Explanation : Light Fixtures

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 08-May-2025 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 75 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$270,000	\$678,000
Total	\$270,000	\$678,000
Importance Code A	\$196,600	\$196,600
Importance Code B	\$73,400	\$481,400
Total	\$270,000	\$678,000

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$57,400		\$5,700	\$16,000
Total	\$57,400		\$5,700	\$16,000
Importance Code A	\$30,900			
Importance Code B	\$26,500		\$5,700	\$10,500
Importance Code C				\$5,500
Total	\$57,400		\$5,700	\$16,000



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
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	\$59,600
	Not Accessible	75%						
Deck Surface								
	Asphalt Pavers	5%			2045	**		
	Concrete	25%			2045	**	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	\$2,100
	Not Accessible	75%						
Piles and Bracing								
	Steel	20%			LIFE	**	5	\$393,100
				<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%	4+	\$16,900	2034	\$169,100		
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Along Two Berthing Faces</i>				
				<i>Other Observation, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Nine Panels On The West Face And Four Panels On The South Face</i>				
				<i>Explanation : Loose Or Missing Panels</i>				
	Timber	4%			2045	**	3	\$2,200
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Timber	1%	Now	\$5,100	2051	**	3	\$400
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Two Planks Due To Impact Damage</i>				
	No Component	45%						
Wales and Chocks								
	Steel	50%			2045	**	3-5	\$27,600
	Timber	20%			2045	**	4	\$11,400
	No Component	30%						

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	
Fender								
Pile Cluster								
Timber	50%	4+	\$73,400	2037		**	4	\$4,500
	<i>Abrasion, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Loose Cable Ties, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Cable Wraps Being Used For Mooring</i>							
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Four Pile Clusters</i>							
	<i>Explanation : Quantity</i>							
Not Accessible	50%							
Deck Elements								
Railing								
Steel	50%			2034	\$312,300			
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : At Welds</i>							
	<i>Explanation : Pitting</i>							
No Component	50%							
Coping/Curb								
Timber	50%			LIFE		**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Checking</i>							
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.

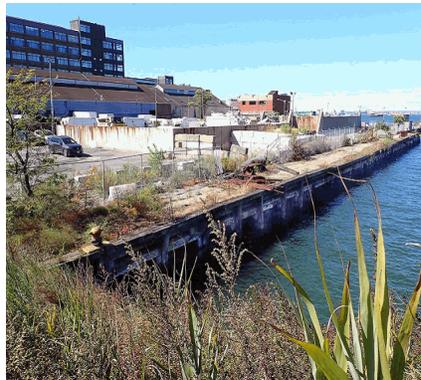
Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 10-Oct-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$7,242,400	
Total	\$7,242,400	
Importance Code A	\$5,344,300	
Importance Code B	\$1,898,000	
Total	\$7,242,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$6,900			
Total	\$6,900			
Importance Code A	\$6,900			
Importance Code B				
Total	\$6,900			



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
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	Priority
Structural Deck								
Concrete	75%	Now	\$1,297,500	LIFE	**	5	\$16,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
<i>Cracking, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Large Longitudinal Cracking With Visual Displacement Along The East To West Leg Of The Pier</i>								
<i>Deflection, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Offshore Half Of The Deck Along The East To West Leg Of The Pier Has Settled And Rotated Along The Large Longitudinal Deck Crack</i>								
Concrete	15%	4+	\$259,500	LIFE	**	5	\$3,300	
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Isolated Locations Of Deck Soffit Throughout Full Length Of Asset</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Isolated Locations Of Deck Soffit Throughout Full Length Of Asset</i>								
Not Accessible	10%							
Pile Caps								
Timber	35%	4+	\$356,700	LIFE	**	4	\$32,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offshore End</i>								
Timber	15%			LIFE	**	4	\$20,800	
Timber	50%	Now	\$509,600	LIFE	**	4	\$46,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset And Failure Of Line Cap Along Full Length Of Asset</i>								
Piles and Bracing								
Timber	15%	0-2	\$1,095,400	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	\$1,825,600	LIFE	**	4-5	\$13,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
<i>Loose Connections, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Widespread Non-bearing Piles Throughout Pier Area</i>								
Not Accessible	60%							
Fender								
Wales and Chocks								
Timber	100%	Now	\$671,200	2051	**	4	\$28,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</i>								
Piles								
Timber	100%	Now	\$1,063,400	2051	**	4	\$13,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Fender System</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
SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

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

100% Now \$163,500 LIFE * *

Broken, Extent : Severe, Area Affected : 100%

Location : Broken At Collapse And Missing Along East End

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 16-Apr-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$1,006,100	
Total	\$1,006,100	
Importance Code A	\$114,200	
Importance Code B	\$891,900	
Total	\$1,006,100	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$49,900		\$4,600	\$8,900
Total	\$49,900		\$4,600	\$8,900
Importance Code A	\$49,600			
Importance Code B	\$200		\$4,600	\$8,900
Total	\$49,900		\$4,600	\$8,900



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
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%			2045		**		
<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>								
Composite	2%	Now	\$48,800	2065		**		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Loose Or Missing Sections Of Fiberglass Deck On West Side And Offshore</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		**	\$18,200	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : At All Concrete Access Walkways</i>								
Timber	1%	Now	\$800	LIFE		**	\$700	
<i>Missing Elements, 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		**		
<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+	\$114,200	LIFE		**	\$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	30%	Now	\$127,800	2050	**	3	\$10,400	
<i>Broken, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Within Slip And At Offshore</i>								
<i>Missing Elements, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Within Slip And At Offshore</i>								
Timber	30%	2-4	\$127,800	2050	**	3	\$10,400	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Fender Panel</i>								
<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	40%			2038	**	3	\$13,800	
<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	20%	Now	\$164,900	2050	**	3-5	\$5,900	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At And Above The Waterline At Both Offshore Sections</i>								
Steel	10%	4+	\$16,500	2038	**	3-5	\$3,000	
<i>Corrosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Mean Low Water Elevation</i>								
Timber	40%	Now	\$454,900	2050	**	4	\$19,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 220 Feet To 600 Feet From The Southeast</i>								
Not Accessible	30%							
Deck Elements								
Railing								
Steel	2%	Now	\$200	2035			\$200	
<i>Corrosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Hands Rails At Interior Steps</i>								
<i>Missing Elements, 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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : W59TH 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 : 03-Apr-2025 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$774,200	\$845,800
Total	\$774,200	\$845,800
Importance Code A	\$284,800	\$58,000
Importance Code B	\$489,400	\$787,800
Total	\$774,200	\$845,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$155,800		\$33,500	\$18,000
Total	\$155,800		\$33,500	\$18,000
Importance Code A	\$108,100			
Importance Code B	\$47,800		\$33,500	\$18,000
Total	\$155,800		\$33,500	\$18,000



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
W59TH 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
Structural								
Deck								
	Concrete	61%			LIFE	**	5	\$112,300
	Concrete	2%	4+	\$87,100	LIFE	**	5	\$1,800
				<i>Cracking, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Multiple Locations</i>				
				<i>Spalling, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : Spalling With Exposed Bar At Multiple Locations</i>				
	Steel	1%			2037	**	5	\$4,100
	Steel	1%	Now	\$90,700	2041	**	5	\$2,100
				<i>Missing Elements, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Missing Catwalk Multiple Locations</i>				
	No Component	35%						
Pile Caps								
	Concrete	4%			LIFE	**	5	\$300
	Concrete	1%	0-2	\$50,800	LIFE	**	5	
				<i>Spalling, Extent : Severe, Area Affected : 10%</i>				
				<i>Location : Spalling With Exposed Bar At Multiple Locations</i>				
	Timber	1%	4+	\$42,800	LIFE	**	4	\$3,900
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Timber	4%			LIFE	**	4	\$23,300
	Not Accessible	90%						
Piles and Bracing								
	Concrete	5%			LIFE	**	5	\$15,600
				<i>Erosion, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Tidal Zone Of Inshore Pedestals</i>				
	Steel	5%			LIFE	**	5	\$75,900
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Splash Zone</i>				
	Timber	5%			LIFE	**	4-5	\$20,600
				<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Not Accessible	85%						
Fender								
Buffer								
	Rubber	60%			2045	**	4-5	\$26,100
	No Component	40%						

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
W59TH 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									
Facing									
Timber	5%	Now	\$40,100	2051	**	3	\$3,300		
<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	35%			2045	**	3	\$30,400		
No Component	50%								
Not Accessible	10%								
Wales and Chocks									
Timber	7%	Now	\$150,000	2051	**	4	\$6,300		
<i>Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Several Sections Along North Side</i>									
Timber	43%			2045	**	4	\$38,700		
Not Accessible	50%								
Piles									
Timber	10%	Now	\$339,500	2051	**	4	\$4,200		
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : North Side</i>									
<i>Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : West End</i>									
Timber	50%			2045	**	4	\$20,800		
Not Accessible	40%								
Deck Elements									
Railing									
Steel	80%			2034	\$787,800				
No Component	20%								
Coping/Curb									
Timber	90%			LIFE	**				
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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : W59TH 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 : 03-Apr-2025 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Piers	\$442,900	
Total	\$442,900	
Importance Code B	\$442,900	
Total	\$442,900	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Piers	\$57,400		\$16,400	\$7,400
Total	\$57,400		\$16,400	\$7,400
Importance Code A	\$29,900			
Importance Code B	\$27,500		\$16,400	\$7,400
Total	\$57,400		\$16,400	\$7,400



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
W59TH 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	\$12,000
				<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	1%	Now	\$14,800	2041	**	5	\$300
				<i>Missing Elements, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Missing Catwalk Multiple Locations</i>				
	Steel	4%			2037	**	5	\$2,700
	Not Accessible	55%						
	Pile Caps							
	Concrete	10%			LIFE	**	5	\$100
	Not Accessible	90%						
	Piles and Bracing							
	Steel	5%			LIFE	**	5	\$12,400
				<i>Corrosion, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Splash Zone</i>				
	Timber	5%			LIFE	**	4-5	\$3,400
	Not Accessible	90%						
	Fender							
	Buffer							
	Rubber	45%			2045	**	4-5	\$9,200
	No Component	55%						
	Facing							
	Timber	35%			2045	**	3	\$14,400
				<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Timber	5%	Now	\$19,000	2051	**	3	\$1,500
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : At East, West, And South Faces</i>				
	No Component	50%						
	Not Accessible	10%						
	Wales and Chocks							
	Timber	20%	Now	\$202,400	2051	**	4	\$8,500
				<i>Broken, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : South Face</i>				
	Timber	50%			2045	**	4	\$21,300
	Not Accessible	30%						

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
W59TH 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
Fender								
Piles								
	Timber	15%	Now	\$240,500	2051	**	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%			2045	**	4	\$8,800
	Not Accessible	40%						
Deck Elements								
Coping/Curb								
	Timber	98%			LIFE	**		
	Timber	2%	Now	\$4,900	LIFE	**		
<i>Loose Connections, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Isolated Elements On North Side</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : S.W. BROOKLYN MTS KING PILE WALL
Address : SOUTH OF MTS BUILDING NORTH OF & ADJACENT TO MARINA
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0008.040 / 15835 **Yr Built/Renovated** : 2017 /
Linear Ft : 300 **Project Type** : PUBLIC BUILDINGS
Date of Survey : 29-Oct-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$33,100		\$3,300	
Total	\$33,100		\$3,300	
Importance Code A	\$27,800			
Importance Code B	\$5,300		\$3,300	
Total	\$33,100		\$3,300	



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 MTS KING PILE WALL
Asset # : 15835

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								
	Piles and Bracing							
	Steel	60%			LIFE	**	5	\$55,600
		<i>Corrosion, Extent : Light, Area Affected : 15%</i>						
		<i>Location : In The Splash Zone</i>						
		<i>Missing Coating, Extent : Light, Area Affected : 15%</i>						
		<i>Location : In The Tidal Zone And Splash Zone</i>						
	Not Accessible	40%						
Fender								
	Buffer							
	Rubber	5%	2-4	\$5,300	2051	**	4-5	\$300
		<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>						
		<i>Location : Vertical Tearing Through Fender At Two Piles</i>						
	Rubber	85%			2049	**	4-5	\$6,700
	Not Accessible	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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 2027 - 2030	FY 2031 - 2036
Bulkheads	\$66,100	
Total	\$66,100	
Importance Code A	\$66,100	
Total	\$66,100	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads				
Total				
Importance Code A				
Importance Code B				
Importance Code C				
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

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	
				<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	\$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	**		
				<i>Corrosion, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Uncoated Steel With Minor Corrosion Above The Tidal Zone</i>				
	Steel	30%	4+	\$66,100	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Tidal Zone</i>				
	No Component	5%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$700
				<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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 10-Oct-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$1,964,400	
Total	\$1,964,400	
Importance Code A	\$1,754,400	
Importance Code B	\$209,900	
Total	\$1,964,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$80,500			\$700
Total	\$80,500			\$700
Importance Code A	\$2,700			
Importance Code B	\$32,400			\$700
Importance Code C	\$45,400			
Total	\$80,500			\$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
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	**	5-10	\$100	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Under Pier</i>						
No Component	90%							
Not Accessible	8%							
Revetment								
Stone	10%	4+	\$45,400	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	**	10		
		<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>						
		<i>Location : Southwest Of Inshore End Of 52nd Street Pier</i>						
Timber	80%	Now	\$1,754,400	LIFE	**	4	\$8,800	
		<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%							
Wales								
Timber	60%			LIFE	**	4	\$7,900	
No Component	40%							
Backfill								
Fill								
Topsoil	80%	Now	\$103,200	2076	**			
		<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	20%							
Surface								
Asphalt	65%	Now	\$106,800	2051	**	5	\$2,200	
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Sinkholes Along Timber Bulkhead</i>						
Asphalt	20%			2045	**	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	20%			2037	**	3		
Fencing	70%	Now	\$32,400	2041	**	3	\$200	
<i>Displaced Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inshore Of Sinkholes Along The Southern Length Of The Bulkhead</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Of, And Adjacent To, Salt Shed Structure</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : E. 91 ST MARINE TRANSFER STATION BULKHEAD
Address : ALONG FDR FROM SS OF E 93 ST TO NORTH SIDE OF E90TH ST PIER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0001.025 / 15725 **Yr Built/Renovated** : 2019 /
Linear Ft : 1,064 **Project Type** : SANITATION
Date of Survey : 19-Oct-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$606,100	\$557,700
Total	\$606,100	\$557,700
Importance Code A	\$505,500	\$52,700
Importance Code B	\$100,500	\$504,900
Total	\$606,100	\$557,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$8,300	\$600	\$32,700	\$1,600
Total	\$8,300	\$600	\$32,700	\$1,600
Importance Code A			\$31,500	
Importance Code B	\$8,300	\$600	\$1,200	\$1,600
Total	\$8,300	\$600	\$32,700	\$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
E. 91 ST MARINE TRANSFER STATION BULKHEAD
Asset # : 15725

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								
Conc w/Stone Face	33%			LIFE	**	5	\$31,600	
<i>Cracking, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Locations Throughout</i>								
Conc w/Stone Face	2%	Now	\$168,500	LIFE	**	5	\$1,900	
<i>Displaced Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Displaced Cap Stone At 725 Feet From North</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Expansion Joints</i>								
Conc w/Stone Face	20%	4+	\$337,000	LIFE	**	5	\$19,200	
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : In Tidal Zone And At Expansion Joints</i>								
Not Accessible	45%							
Backfill								
Fill								
Topsoil	2%	Now	\$4,700	2075	**			
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sinkholes At 683, 725, 767, And 806 From The North</i>								
Not Accessible	98%							
Surface								
Asphalt	20%			2044	**	5	\$2,400	
<i>Worn, Extent : Light, Area Affected : 100%</i>								
<i>Location : 830 To 875 Feet From North</i>								
Brick Pavers	25%			2051	**	5	\$3,000	
Brick Pavers	5%	0-2	\$50,000	2060	**	5	\$300	
<i>Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : From 0 To 90 And 750 To 810 Feet From The North</i>								
Cobblestone	20%			2055	**	5	\$3,200	
<i>Settlement, Extent : Light, Area Affected : 100%</i>								
<i>Location : 875 To 990 Feet From North</i>								
Gravel	5%	2-4	\$3,600	2044	**	2-5	\$100	
<i>Erosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 90 To 150 Feet From North</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout Gravel Area</i>								
<i>Explanation : Exposed Filter Fabric</i>								
Topsoil	25%			2033	\$26,700	5	\$1,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 0 To 90 And 150 To 380 Feet From The North End Of Asset</i>								
<i>Explanation : Topsoil Location</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
E. 91 ST MARINE TRANSFER STATION BULKHEAD
Asset # : 15725

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							
	Steel	80%	4+	\$50,500	2033	\$504,900		
		<i>Corrosion, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	No Component	20%						
Electrical								
	Lighting Fixture							
	Incandescent	100%			2029	\$31,500		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 14 Lights</i>						
		<i>Explanation : Light Count</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 950 **Project Type** : SANITATION
Date of Survey : 25-Mar-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$665,800	
Total	\$665,800	
Importance Code B	\$580,500	
Importance Code C	\$85,300	
Total	\$665,800	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$31,400	\$3,000		\$8,700
Total	\$31,400	\$3,000		\$8,700
Importance Code B	\$31,400	\$3,000		\$8,700
Total	\$31,400	\$3,000		\$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
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	\$62,100	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	\$23,300	LIFE		**		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i> <i>Location : Between 220 And 274 Feet, 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	\$31,400	2075		**		
	<i>Sinkhole, Extent : Severe, Area Affected : 100%</i> <i>Location : From 18 To 26 Feet, 43 To 375 Feet, 420 To 492 Feet, And 617 To 794 Feet From The East End And The Western 160 Feet</i>							
Not Accessible	85%							
Surface								
Asphalt	15%	Now	\$40,000	2050		**	5	\$800
	<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Eastern 100 Feet And Isolated Locations Along Asset</i>							
Asphalt	25%			2038		**	5	\$2,700
	<i>Cracking, Extent : Light, Area Affected : 10%</i> <i>Location : Isolated Across Entire Asset</i>							
Asphalt	25%	Now	\$26,700	2044		**	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	\$13,300	2050		**	5	\$300
	<i>Settlement, Extent : Severe, Area Affected : 100%</i> <i>Location : 715 To 760 Feet From The East End</i>							
Concrete	30%			2038		**	5	\$3,300
	<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%	0-2	\$48,200	2044	**	3	\$13,100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Isolated Locations Across Fendering</i>								
Timber	35%	Now	\$160,800	2050	**	3	\$13,100	
<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+	\$97,100	2050	**	4	\$1,100	
<i>Marine Borer Infestation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tidal Zone</i>								
Timber	10%	Now	\$194,300	2050	**	4	\$2,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Asset</i>								
No Component	5%							
Not Accessible	80%							

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 25-Mar-2024 Landmark Status : NONE
Areas Surveyed :
Block : 2685 Lot : 1 BIN :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$994,200	
Total	\$994,200	
Importance Code A	\$821,600	
Importance Code B	\$172,600	
Total	\$994,200	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$93,200	\$2,200		\$4,700
Total	\$93,200	\$2,200		\$4,700
Importance Code B	\$52,900	\$2,200		\$4,700
Importance Code C	\$40,400			
Total	\$93,200	\$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+	\$17,900	LIFE		**		
	<i>Corrosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Along Entire Length Of Asset</i>							
Steel	55%			LIFE		**		
Steel	15%	Now	\$13,500	LIFE		**		
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Eastern 80 Feet And Isolated Connections Throughout</i>							
	<i>Explanation : Displaced</i>							
Steel	10%	Now	\$9,000	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	\$273,900	LIFE		**		
	<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Eastern 80 Feet</i>							
Steel	20%	2-4	\$547,700	LIFE		**		
	<i>Corrosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Tidal Zone</i>							
Not Accessible	70%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Behind Fender System</i>							
Backfill								
Fill								
Topsoil	30%	Now	\$36,300	2075		**		
	<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Eastern 80 Feet Behind Sheet Piles Extending Under The Adjacent Building And Platform, 15 Feet Deep</i>							
Not Accessible	70%							
Surface								
Asphalt	10%			2038		**	5	\$600
Concrete	60%			2038		**	5	\$3,800
Topsoil	30%	Now	\$16,600	2035	\$16,600		5	\$400
	<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep</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 #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	
Fender								
Facing								
Timber	30%	Now	\$79,700	2050	**	3	\$6,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 50 Feet And Isolated Along Asset</i>								
Timber	35%	Now	\$92,900	2050	**	3	\$7,500	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Isolated Locations Along Entire Asset</i>								
No Component	10%							
Not Accessible	25%							
Wales and Chocks								
Not Accessible	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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Nov-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 2 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$193,700	
Total	\$193,700	
Importance Code B	\$193,700	
Total	\$193,700	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$44,600		\$10,100	\$11,800
Total	\$44,600		\$10,100	\$11,800
Importance Code A	\$32,600			
Importance Code B	\$11,700		\$10,100	\$11,800
Importance Code C	\$400			
Total	\$44,600		\$10,100	\$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	\$700
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Minor Wear Throughout</i>								
	Sheet Piles Steel	3%	4+	\$30,500	LIFE	**		
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Southwest End Of Asset And Inshore Face Of Sheet Pile</i>								
	Steel Not Accessible	7%			LIFE	**	10	
		90%						
	Pile Caps Concrete	100%			LIFE	**	5	\$4,100
<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	19%			2045	**	4-5	\$3,400
	Rubber	1%	2-4	\$2,400	2051	**	4-5	\$100
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Top 1 Foot</i>								
<i>Explanation : Torn</i>								
	No Component	80%						
	Facing Timber	90%			2045	**	3	\$32,100
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : On Offshore Face</i>								
<i>Explanation : Abrasion</i>								
	No Component	10%						
	Piles Steel	40%			2045	**	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>								
	Not Accessible	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.

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								
Wales and Chocks								
Steel	25%			2045	**	3-5	\$8,900	
	<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%			2045	**	4	\$3,700	
	<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%							
Pile Cluster								
Timber	20%	4+	\$97,900	2041	**	4	\$3,600	
	<i>Broken, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Loose Wire Rope Around Top Of Cluster At East Dolphin</i>							
Timber	80%			2037	**	4-10	\$110,200	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Top 2 Feet</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 21-Feb-2025 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$524,800	\$259,800
Total	\$524,800	\$259,800
Importance Code A	\$524,800	
Importance Code B		\$259,800
Total	\$524,800	\$259,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
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	**	10		
	<i>Erosion, Extent : Moderate, Area Affected : 90%</i> <i>Location : Bottom 6 Inches Of Stone Fascia</i>							
Concrete/Stone	70%	4+	\$352,500	LIFE	**			
	<i>Broken, Extent : Severe, Area Affected : 2%</i> <i>Location : Broken Masonry Panel At North End</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								
Timber	10%	Now	\$115,400	2051	**	4	\$6,600	
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i> <i>Location : Top 6 Inches Of Exposed Timber Piles</i>							
Not Accessible	90%							
Pile Caps								
Timber	10%	Now	\$56,900	LIFE	**	4	\$300	
	<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i> <i>Location : Offshore Line Cap For Full Length Of Asset</i>							
Not Accessible	90%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	70%			2045	**	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%			2034	\$6,600	5	\$300	
Deck Elements								
Railing								
Steel	100%			2034	\$259,800			
	<i>Missing Coating, Extent : Light, Area Affected : 5%</i> <i>Location : Isolated Areas</i>							
Electrical								
Lighting Fixture								
LED	100%			2034	\$26,800			
	<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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : NORTH SHORE MARINE TRANSFER STA REVETMENT
Address : 30TH AVE TO 31ST AVE FLUSHING BAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS000B.QN1 / 1831 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : SANITATION
Date of Survey : 08-May-2025 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 75 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$498,400	
Total	\$498,400	
Importance Code C	\$498,400	
Total	\$498,400	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$1,400		\$400	\$2,200
Total	\$1,400		\$400	\$2,200
Importance Code A	\$400			
Importance Code B			\$400	\$2,200
Importance Code C	\$1,000			
Total	\$1,400		\$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

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	20%			LIFE	**	5-10	\$900
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
No Component		80%						
Revetment								
	Stone	30%			LIFE	**	5	\$2,000
	Stone	70%	4+	\$498,400	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</i>						
		<i>Access Bridge</i>						
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	60%			2045	**	5	\$3,800
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 25%</i>						
		<i>Location : North Of Ramp</i>						
	Concrete	10%			2045	**	5	\$600
	Topsoil	30%			2034		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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 375 **Project Type** : SANITATION
Date of Survey : 27-Feb-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 2600 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads		\$900		
Total		\$900		
Importance Code B		\$900		
Importance Code C				
Total		\$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
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	\$2,200
<i>Missing Elements, 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%			2033	\$37,700	5	\$1,800
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i> <i>Location : Northern 350 Feet Of Asset</i> <i>Explanation : Vegetation</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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 27-Feb-2025 **Landmark Status** : NONE
Areas Surveyed :
Block : 2196 **Lot** : 1 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$130,100	
Total	\$130,100	
Importance Code C	\$130,100	
Total	\$130,100	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$20,500		\$600	\$1,000
Total	\$20,500		\$600	\$1,000
Importance Code A	\$100			\$100
Importance Code B	\$16,900		\$600	\$900
Importance Code C	\$3,600			
Total	\$20,500		\$600	\$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 - 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	**	5-10	\$600
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers</i>						
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : At Southwest Corner</i>						
		<i>Explanation : Rotation</i>						
	No Component	70%						
Gravity Wall								
	Stone Gabion	25%			LIFE	**	3	\$300
	No Component	75%						
Revetment								
	Stone	55%			LIFE	**	5	\$6,600
	Stone	10%	2-4	\$130,100	LIFE	**	5	\$600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Southern 200 Feet</i>						
		<i>Explanation : Inadequate Placement/ Protection</i>						
	No Component	35%						
Sheet Piles								
	Steel	12%			LIFE	**	10	
		<i>Corrosion, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Exposed Surface Of Sheeting</i>						
	No Component	88%						
Backfill								
Fill								
	Topsoil	5%	Now	\$11,100	2076	**		
		<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+	\$5,600	2045	**	5	\$600
		<i>Settlement, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : At Terminus Of 216th Street</i>						
	Concrete	5%			2045	**	5	\$600
	Gravel	65%			2045	**	2-5	\$2,000
	Topsoil	20%			2034		5	\$900
		<i>Erosion, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Section 60 Feet To 275 Feet From Southern End Of Asset</i>						
Deck Elements								
Railing								
	Fencing	25%			2040	**	3	\$100
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Along The Full Length Of Stone Gabion</i>						
		<i>Explanation : Location Noted</i>						
	No Component	75%						

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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : S.W. BROOKLYN MTS 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 : 29-Oct-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$399,100	\$213,600
Total	\$399,100	\$213,600
Importance Code A	\$399,100	
Importance Code B		\$213,600
Total	\$399,100	\$213,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$89,800	\$11,500	\$9,900	
Total	\$89,800	\$11,500	\$9,900	
Importance Code A				
Importance Code B	\$89,600	\$11,500	\$9,900	
Importance Code C	\$300			
Total	\$89,800	\$11,500	\$9,900	



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
S.W. BROOKLYN MTS 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	**	5-10	\$200
	Timber	35%			LIFE	**	5	\$300
	No Component	50%						
	Sheet Piles							
	Steel	25%	4+	\$399,100	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Splash Zone At West And East Ends Of Asset</i>				
	Not Accessible	75%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	8%			2049	**	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%			2049	**	5	\$6,600
	Not Accessible	20%						
Fender								
	Buffer							
	Rubber	50%	2-4	\$14,000	2049	**	4-5	\$6,700
				<i>Loose Connections, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : Loose/corroded Connection Hardware To Seawall At 11 Locations</i>				
	No Component	50%						
	Facing							
	Timber	70%			2049	**	3	\$22,000
	No Component	30%						
	Piles							
	Steel	20%			2045	**	10	
				<i>Corrosion, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Sheet H-piles Supporting Timber Facing</i>				
	Steel	5%	2-4	\$32,800	2049	**		
				<i>Buckling, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Impact Damage At Top Of 2 H-piles</i>				
	No Component	50%						
	Not Accessible	25%						
	Wales and Chocks							
	Steel	70%			2049	**	3-5	\$25,100
				<i>Corrosion, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Splash Zone</i>				
	No Component	30%						
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
S.W. BROOKLYN MTS 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								
	Railing							
	Steel	45%	4+	\$42,700	2034	\$213,600		
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : West End Of Asset</i>						
	No Component	55%						
<hr/>								
	Parapet							
	Concrete	40%			2037	**		
		<i>Spalling, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Offshore Face Of The East Parapet Wall</i>						
	No Component	60%						
<hr/>								
Electrical								
	Conduit							
	PVC	12%			2033	\$14,600		
		<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%						
<hr/>								
	Lighting Fixture							
	LED	100%			2035	\$26,800		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 6 Light Fixtures</i>						
		<i>Explanation : Other</i>						
<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.

Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 01-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$4,425,900	
Total	\$4,425,900	
Importance Code A	\$3,491,900	
Importance Code B	\$878,900	
Importance Code C	\$55,100	
Total	\$4,425,900	

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$44,600			\$2,600
Total	\$44,600			\$2,600
Importance Code A				
Importance Code B	\$44,600			\$2,600
Importance Code C				
Total	\$44,600			\$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	\$47,800	LIFE	**	5	\$400	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eastern 450 Feet Of Asset</i>								
<i>Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Eastern 450 Feet Of Asset</i>								
Concrete	25%	4+	\$7,400	LIFE	**	5	\$200	
<i>Cracking, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Intermittent Locations Throughout Western 200 Feet</i>								
No Component	10%							
Piles and Bracing								
Timber	5%	Now	\$89,900	2050	**	4	\$5,100	
<i>Broken, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Below Concrete Cap</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Below Concrete Cap</i>								
Not Accessible	95%							
Sheet Piles								
Steel	100%	Now	\$3,402,000	LIFE	**			1
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Within Splash Zone For Full Length Of Asset</i>								
<i>Corrosion, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Within Splash Zone For Full Length Of Asset</i>								
<i>Excess Deflection, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At East End Of Asset</i>								
Backfill								
Fill								
Sand	40%	Now	\$55,500	2065	**	5	\$300	
<i>Loss of Backfill, Extent : Severe, Area Affected : 60%</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%			2050	**	10		
Stone	10%	Now	\$64,200	2050	**			
<i>Sinkhole, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Isolated Locations Behind Sheetting At Western 200 Feet</i>								
Topsoil	65%	Now	\$44,600	2035	\$44,600	5	\$1,000	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 450 Feet</i>								
<i>Settlement, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Eastern 450 Feet</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Eastern 450 Feet</i>								
<i>Explanation : Sinkholes</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
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	\$319,100	2050	**	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	\$440,200	2050	**	4	\$18,500	
<i>Missing Elements, 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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 29-Feb-2024 **Landmark Status** : NONE
Areas Surveyed :
Block : 2525 **Lot** : 1 **BIN** :

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Bulkheads	\$58,100	\$595,800
Total	\$58,100	\$595,800
Importance Code B	\$58,100	\$595,800
Total	\$58,100	\$595,800

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$38,400	\$5,100	\$5,400	\$600
Total	\$38,400	\$5,100	\$5,400	\$600
Importance Code B	\$38,400	\$5,100	\$5,400	\$600
Total	\$38,400	\$5,100	\$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	25%			LIFE		**		
		<i>Displaced Elements, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Sheet Pile Is Separating From Concrete Coping With Gap Up To 2 Inches Wide On East Side</i>						
Not Accessible	75%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	80%			2044		**	5	\$4,100
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated Locations</i>						
Not Accessible	20%							
Fender								
Buffer								
Rubber	10%			2044		**	4-5	\$1,300
No Component	90%							
Facing								
Timber	50%			2044		**	3	\$8,800
Timber	10%	2-4	\$21,800	2050		**	3	\$1,800
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Eastern 55 Feet Of Asset</i>						
No Component	40%							
Wales and Chocks								
Timber	40%			2044		**	4	\$14,700
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated On Upper Wale</i>						
Timber	10%	2-4	\$58,100	2050		**	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%			2033	\$240,200			
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Entire Railing</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Entire Railing Risers</i>						
Steel	10%	Now	\$13,300	2033	\$26,700			
		<i>Other Observation, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : At East End 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%			2036	\$312,400		
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entire Parapet Wall</i>								
	Concrete	5%	4+	\$3,300	2036	\$16,400		
<i>Excess Deflection, Extent : Light, Area Affected : 2%</i>								
<i>Location : Parapet Wall Separating At Joint 240 Feet From East End Of Asset</i>								
<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 : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

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 : 01-Nov-2023 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 306 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Bulkheads	\$4,000	\$200	\$3,800	
Total	\$4,000	\$200	\$3,800	
Importance Code B		\$200	\$3,800	
Importance Code C	\$4,000			
Total	\$4,000	\$200	\$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	5%	Now	\$4,000	LIFE	**	5	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Vehicle Impact Damage At 400 Feet To 450 Feet From East End Of Asset</i>						
	Concrete	95%			LIFE	**	5	\$700
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Intermittent Locations</i>						
	Revetment							
	Stone	100%			LIFE	**	5	\$4,400
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	90%			2044	**	5	\$7,600
	Topsoil	10%			2033	\$7,400	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 2027 - 2030		FY 2031 - 2036	
Miscellaneous Buildings	578,700		242,300	
EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Miscellaneous Buildings	30,500	5,400	7,400	5,200

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	195,500	6,500
1850	FRESH KILLS I OFFICE 2	168	0	12,000
1851	FRESH KILLS I GUARD HOUSE	128	0	9,200
1852	FRESH KILLS I OFFICE 3	600	58,200	1,900
1853	FRESH KILLS II PUMP HOUSE	980	95,000	3,200
1854	FRESH KILLS II GENERATOR HOUSE	400	38,800	1,300
1855	FRESH KILLS II SCALE HOUSE	780	75,600	2,500
1856	FRESH KILLS II WALKWAY	3,690	357,800	11,900

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.