

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

Interior

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Interior									
Floors									
	Cast in Place Concrete	60%	0-2	\$2,332,800	LIFE	* *	5	\$300,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout Truck Bays							
		Worn/Erode, Extent : Severe, Area Affected : 60%							
		Location : Throughout Truck Bays							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Various Locations In Truck Bays							
		Explanation : Exposed Reinforcing							
	Ceramic Tile	2%			2043	* *	5	\$4,600	
	Quarry Tile	30%			2047	* *	5	\$102,900	
	Vinyl Tile	8%	Now	\$151,500	2039	* *	3	\$6,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Various Locations Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Section Office Area At Truck Washing Bay							
		Loose/Delam Surface, Extent : Severe, Area Affected : 5%							
		Location : Section Office Area At Truck Washing Bay							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	15%	0-2	\$319,800	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Lower Level Parking Area							
	Concrete Masonry Unit	45%	0-2	\$197,700	LIFE	* *	5	\$16,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Penthouses							
	Glass Block	5%	Now	\$243,400	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Section Offices Area							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Section Offices Area Adjacent To Washing Bay							
	Glass: Single Pane	5%			LIFE	* *	5	\$3,500	
	Gypsum Board	5%	0-2	\$1,300	LIFE	* *	5	\$2,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	SGFT/Glazed Masonry	25%	Now	\$210,100	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Various Locations In The Truck Bays							
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Throughout Truck Bays							
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%							
		Location : Truck Washing Bay							

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

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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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System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Enclosure Corroded, Extent : Light, Area Affected : 30%								
	Location : Boiler Room								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,700	
Lighting									
	Interior Lighting								
	Fluorescent	25%			2034	\$205,400	10	\$26,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Stairs And Corridors								
	Fluorescent	5%			2034	\$41,100	10	\$5,300	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Mechanics Bay								
	LED	70%			2042	**			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	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		
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Front Of Building								
	LED	15%			2042	**			
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Building Perimeter								
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2037	**	5	\$1,800	
Alarm									

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

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		
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

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

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Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$509,500	LIFE	* *	2-5	\$64,700	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%									
Location : Roof By West Penthouse Mechanical Room									
Needs Cleaning, Extent : Severe, Area Affected : 100%									
Location : Administrative Areas									
Unbalanced System, Extent : Moderate, Area Affected : 100%									
Location : Administrative Areas									
Exhaust Fans									
	Roof	100%	0-2	\$225,100	2044	* *	2	\$2,800	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	\$1,489,800	1		
Abandoned in Place, Extent : Light, Area Affected : 5%									
Location : Basement Pump Room - Pressure Booster System									
Sanitary Piping									
	Cast Iron	100%	Now	\$146,100	LIFE	* *	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 30%									
Location : Water Backup And Flooding At Wash Bay, Boiler Room And Basement Parking									
Garage During Heavy Rains									
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Basement Parking Garage									
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Pump Room									
Explanation : Backflow Preventer At Fire Main Only									
Fixtures									
	Generic	100%							
Tankless Water Heater(POU)									
	Gas Fired	50%			2032	\$32,400	2	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : East Penthouse Mechanical Room									
Explanation : 1 Unit									
	Gas Fired	50%			2029	\$32,400	2	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : 1 Unit									

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
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	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Window Sills							
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Masonry: Brick	75%	Now	\$509,900	LIFE	**	5	\$20,600	1
		Diagonal Cracks, Extent : Severe, Area Affected : 30%							
		Location : Various Locations Throughout							
		Horizontal Cracks, Extent : Severe, Area Affected : 25%							
		Location : Various Locations Throughout							
		Patching Evident, Extent : Severe, Area Affected : 25%							
		Location : Street Facade							
		Repointing Failure, Extent : Severe, Area Affected : 25%							
		Location : Various Locations Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 25%							
		Location : Front Facade							
		Worn/Erode, Extent : Severe, Area Affected : 25%							
		Location : At Door Openings							
	Metal Panel	5%			2055	**	5-10	\$9,500	
	Metal Coiling Doors	10%	Now	\$176,400	2055	**	5	\$4,300	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 20%							
		Location : All Doors							
		Deformed/Dented, Extent : Severe, Area Affected : 50%							
		Location : All Doors							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : All Doors							
Windows									
	Aluminum	65%	Now	\$27,100	2043	**	5	\$900	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Office Areas							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Exterior Perimeter Of Windows							
	Steel	35%	Now	\$46,000	2057	**	5	\$6,400	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 80%							
		Location : Boiler Room							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%							
		Location : Boiler Room							
		Thermally Inefficient, Extent : Severe, 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.

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

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									
Masonry: Brick	75%			LIFE	**	5	\$3,200		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Covered With Metal Panel								
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		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Garage								
	Ponding, Extent : Severe, Area Affected : 2%								
	Location : 1st Floor								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : East Side Of Garage Due To Floor Drain								
	Worn/Erode, Extent : Moderate, Area Affected : 100%								
	Location : Throughout Garage								
Ceramic Tile	5%			2044	**	5	\$1,000		
Vinyl Tile	25%	Now	\$43,300	2040	**	3	\$2,000		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Various Locations								
	Worn/Erode, Extent : Moderate, Area Affected : 60%								
	Location : Various Locations								
Interior Walls									
Ceramic Tile	10%			2038	**	5	\$3,300		
Concrete Masonry Unit	80%	0-2	\$49,100	LIFE	**	5	\$10,400		
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
	Location : 1st Floor Near Room 104 Mens Bathroom								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Womens Locker Room								
Gypsum Board	10%			LIFE	**	5	\$2,000		
Ceilings									
AcousTileSusp.Lay-In	20%	2-4	\$3,500	2048	**	5	\$2,100		
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Office Areas Throughout 2nd Floor								
Exposed Struc: Concrete	5%			LIFE	**	5	\$200		
Gypsum Board	5%			LIFE	**	5	\$1,300		
Plaster	70%	Now	\$44,500	LIFE	**	5	\$9,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Stairway								
	Paint Peeling, Extent : Severe, Area Affected : 40%								
	Location : Throughout Garage								

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

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

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

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

*Corrosion/Rusting, Extent : Moderate, Area Affected : 25%**Location : Right Side Of Building**Other Observation, Extent : Moderate, Area Affected : 25%**Location : Right Side Of Building**Explanation : Fire Escape*

Parking/Driveway

Asphalt

100%

2044

* *

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%

2035

\$3,800

5

\$100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Three Main Service Disconnect Switches Rated At 200 Amperes Each.*

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

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
BRONX 5 GARAGE
Asset # : 14758

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

35%

2030

\$34,600

10

\$4,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Offices, Locker Rooms And Hallways**Explanation : T-8 Lamps*

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

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Front Of The Building**Explanation : CCTV Surveillance Cameras Not Functioning*

Fire/Smoke Detection

Generic, Analog

100%

Now

\$36,000

2045

* *

1-3

\$7,800

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations Are Not Functioning*

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%

2055

* *

1

Conversion Equipment

Steam Boiler

100%

2048

* *

1

\$13,800

*Other Observation, Extent : Moderate, Area Affected : 30%**Location : Boiler Room**Explanation : Recent Installation. New Boiler Accessories*

Terminal Devices

Convactor/Radiator

20%

0-2

\$1,100

2048

* *

1

\$800

*Leak Evident, Extent : Moderate, Area Affected : 10%**Location : First Floor. Shut Off Valve Is Leaking*

Fan Coil Unit/Heat

80%

0-2

\$55,400

2040

* *

1

\$3,200

*Not in Service, Extent : Moderate, Area Affected : 20%**Location : First Floor. 2 Units Are Not Working*

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : 2 Units 100 Gallons And 200 Gallons Each								
	Sanitary Piping								
	Cast Iron	100%	0-2	\$35,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 100%								
	Location : First Floor. Water Backing Up During Heavy Rains								
	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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** 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



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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	70%	Now	\$1,030,400	LIFE	**	5	\$29,600	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Facade At East 175th Street								
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Facade Along East 175th Street								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Other Observation, Extent : N/A, Area Affected : 20%								
	Location : Facade Along East 176th Street								
	Explanation : Visibility Partially Blocked Due To Sidewalk Bridge								
	Metal Coiling Doors	27%	2-4	\$121,800	2047	**	5	\$17,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 15%								
	Location : East And West Facades								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : East And West Facades								
	Pre-Cast Concrete	3%	4+	\$1,800	LIFE	**	5	\$4,100	
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Windows									
	Aluminum	92%	2-4	\$54,100	2042	**	5	\$5,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : East Facade								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : East Facade								
	Metal Louvers	8%	2-4	\$1,100	2037	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 40%								
	Location : Throughout								

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Concrete Masonry Unit	40%	Now	\$70,700	LIFE	* *	5	\$6,400	
		Diagonal Cracks, Extent : Severe, Area Affected : 10% Location : Roof Side Of Extended Height Parapets							
	Masonry: Brick	40%	Now	\$144,200	LIFE	* *	5	\$5,700	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 30% Location : Throughout Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 40% Location : Throughout							
	Metal Rail	15%	2-4	\$14,400	2047	* *	5	\$15,200	
		Corrosion/Rusting, Extent : Light, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Light, Area Affected : 25% Location : Throughout Other Observation, Extent : Severe, Area Affected : 100% Location : Parapet Railing Explanation : Pitch Pocket Deteriorated							
	Pre-Cast Concrete	5%	2-4	\$2,900	LIFE	* *	5	\$4,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 25% Location : Coping Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25% Location : Coping							
Roof									
	Modified Bitumen	95%	2-4	\$53,000	2034	\$1,060,900			
		Seams Open/Split, Extent : Moderate, Area Affected : 5% Location : Various Locations Along Base Flashing							
	Skylight, Metal/Glass	5%	0-2	\$143,500	2054	* *			
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Above 175th Street Entrance							
Soffits									
	Stucco Cement	100%	Now	\$125,800	2051	* *	5	\$6,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2% Location : 175th Street At West Corner Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Throughout Staining/Discoloring, Extent : Moderate, Area Affected : 5% Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$141,400	LIFE	**	5	\$181,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ponding, Extent : Severe, Area Affected : 25%									
Location : Both Garages									
Ceramic Tile	5%			2037	**	5	\$6,400		
Quarry Tile	15%			2047	**	5	\$28,800		
Vinyl Tile	15%	Now	\$212,000	2044	**	3	\$7,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Offices									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%									
Location : Offices									
Worn/Erode, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Interior Walls									
Concrete Masonry Unit	50%	4+	\$150,300	LIFE	**	5	\$12,800		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout Upper Portion Of Garages									
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		
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Erode, Extent : Severe, Area Affected : 50%									
Location : Second Floor									
Exposed Struc: Steel	75%			LIFE	**				
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Garage Area									
Site Enclosure									
Free Standing Walls									
Cast in Place Concrete	50%	0-2	\$5,500	2069	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : East Parking Area									
Masonry: Brick	50%	Now	\$115,700	2054	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Along East 175th Street West Of Garage									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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			
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		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Retaining Wall On East And West Side Of Garage							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%							
		Location : West Side Of Garage Near Salt Shed							
	Masonry: Brick	25%	Now	\$220,400	2064		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 70%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Along East 175th And 176th Street							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
Site Pavements									
Public Sidewalk									
	Pavers/Stone	100%	Now	\$873,100	2043		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Along East 175th Street							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 80%							
		Location : Throughout East 175th And 176th Street							
		Sinking/Subsiding, Extent : Severe, Area Affected : 2%							
		Location : At East 175th Street Entrance							
		Tripping Hazard, Extent : Severe, Area Affected : 20%							
		Location : East 175th Street							
On-Site Walkways									
	Cast in Place Concrete	50%	2-4	\$700	2047		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : East Parking Lot Islands							
	Pavers/Stone	50%	Now	\$14,000	2049		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Stairs At East 175th Street Entrance							
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Stairs At East 175th Street Entrance							
		Tripping Hazard, Extent : Severe, Area Affected : 20%							
		Location : Stairs At East 175th Street Entrance							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		**	5	\$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		**	5	\$400
Raceway								
Conduit	100%			2044		**	1	
Panelboards								
Fused Disc Sw	5%			2042		**	5	\$100
Molded Case Bkrs	95%			2042		**	5	\$2,100
Wiring								
Thermoplastic	100%			2044		**	1	
Motor Controllers								
Locally Mounted	10%			2032	\$10,300		5	\$100
Motor Control Center	90%			2039		**	5	\$2,100
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$1,200
Stand-by Power								
Transfer Switches								
Manual	100%			2044		**	5	\$400

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%			2037	* *	1	\$32,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Maintenance Garage									
Explanation : 100 Kilowatt Rated Capacity									
Batteries									
	Lead/Acid	100%			2027	\$2,500	5	\$3,100	
Fuel Storage									
	Main Tank	100%			2049	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Under Generator									
Explanation : 160 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	70%			2029	\$414,700	10	\$53,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2029	\$11,800	10	\$1,500	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanics Bay									
	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		
Malfunctioning, Extent : Severe, Area Affected : 100%									
Location : Building Perimeter									
	LED	4%			2039	* *			
	No Component	80%							
Alarm									
Security System									
	Generic	100%	Now	\$157,000	2044	* *	1	\$28,100	
Malfunctioning, Extent : Severe, Area Affected : 100%									
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%			2034	\$215,700	1-3	\$51,500	

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

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

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Estimates are rounded to the nearest hundred dollars.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE
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									
	Controls								
	Electrical	20%			2027	\$93,000			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Administrative Areas							
		Explanation : Location Noted							
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	20%			2042	* *	1		
	No Component	80%							
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	16%			2039	* *	2	\$800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof Above Administrative Areas - 2 Units							
	Window/Wall Unit	4%			2029	\$12,700	1		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Administrative Areas							
		Explanation : Supplemental Cooling							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	Now	\$73,500	LIFE	* *	2-5	\$9,300	
		Needs Cleaning, Extent : Severe, Area Affected : 100%							
		Location : Administrative Areas							
		Unbalanced System, Extent : Severe, Area Affected : 100%							
		Location : Administrative Areas							
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$37,300	
Exhaust Fans									
	Roof	60%			2029	\$97,400	2	\$1,500	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Roof	40%	Now	\$64,900	2044	* *	2	\$800	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Heat Recovery Ventilator								
	No Component	80%							
	Generic	20%	2-4	\$26,800	2039	* *			
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roof - 2 Units - Deteriorated							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	50%			2033	\$111,000	2		
		Recent Installation, Extent : N/A, Area Affected : 100%							
		Location : Bronx 3a Boiler Room - 1 Unit, 100 Gallons							
	Gas Fired	50%	2-4	\$111,000	2034	\$111,000	2		
		Corroded, Extent : Light, Area Affected : 10%							
		Location : Bronx 6a Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Bronx 6a Boiler Room - 1 Unit, 900 Gallons							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Gasoline Refill Station							
		Explanation : 15 Square Feet							

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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



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

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

Exterior

Exterior Walls

Cast in Place Concrete 100% 4+ \$276,200 LIFE * * 5 \$115,400

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

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		
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% 0-2 \$2,700 2064 * * 1

Corroded, Extent : Moderate, Area Affected : 100%

Location : Front Of The Building

Wiring

Thermoplastic 100% 2044 * * 1

Lighting

Exterior Lighting

LED 20% 2034 \$5,900

No Component 80%

Alarm

Security System

Generic 100% Now \$10,300 2044 * * 1 \$1,800

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Throughout

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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 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



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

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								
	Fiberglass Panel	20%			2037	* *	5	\$58,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	60%	Now	\$774,500	LIFE	* *	5	\$47,000	
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : West Facade							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors And Windows Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 30%							
		Location : All Facades							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Windows							
	Masonry: Granite	3%	Now	\$37,000	LIFE	* *	5	\$1,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Building Base At West Facade							
	Masonry: Limestone	2%	Now	\$24,700	LIFE	* *	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stone Band Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%							
		Location : Window Sills							
	Metal Coiling Doors	15%	Now	\$251,100	2039	* *	5	\$18,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 20%							
		Location : District 8 Garage							
Windows									
	Aluminum	95%	Now	\$713,600	2059	* *	5	\$7,500	
		Air Infiltration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
	Metal Louvers	5%			2043	* *	10	\$4,900	

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

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								
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	**			
Ponding, Extent : Light, Area Affected : 5%								
Location : Roof								
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Garage Floor And Electrical Room								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Wash Bays And Overhead Door Trench Drains								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Ground Floor, First Floor								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : District 7 Garage Floor								
Worn/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%			2037	**	5	\$7,000	
Quarry Tile	10%			2039	**	5	\$20,900	
Vinyl Tile	5%	Now	\$192,400	2044	**	3	\$2,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Offices								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		
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	
Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Womens Locker Room And Toilets								
Masonry: Brick	5%	Now	\$47,100	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 20%								
Location : Stairwells, Electrical Room And 2nd Floor Corridor								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stairs And Pump Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : East And West Stairwells								
SGFT/Glazed Masonry	15%	Now	\$33,300	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Around Windows 2nd Floor								
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$18,500	2039	**	5	\$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Struc: Concrete	30%	Now	\$626,000	LIFE	**	5	\$6,500	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Severe, Area Affected : 20%								
Location : District 8 Garage								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : District 8 Garage								
Exposed Struc: Steel	55%	Now	\$368,200	LIFE	**			
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	7%			LIFE	**	5	\$12,200	
Site Enclosure								
Fence/Gates								
Chain Link	50%	0-2	\$4,400	2044	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
Location : North Facade								
Iron Picket	50%	Now	\$9,500	2054	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : East Facade								
Impact Damage, Extent : Moderate, Area Affected : 20%								
Location : Driveway Entry								

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

*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
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	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2029	\$20,700	10	\$2,700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Garages									
HID		60%	0-2	\$249,000	2039	* *			
	Inadequate Lighting Level, Extent : Moderate, Area Affected : 60%								
Location : Garages									
LED		1%			2042	* *			
	Recent Installation, Extent : N/A, Area Affected : 100%								
Location : Bronx 8 Showers									
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		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Building Perimeter								
	Explanation : Controlled Via Photocell								
No Component		90%							
Alarm									
Fire/Smoke Detection	Generic, Digital	100%	Now	\$75,300	2039	* *	1-3	\$32,700	
	Malfunctioning, Extent : Moderate, Area Affected : 50%								
	Location : Bronx 7 And Bronx 8 Offices								
	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		
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	
	Malfunctioning, Extent : Moderate, Area Affected : 20%								
		Location : Roof							
Steam Boiler		80%			2047	* *	1	\$46,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
		Explanation : 2 Units							

Note : 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
BRONX DIST.7/8 SANITATION GARAGE
Asset # : 4134

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	100%	0-2	\$46,800	2054	**			
Broken, Extent : Moderate, Area Affected : 100%									
Location : Mezzanine. One Compressor Is Not Working									
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	
Not in Service, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor									
Air Conditioning									
Energy Source									
	Electricity	100%			2050	**	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	20%	0-2	\$76,800	2044	**	2	\$600	
Broken, Extent : Moderate, Area Affected : 100%									
Location : Mechanical Room									
	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	
Not in Service, Extent : Severe, Area Affected : 100%									
Location : Roof									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	
Exhaust Fans									
	Roof	100%	Now	\$56,700	2034	\$113,300	2	\$1,400	
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : Six Of Ten Units On Roof									
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		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 120 Gallon Tank									
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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	97%	0-2	\$12,000	LIFE	**	5	\$6,900	
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : Facade Facing Parking Lot							
	Metal Panel	2%			2045	**	5-10	\$1,000	
	Pre-Cast Concrete	1%			LIFE	**	5	\$200	
Windows									
	Aluminum	100%			2043	**	5	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : All Facades							
		Explanation : Protective Metal Grilles							
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			
		Ridging, Extent : Moderate, Area Affected : 25%							
		Location : Roof							
		Seams Open/Split, Extent : Moderate, Area Affected : 20%							
		Location : At Stepped Up Parapets And Roof Penetrations							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Rear Corner Area							
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	
		Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
		Location : Corridors And Kitchen Area							
		Worn/Erode, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
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	
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : Entrance Lobby							

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$3,300	2048	* *	5	\$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Front Offices								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Administrative Room								
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	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Front At Cromwell Avenue								
On-Site Walkways								
Cast in Place Concrete	100%			2048	* *			
Parking/Driveway								
Asphalt	100%	Now	\$49,000	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout Parking Lot								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Parking Lot								
Sinking/Subsiding, Extent : Severe, Area Affected : 5%								
Location : Parking Lot								

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%			2035	\$7,500	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Security Desk Area								
Explanation : No Available Nameplate Rating Capacity								
Raceway								
Conduit	100%			2035	\$16,200	1		
Panelboards								
Molded Case Bkrs	100%			2034	\$20,000	5	\$100	
Wiring								
Thermoplastic	100%			2035	\$21,100	1		

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

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

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	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : First Floor								
	Explanation : 1 Unit 40 Gallons								
	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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** 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 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



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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
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
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Front Facade Base								
	Graffiti, Extent : Severe, Area Affected : 5%								
	Location : North Facade								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%								
	Location : Various Locations. All Facades								
	Loose/Delam Surface, Extent : Severe, Area Affected : 15%								
	Location : Window Heads								
	Vegetation Growth, Extent : Light, Area Affected : 10%								
	Location : West Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 20%								
	Location : Corners Of Building								
	Masonry: Granite	1%	Now	\$14,400	LIFE	* *	5	\$200	
	Loose Units, Extent : Severe, Area Affected : 10%								
	Location : Base Of Door Openings								
	Metal Panel	2%	Now	\$800	2046	* *	5	\$1,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Side Panels At Rolling Doors								
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
	Location : Jambs At Door Openings. Street Facade								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Door Openings At Street Facade								
	Explanation : Component Type Actually Steel Plate								
	Metal Sect. OHD	10%	0-2	\$11,100	2041	* *	5	\$4,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Base Of Doors								
	Pre-Cast Concrete	1%			LIFE	* *	5	\$2,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : Window Sills								

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 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									
Windows	Aluminum	20%	Now	\$600	2044	* *	5	\$100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Window Sashes At Stairs And Second Floor							
		Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%							
		Location : 2nd Floor Windows							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Windows							
		Explanation : Protective Metal Grilles							
	Metal Louvers	5%	Now	\$900	2045	* *			
		Deformed/Dented, Extent : Severe, Area Affected : 50%							
	Steel	Location : Vents Throughout							
		75%	Now	\$17,500	2052	* *	5	\$2,400	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Garage Area									
Parapets	Masonry: Brick	Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Windows Throughout Garage							
		Explanation : Single Pane Windows Well Beyond Useful Life							
		90%	Now	\$49,100	LIFE	* *	5	\$3,900	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Parapet Walls Above Garage And At Chimney							
		Vegetation Growth, Extent : Moderate, Area Affected : 10%							
		Location : South Parapet Wall Above Garage							
	Metal Panel	Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Saturated North Parapet Wall At Garage							
		10%			2056	* *	5	\$1,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
Roof		Location : Parapet Tops							
		Explanation : Stainless Steel Copings							
		Built-Up (BUR)	70%	Now	\$339,400	2046	* *		1
		Vegetation Growth, Extent : Severe, Area Affected : 20%							
		Location : Roof Above Garage							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Roof Above Garage							
		Worn/Erode, Extent : Severe, Area Affected : 40%							
		Location : Roof Above Garage							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof Above Garage							
		Explanation : Component Type Well Beyond Useful Life							
Modified Bitumen	30%	Now	\$136,200	2046	* *			1	
	Blisters, Extent : Severe, Area Affected : 60%								
	Location : Middle Area Of Roof Over Second Floor								
	Water Penetration, Extent : Severe, Area Affected : 60%								
Location : Throughout Roof Area									

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

Maintenance \$ are aggregated over a ten-year period. Site 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		
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		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Partial Basement Area								
Ceramic Tile	5%	0-2	\$13,700	2039	**	5	\$1,200		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
	Location : 2nd Floor Locker Rooms								
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		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Locker Rooms								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%								
	Location : 2nd Floor Locker Rooms								
Concrete Masonry Unit	20%	Now	\$44,200	LIFE	**	5	\$1,900		
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Basement Walls								
Gypsum Board	7%	Now	\$1,200	LIFE	**	5	\$1,000		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : 1st Floor Offices And 2nd Floor Corridor								
Masonry: Brick	48%	Now	\$43,000	LIFE	**				
	Paint Peeling, Extent : Moderate, Area Affected : 30%								
	Location : Garage								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings At Garage, Basement Walls								
Metal Panel	3%			LIFE	**	10	\$300		
SGFT/Glazed Masonry	12%	Now	\$25,300	LIFE	**				
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%								
	Location : Stairwell And Entry Walls								

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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
Interior									
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$48,500	2056	* *	5	\$2,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : 2nd Floor Corridor									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : 1st Floor Offices, Female Locker Room, 2nd Floor Corridors									
	Exposed Struc: Concrete	80%	Now	\$291,500	LIFE	* *	5	\$6,100	
Exposed Reinforcement, Extent : Severe, Area Affected : 20%									
Location : Girders In Garage, Oil Tank Room In Basement									
Paint Peeling, Extent : Light, Area Affected : 20%									
Location : Beams Throughout									
Spalling, Extent : Severe, Area Affected : 15%									
Location : Girders In Garage And Basement Beams									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Garage, Oil Tank Room, Boiler Room									
	Gypsum Board	5%			LIFE	* *	5-10	\$8,400	
	Plaster	5%	Now	\$37,000	LIFE	* *	5	\$1,500	
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : North Stairwell And Front Storage Areas									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$94,500	2066	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : North Side Of Building									
Corrosion/Rusting, Extent : Severe, Area Affected : 40%									
Location : North Side Of Building									
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : North Side Of Building									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$6,700	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : North And South Perimeter Walls									
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : South Wall									
Retaining Walls									
	Masonry: Fieldstone	100%			2056	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$6,700	2041	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : Front Sidewalk									

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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

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		
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%			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			
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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit.							
	Distribution								
	Steam Piping/Pump	100%	Now	\$13,000	2036	\$260,200			
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Vacuum Pump In Basement And Throughout							
		Insul. Deteriorating, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Vacuum Pump, Basement							
	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	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Back Wall							
		Explanation : Aged Units							
	No Component	20%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	Now	\$800	2046	* *	1		
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
	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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DEPARTMENT OF SANITATION - 827
BRONX ENFORCEMENT GARAGE
Asset # : 14810

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Submersible	100%	Now	\$600	2031	\$1,000	4	\$700	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Backflow Preventer								
	Not Accessible	100%							
Fixtures									
	Generic	90%							
	Generic	10%							
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Various Locations							
	Tankless Water Heater(POU)								
	Gas Fired	100%			2035	\$32,400	2	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Unit							
	Hot Water Storage Tank								
	Generic	100%			2044	* *	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 120 Gallon Unit							
Fire Suppression									
	Standpipe								
	No Component	80%							
	Generic	20%			2046	* *	1-5	\$3,300	

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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



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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 1 AND 4 GARAGE
Asset # : 15000

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	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		
Other Observation, Extent : Light, Area Affected : 10%								
Location : Varick Avenue Garage Door Steel Jamb Cladding								
Explanation : Minor Rusting At Door Jamb Bases.								
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	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout Coping Stone Joints								
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			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Skylight, Plastic	10%			2044	**	1		
Soffits								
Fiberglass Panel	33%	Now	\$5,900	2034	\$294,900	5	\$24,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Awnings Over Varick Avenue Garage Entrances								
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		\$53,700	
Traffic Topping	70%			2036	\$11,965,200		\$313,400	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$20,900	
Concrete Masonry Unit	83%			LIFE	**	5	\$138,800	
Glass: Single Pane	2%			LIFE	**	5	\$6,300	
Gypsum Board	10%			LIFE	**	5	\$25,100	

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

Architecture		Current Repair		Future Replacement		Maintenance		
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%	4+	\$11,400	2044	* *	5	\$17,200	
	Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
	Location : Entry Vestibules							
Exposed Struc: Steel	88%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	\$8,600	
Site Enclosure								
Fence/Gates								
Concrete Masonry Unit	100%			2051	* *			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Rear Parking Yard							
	Explanation : This Is Actually A Precast Concrete Panel Wall Assembly That Looks Like Concrete Masonry Unit							
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			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Rear Parking Area							
Cast in Place Concrete	35%	Now	\$42,700	2044	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Fuel Filler Stations							

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	50%			2051	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Wing Bk1 Electrical Room								
Explanation : 2,500 Ampere Bolted Pressure Switch								
Fused Disc Sw	50%			2051	* *	5	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Wing Bk4 Electrical Room								
Explanation : 2,500 Ampere Bolted Pressure Switch								

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

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									
Transformers									
	Dry Type	50%		2048		**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
	Dry Type	50%		2048		**	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : 500 Kilovolt-ampere Transformer							
Switchgear / Switchboard									
	Fused Disc Sw	50%		2057		**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Electrical Room							
		Explanation : Switchboard MDS 1							
	Fused Disc Sw	50%		2057		**	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Electrical Room							
		Explanation : Switchboard MDS 4							
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk1 Utility Closet							
		Explanation : Four Motor Control Centers							
	Motor Control Center	50%		2048		**	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building Bk4 Utility Closet							
		Explanation : Four Motor Control Centers							
Ground									
Grounding Devices									
	Generic	100%		LIFE		**	5	\$3,500	
Lighting									
	Interior Lighting								
	Fluorescent	10%		2039		**	10	\$22,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Office Areas And Corridors							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Facility								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Facility								
	Explanation : Fire Watch Is In Place 24 Hours Per Day								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
Conversion Equipment									
	Hot Water Boiler	30%			2044	* *	1	\$35,500	
	Other Observation, Extent : N/A, Area Affected : 30%								
	Location : First Floor Mechanical Room								
	Explanation : 12 Units, 6 Units Per Garage								
	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	
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Garage 1 And Garage 4 Roof								
	Explanation : 18 Units, 9 Units Per Garage								
	Unit Heater - Hot Water	60%			2036	\$255,400			
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Garage 1 And Garage 4								
	Explanation : Gas Fired Unit Heaters								
Air Conditioning									
	Energy Source								
	Electricity	30%			2047	* *	1		
	Natural Gas	70%			2051	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Direct Fire	30%	Now	\$789,400	2031	\$1,973,600	1	\$69,900	
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Garage 1 And Garage 4 Roof							
		Explanation : 8 Unit Modules Malfunctioning Per Garage							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor And 2nd Floor Mechanical Room							
		Explanation : 6 Air Handling Units, 3 Per Garage							
	Fan Coil - 4 Pipe	20%			2036	\$546,200	1	\$15,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor							
		Explanation : Perimeter Heating And Cooling							
	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		
		Broken, Extent : Severe, Area Affected : 25%							
		Location : One Unit In 1st Floor Mechanical Room Garage 1							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room Garage 1 And 4							
		Explanation : 4 Units, 2 For Each Garage							
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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DEPARTMENT OF SANITATION - 827
BROOKLYN 1 AND 4 GARAGE
Asset # : 15000

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : First Floor To 3rd Floor									
Explanation : 4 Units, 2 For Each Garage									
Fire Suppression									
Standpipe									
	Generic	100%			2051		* *	1-5	\$125,100
Sprinkler									
	Generic	100%	Now	\$661,900	2051		* *	1-2	\$58,100
Controller Not Working, Extent : Severe, Area Affected : 100%									
Location : Garage 1 And Garage 4									
Fire Pump									
	Generic	100%			2040		* *	1	\$44,700

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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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	70%	Now	\$368,300	LIFE	* *	5	\$84,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Northeast Corner Of Building								
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 25%								
	Location : All Facades								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Mechanical Building								
	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	
	Air Infiltration, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Office								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$11,700	LIFE	* *	5	\$5,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Masonry: Brick Cavity	90%	Now	\$116,100	LIFE	* *	5	\$5,800	
	Loose Units, Extent : Moderate, Area Affected : 25%								
	Location : Above 2nd Floor Offices								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
	Location : Parapet Walls Above 2nd Floor Offices								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Interior Parapet Walls Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : At All Building Corners								

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

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								
Modified Bitumen	78%	Now	\$41,900	2036	\$838,500			
	Alligatoring, Extent : Light, Area Affected : 10%							
	Location : Roof Above Garages							
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Roof Above Garages							
Modified Bitumen	20%	Now	\$21,500	2036	\$215,000			
	Blisters, Extent : Moderate, Area Affected : 30%							
	Location : Roof Above 2nd Floor Offices							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
	Location : Roof Above 2nd Floor Offices							
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	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 25%							
	Location : 1st Floor Office Areas							
Interior Walls								
Concrete Masonry Unit	55%			LIFE	* *	5	\$18,500	
Gypsum Board	15%	Now	\$1,800	LIFE	* *	5	\$3,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Corridors							
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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout Office Areas							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Exposed Struc: Steel	70%	4+	\$347,300	LIFE	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
	Location : Garages							
Gypsum Board	5%			LIFE	* *	5-10	\$17,700	
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		
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	100%	Now	\$10,000	2046		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : South Side Of Parking Area At Entrance								
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$18,700	2041		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 25th Avenue Side And Truck Bay Entrance Sidewalk Aprons								
On-Site Walkways								
Cast in Place Concrete	60%			2041		* *		
Pavers/Stone	40%	Now	\$11,700	2039		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Walkway To Administrative Office Entrance								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Walkway To Administrative Office Entrance								
Parking/Driveway								
Asphalt	100%	0-2	\$67,700	2039		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Parking Area And Delivery Area								
Sinking/Subsiding, Extent : Moderate, Area Affected : 15%								
Location : Throughout Parking Area And Delivery Area								

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2036	\$7,500	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 3,000 Amperes Each									
Switchgear / Switchboard									
Fused Disc Sw		100%			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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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

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									
	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Locker Rooms								
	Explanation : T-8 Lamps								
	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			
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%			2046	* *	5	\$21,400	
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$146,600	2041	* *	1	\$30,700	
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$30,200	2035	\$150,800	4	\$3,400	
	Corroded, Extent : Moderate, Area Affected : 50%								
	Location : Throughout The Garage								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 70%								
	Location : Throughout The Garage								
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : 1 Of 3 Circulating Pumps In Boiler Room								

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

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									
	Terminal Devices								
	Convactor/Radiator	20%	Now	\$5,600	2034	\$112,800	1	\$4,000	
		Damaged, Extent : Light, Area Affected : 15%							
		Location : Enclosures Throughout							
	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	
		Abandoned in Place, Extent : Light, Area Affected : 100%							
		Location : 2 New Units Installed. 2 Old Units Left Abandoned On Roof.							
	Split Unit	10%	0-2	\$8,200	2031	\$163,800			
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Operable Unit, Older Units Are Abandoned On The Roof							
	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	
		Not in Service, Extent : Severe, Area Affected : 80%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$44,300	2036	\$885,700	1		
		Not Insulated, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Water Heater With Tanks								
	Oil Fired	100%			2034	\$176,600	1		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1 Unit, 109 Gallons							
	HW Heat Exchanger								
	HTHW/HW	100%			2036	\$193,300			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain 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
BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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	
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Enforcement. Leaking Sprinkler Heads							
	Chemical System								
	Generic	100%			2031	\$116,200	1-10	\$58,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fuel Islands							
		Explanation : Two Unleaded Stations							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 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				
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal, Corrugated	90%	2-4	\$10,500	2059	* *	1		
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
		Location : Building Corners							
	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	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Interior Walls							
		Explanation : Insulation On Metal Panel							
	Ceilings								
	Metal Panel	100%			LIFE	* *	5	\$17,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Ceiling							
		Explanation : Insulation On Metal Panel							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	40%			2068	* *			
	Chain Link	60%	Now	\$7,600	2053	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Gate							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Gate							
Site Pavements									
	On-Site Walkways								
	Asphalt	100%			2042	* *			
	Parking/Driveway								
	Asphalt	100%			2042	* *			

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%			2059	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2055	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2059	* *	1		

Lighting

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 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%							

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



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

Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	83%	Now	\$3,721,500	LIFE	**	5	\$113,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	2%			2060	**	5-10	\$18,700	
	Pre-Cast Concrete	5%	Now	\$148,100	LIFE	**	5	\$22,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Window Sills							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%							
		Location : Window Sills							
	Wood Overhead Doors	10%	Now	\$390,800	2054	**	5	\$34,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Jambs And Bollards							
		Explanation : Deteriorated Metal, Misaligned							
Windows									
	Steel	100%	Now	\$1,073,100	2059	**	5	\$148,700	
		Air Infiltration, Extent : Severe, Area Affected : 80%							
		Location : Throughout							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Single Glazed							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$4,500	
	Masonry: Brick	40%	Now	\$118,900	LIFE	**	5	\$4,700	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Metal Panel	5%			2054	**	5	\$2,300	
	Metal Rail	50%			2051	**	5-10	\$106,100	

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 12 GARAGE MAIN BUILDING
Asset # : 4196

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								
	Modified Bitumen	100%			2039	* *	10	\$100,500	
Interior									
	Floors								
	Cast in Place Concrete	65%	Now	\$545,000	LIFE	* *	5	\$140,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Main Garage Area								
	Worn/Erode, Extent : Moderate, Area Affected : 30%								
	Location : Main Garage Area								
	Ceramic Tile	5%	Now	\$27,800	2037	* *	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Steel Plate	10%	Now	\$673,600	LIFE	* *	1		
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : All Stairways								
	Explanation : Rusting And Dilapidated Conditions								
	Vinyl Tile	20%	Now	\$272,300	2044	* *	3	\$7,400	
	Adhesion Failure, Extent : Moderate, Area Affected : 45%								
	Location : 1st Floor And 2nd Floor								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 45%								
	Location : 1st Floor And 2nd Floor								
	Worn/Erode, Extent : Moderate, Area Affected : 55%								
	Location : 1st Floor And 2nd Floor								
Interior Walls									
	Concrete Masonry Unit	50%	0-2	\$319,800	LIFE	* *	5	\$27,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : Various Locations								
	Masonry: Brick	20%	Now	\$1,555,000	LIFE	* *			
	Vertical Cracks, Extent : Moderate, Area Affected : 40%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Plaster	20%	Now	\$132,400	LIFE	* *	5	\$8,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : 1st And 2nd Floor								
	SGFT/Glazed Masonry	10%	Now	\$61,200	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								

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

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	20%	Now	\$65,600	2039	* *	5	\$9,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Exposed Struc: Concrete	58%	Now	\$856,800	LIFE	* *	5	\$8,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Main Garage Area							
	Exposed Struc: Steel	20%			LIFE	* *			
	Metal Panel	2%	Now	\$13,100	LIFE	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Bathroom							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Bathroom							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	10%			2054	* *			
	Chain Link	25%	Now	\$11,600	2044	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : North Side Of Parking Area							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$59,900	2064	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Rear Yard Fence							
		Explanation : Emergency Hazardous Condition, Damaged Brick Wall, Ready To Collapse.							
	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	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Driveway Apron							
	On-Site Walkways								
	Asphalt	50%			2047	* *			
	Cast in Place Concrete	50%	Now	\$6,700	2039	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Perimeter							
	Parking/Driveway								
	Asphalt	100%			2037	* *			

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

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	\$7,500	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2034	\$65,000	5	\$300	
	Raceway								
	Conduit	90%			2034	\$10,000	1		
	Conduit	10%			2044	* *	1		
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Obsolete Panelboard							
	Wiring								
	Thermoplastic	90%			2034	\$20,300	1		
	Thermoplastic	10%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2032	\$64,300	5	\$400	
	Locally Mounted	20%	2-4	\$9,600	2051	* *	5		
		Aged Component, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
Ground									
	Grounding Devices								
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe. Point Of Contact Is Not Visible. Covered With Insulations.							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2029	\$116,900	10	\$15,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor							
		Explanation : T-8 Lamps							
	HID	60%			2029	\$469,000	10	\$1,300	
	LED	15%			2042	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout 1st Floor							
		Explanation : Location Noted							
	Egress Lighting								
	Exit, Service	100%			2029	\$22,400	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 12 GARAGE MAIN BUILDING
Asset # : 4196

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

Exterior Lighting

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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	
		Damaged, Extent : Moderate, Area Affected : 2% Location : Rear Of 1st Floor Garage							
	Ductwork/Diffusers	90%			LIFE	**	2-5	\$33,100	
Exhaust Fans									
	Interior	70%	Now	\$20,500	2044	**	2	\$1,100	
		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 : Moderate, Area Affected : 100% Location : Second Floor Mechanical Room							
	Roof	30%			2034	\$38,400	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	5%	Now	\$8,500	2044	**	1		
		Corroded, Extent : Moderate, Area Affected : 20% Location : Water Main Valves And Piping In Boiler Room							
	Brass/Copper	95%			2034	\$805,300	1		
Water Heater With Tanks									
	Electric	50%			2029	\$47,300	4		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : Two 30 Gallons Units							
	Gas Fired	50%			2029	\$34,200	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : One 120 Gallons Unit							
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	
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Basement							
Fixtures									
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING
Asset # : 4196

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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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** 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 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Stucco Cement	100%	Now	\$227,400	2039	**	5	\$25,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Windows								
	Aluminum	100%	Now	\$17,900	2042	**	5	\$900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Roof								
	Single Ply Membrane	100%			2039	**	10	\$30,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Surveyor Unable To Access Roof							
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	
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Interior Walls								
	Cast in Place Concrete	5%			LIFE	**			
	Gypsum Board	90%	Now	\$56,600	LIFE	**	5	\$12,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	Masonry: Brick	5%	0-2	\$42,800	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : Basement							
		Explanation : Masonry Walls Leaking, Flooding In Basement							
	Ceilings								
	AcousTileSusp.Lay-In	95%	Now	\$22,900	2039	**	5	\$6,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Site Enclosure									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Priority
Site Enclosure								
Fence/Gates								
	Cast in Place Concrete	5%	Now		2054		* *	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Wall Copings								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Wall Copings								
	Chain Link	35%	Now	\$2,200	2044		* *	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Front Gates								
	Concrete Masonry Unit	30%	Now	\$900	2044		* *	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : West Wall								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Wall								
	Masonry: Brick	30%	Now	\$5,100	2044		* *	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : North Wall At Entry Gate								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : North Wall At Entry Gate								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
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		* *	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Building Perimeter On North Side								
Parking/Driveway								
	Asphalt	100%	Now	\$479,600	2037		* *	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Parking, Motorpool Area								
Explanation : Worn And Eroded								

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

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

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	\$7,500	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Womens Locker Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	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	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$119,400	10	\$6,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Fluorescent	30%	2-4	\$20,500	2044	* *			
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exterior Lighting								
	HID	10%			2029	\$4,700	10		
	No Component	90%							

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%			2044	* *	5	\$3,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Vault							
		Explanation : Two 500 Gallon Tanks							

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

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									
	Conversion Equipment								
	Hot Water Boiler	100%			2039	**	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One Hot Water Boiler							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$1,100	2033	\$21,900	4	\$500	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Various Locations							
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		
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	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		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Water Main							
Water Heater With Tanks									
	Gas Fired	100%			2033	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : One 50 Gallons Unit							
Sanitary Piping									
	Cast Iron	100%	Now	\$6,300	LIFE	**	1		
		Cracked, Extent : Severe, Area Affected : 3%							
		Location : Behind The Boiler At Basement.							
Fixtures									
	Generic	100%							

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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



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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 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
		Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 40%							
		Location : All Facades							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : South And West Facade							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%							
		Location : At Window Openings							
		Spalling, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 30%							
		Location : Chimney, All Four Corners And Throughout							
	Metal Coiling Doors	20%	Now	\$204,600	2039	* *	5	\$15,000	
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 15%							
		Location : Speed Doors							
	Pre-Cast Concrete	5%	Now	\$69,500	LIFE	* *	5	\$7,800	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Window Sills							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills Throughout							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 25%							
		Location : Thoroughout							
	Wood Overhead Doors	20%	Now	\$275,000	2054	* *	5	\$23,900	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Not Insulated, Extent : Moderate, Area Affected : 100%							
		Location : All Doors							
		Split/Cracked, Extent : Severe, Area Affected : 25%							
		Location : All Doors							
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : Bay 1 West Side							

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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									
	Windows								
	Metal Louvers	5%			2037	* *	10	\$3,000	
	Steel	95%	Now	\$684,000	2059	* *	5	\$56,900	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Bent/Warped Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Transom Windows								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : 2nd Floor Locker Rooms								
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	* *			
	Blisters, Extent : Light, Area Affected : 2%								
	Location : Roof								
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$1,255,300	LIFE	* *	5	\$161,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Drains Clogged, Extent : Severe, Area Affected : 10%								
	Location : At Wash Bay								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Floor Drains								
	Worn/Erode, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Mosaic Tile	5%	Now	\$20,400	2039	* *	5	\$5,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Toilets And Showers On 2nd Floor								
	Vinyl Tile	10%	Now	\$48,000	2044	* *	3	\$3,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Electrical Room, Lunch Room, 2nd Floor And Offices								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Electrical Room, Lunch Room, Locker Rooms And Offices								

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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
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$3,000	2037	* *	5	\$500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Toilets And Showers On 2nd Floor							
	Concrete Masonry Unit	25%	Now	\$25,500	LIFE	* *	5	\$2,200	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Storage Rooms							
	Masonry: Brick	45%	Now	\$372,000	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Throughout Paint Peeling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Plaster	25%	Now	\$6,600	LIFE	* *	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Stairs Paint Peeling, Extent : Moderate, Area Affected : 20% Location : Locker Rooms							
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$28,900	2039	* *	5	\$4,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : Electrical Room, Office, Corridor And Lounge Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : Electrical Room, Office, Corridor And Lounge							
	Exposed Struc: Concrete	40%			LIFE	* *	5	\$5,400	
	Exposed Struc: Steel	35%			LIFE	* *			
		Paint Peeling, Extent : Light, Area Affected : 30% Location : Throughout Garage							
	Metal Panel	15%	Now	\$8,600	LIFE	* *	5	\$16,300	
		Misaligned/Bulging, Extent : Light, Area Affected : 5% Location : 2nd Floor Lockers							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$26,300	2044	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Parking Lot Impact Damage, Extent : Moderate, Area Affected : 10% Location : Concrete Base, East Side Of North Lot							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$50,600	2039	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 25% Location : Throughout							

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

Site Pavements

Parking/Driveway

Asphalt

80% 0-2 \$67,600 2037 * *

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout**Sinking/Subsiding, Extent : Moderate, Area Affected : 10%**Location : Parking Lot And Driveway*

Cast in Place Concrete

20% 2039 * *

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 \$3,800 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Switches Rated At 1,200 Amperes And 800 Amperes*

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

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

Maintenance \$ are aggregated over a ten-year period. Site 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

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

Lightning Protection
 Arresters/Cabling
 Generic

100% 2049 * * 5 \$1,700

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

10%

2044

* *

1

Interruptible Gas/Dual

90%

2044

* *

1

Fuel

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

Location : One 10,000 Gallon Tank

Explanation : Buried Tanks

Conversion Equipment

Furnace

10%

2039

* *

1

\$2,200

Other Observation, Extent : Light, Area Affected : 10%

Location : Garage

Explanation : 2 Gasoline Fire Modine Heaters

Steam Boiler

90%

2039

* *

1

\$39,000

Other Observation, Extent : Moderate, Area Affected : 90%

Location : Boiler Room

Explanation : One Unit

Distribution

Central Plant Steam

90%

2034

\$1,108,500

4

\$1,900

Piping/Pmp

No Component

10%

Terminal Devices

Convactor/Radiator

25%

2032

\$89,500

1

\$3,500

Unit Heater - Steam

65%

2039

* *

4

\$3,900

Other Observation, Extent : Light, Area Affected : 1%

Location : Garage Ceiling

Explanation : 4 Condemned Air Handling Units And 4 Condemned Fan Coil Units Need To Be Removed

No Component

10%

Controls

Electrical

100%

2029

\$243,500

Malfunctioning, Extent : Moderate, Area Affected : 50%

Location : 1st Floor And 2nd Floor

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			
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Garage									
Explanation : Not Used For Long Time									
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		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 90 Gallon Unit									
	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%							
Leaking Faucets/Valves/Heads, Extent : Severe, Area Affected : 5%									
Location : 2nd Floor Mens Bathroom									
Leaking Connections, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Leaking Back To Back Shower									
Fire Suppression									
Standpipe									
	Generic	100%			2044	**	1-5	\$22,100	

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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 : **BROOKLYN 17/18 SANITATION GARAGE**
Address : **105-01 FOSTER AVE. / AVE. D AND FOSTER AVE.**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0040.000 / 4136** **Yr Built/Renovated** : **1991 / 1998**
Area Sq Ft : **171,164** **Project Type** : **SANITATION**
Date of Survey : **14-Jul-2020** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **5426** **Lot** : **1** **BIN** : **3378181**

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$7,812,000	\$9,024,600
Interior Architecture	\$2,471,000	\$3,637,200
Electrical	\$169,200	\$2,172,600
Mechanical	\$397,600	\$3,324,900
Site Pavements	\$175,900	\$3,227,400
Total	\$11,025,700	\$21,386,700
Importance Code A	\$7,812,000	\$9,750,000
Importance Code B	\$2,683,500	\$8,953,100
Importance Code C	\$530,200	\$2,683,600
Total	\$11,025,700	\$21,386,700

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$14,800			
Interior Architecture	\$43,300		\$5,100	\$1,600
Electrical	\$24,200	\$3,800	\$40,400	\$5,000
Mechanical	\$123,900	\$16,100	\$53,500	\$16,100
Site Enclosure	\$14,200			
Site Pavements	\$34,200			
Total	\$254,500	\$20,000	\$99,000	\$22,700
Importance Code A	\$30,500	\$8,500	\$8,500	\$8,500
Importance Code B	\$175,600	\$11,500	\$90,500	\$14,300
Importance Code C	\$48,400			
Total	\$254,500	\$20,000	\$99,000	\$22,700



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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 17/18 SANITATION GARAGE
Asset # : 4136

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	50%	Now	\$1,016,600	LIFE	**	5	\$58,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
	Location : Various Locations, West Facade, Above And Around Door Openings								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Corners At 2nd Story Towers								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
	Location : 2nd Story Walls Flanking Garages								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations, West Facade, Above And Flanking Of Door Openings								
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
	Location : Around Over Head Door Openings								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%								
	Location : Above Overhead Doors								
	Caulking Deteriorated, Extent : Severe, Area Affected : 15%								
	Location : Corners At 2nd Story Towers								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Where 2nd Story Towers Meet Garage Roof Line. Both Sides								
	Metal Coiling Doors	50%	Now	\$623,200	2036	\$6,232,200	5	\$91,200	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%								
	Location : East And West Facades								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : East And West Facades								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : 18 Garage On 105th Street								
Windows									
	Aluminum	100%	Now	\$131,500	2047	**	5	\$3,400	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 35%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Floor Both Sides								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE
Asset # : 4136

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	30%	Now	\$346,200	LIFE	* *	5	\$36,900	1
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Crazing, Extent : Severe, Area Affected : 30%								
Location : Above Garages And 2nd Floor Roofs								
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : North East Corner. 2nd Story Roof								
Miss/Damaged Copings, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Low Parapet Walls Above Garages								
Concrete Masonry Unit	15%	Now	\$14,800	LIFE	* *	5	\$2,700	
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Interior Face								
Horizontal Cracks, Extent : Moderate, Area Affected : 25%								
Location : Below Coping Stone, Throughout								
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
Location : Interior Parapet Wall, Throughout								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : 17 Through 18 Parapet Above Offices								
Explanation : Flashing Damaged And Missing								
Masonry: Brick Cavity	15%	Now	\$104,100	LIFE	* *	5	\$2,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : At Corners Of 2nd Story Roofs								
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Exterior Parapet Walls Throughout								
Vertical Cracks, Extent : Severe, Area Affected : 5%								
Location : 2nd Floor Roof On South West Corner								
No Component	40%							
Other Observation, Extent : N/A, Area Affected : 0%								
Location : Over Garage Roof								
Explanation : No Parapet, Needs Guard Rail								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 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

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 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
Interior								
Floors								
Cast in Place Concrete	76%	Now	\$828,000	LIFE	* *	5	\$425,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Garage Floors								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Back Up From Oil Seperator Floods Garage Regularly								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Both Garages Which Receive Back Up From Oil Seperator.								
Explanation : Floor Drains Dysfunctional								
Ceramic Tile	4%			2034	\$577,800	5	\$10,200	
Quarry Tile	10%	Now	\$50,900	2036	\$2,544,600	5	\$19,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%								
Location : Office Entry								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Stairwells 17 To 18 Garage								
Sheet Vinyl/Rubber	5%	Now	\$16,800	2041	* *	5	\$9,600	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%								
Location : Office Corridors								
Seams Open/Split, Extent : Severe, Area Affected : 25%								
Location : Office Corridors								
Worn/Erode, Extent : Severe, Area Affected : 50%								
Location : Office Corridors								
Vinyl Tile	5%	Now	\$26,500	2041	* *	3	\$4,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor Offices								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 1st Floor Offices								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Throughout 1st Floor Offices								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$417,500	LIFE	* *	5	\$88,800	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Office Walls Facing Garages. Water From Roof Above								
SGFT/Glazed Masonry	20%			LIFE	* *			

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

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2041	* *	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2041	* *	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	80%			2041	* *	1		
	Conduit	20%			2031	\$5,300	1		
	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	
	Wiring								
	Thermoplastic	90%			2041	* *	1		
	Thermoplastic	10%			2031	\$5,500	1		
	Motor Controllers								
	Locally Mounted	15%			2029	\$34,500	5	\$200	
	Motor Control Center	85%			2036	\$371,100	5	\$4,000	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,400	LIFE	* *	5	\$2,500	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Garage 17							
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	\$363,800	10	\$47,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$121,300	10	\$15,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Repair Shops							
		Explanation : T-5 Lamps							
	HID	50%			2031	\$1,013,500	10	\$2,800	
	LED	10%			2039	* *			
	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		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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 17/18 SANITATION GARAGE
Asset # : 4136

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

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	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component	70%							
Generic, Analog	30%	Now	\$132,500	2041	* *	1-3	\$28,800	

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Hallways**Explanation : Fire Alarm System Is Not Functional.*

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	85%			2041	* *	1		
Interruptible Gas/Dual Fuel	15%			2041	* *	1		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Buried In The Street**Explanation : One 8,500 Gallon Tank*

Conversion Equipment

Furnace	45%			2031	\$239,600	1	\$38,100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 20 Rooftop Units*

Furnace	40%	0-2	\$10,600	2031	\$213,000	1	\$30,500	
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*Malfunctioning, Extent : Moderate, Area Affected : 10%**Location : Modine Space Heaters Have Multiple Mechanical And Or Electrical Defects.
Garage Ceiling*

Hot Water Boiler	15%			2036	\$272,800	1	\$12,700	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 2 Dual Fuel Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump	15%			2039	* *	4	\$1,900	
No Component	85%							

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

Maintenance \$ are aggregated over a ten-year period. Site 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 17/18 SANITATION GARAGE
Asset # : 4136

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									
	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	
		Broken, Extent : Moderate, Area Affected : 15% Location : 1 Compressor; Roof Of District 18 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof Other Observation, Extent : Moderate, Area Affected : 100% Location : Roof Explanation : Inefficient Units							
	Exterior Pkg Unit - Cooling	10%			2039	* *	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outside Of Garage 18 Explanation : 1 Unit. R-410a							
	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	
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof							
	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		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5% Location : Water Backup On Garage Floor South East Corner Of Garage 17.							
	Cast Iron	90%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	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.

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

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



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

Maintenance \$ are aggregated over a ten-year period. Site 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 7/10 GARAGE
Asset # : 2790

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	45%	4+	\$265,300	LIFE	* *	5	\$64,400	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 15% Location : Building Corners And Throughout							
	Metal Panel	5%	2-4	\$9,500	2045	* *	5	\$13,400	
		Deformed/Dented, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Metal Coiling Doors	50%	Now	\$152,900	2040	* *	5	\$111,900	
		Deformed/Dented, Extent : Moderate, Area Affected : 15% Location : Throughout							
Windows									
	Aluminum	100%	Now	\$45,800	2043	* *	5	\$9,600	
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20% Location : Throughout Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5% Location : Throughout							
Parapets									
	Masonry: Brick	60%	2-4	\$28,900	LIFE	* *	5	\$4,600	
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 5% Location : Parapet							
	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			
		Blisters, Extent : Light, Area Affected : 10% Location : Roof Water Penetration, Extent : Moderate, Area Affected : 2% Location : Boiler Room							
Interior									
Floors									
	Cast in Place Concrete	75%	Now	\$156,100	LIFE	* *	5	\$200,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Ceramic Tile	3%	Now	\$4,100	2038	* *	5	\$1,800	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : Bathroom And Locker Room							
	Steel Grating	5%	Now	\$211,800	2055	* *	1		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100% Location : Throughout							
	Vinyl Tile	17%	Now	\$172,300	2045	* *	3	\$7,800	
		Adhesion Failure, Extent : Moderate, Area Affected : 40% Location : Various Locations, Corridors, Cafeteria Broken/Missing Elements, Extent : Moderate, Area Affected : 30% Location : Throughout, Corridors Worn/Erode, Extent : Moderate, Area Affected : 80% Location : Throughout, Corridors, Cafeteria, Lockers, Offices							

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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
BROOKLYN 7/10 GARAGE
Asset # : 2790

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

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

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

Site Pavements

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2043		**	10	\$9,900	
Exit, LED	50%			2070		**	1		
Exterior Lighting									
LED	20%			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									
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			

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	

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

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
Ventilation									
	Exhaust Fans								
	Roof	80%	Now	\$126,900	2045	* *	2	\$1,600	
		Abandoned in Place, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 80 Gallon Unit							
	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	
		Corroded, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 500 Gallon Tank							
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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 7th Garage							
		Explanation : 2 Sets For Fuel Stations, Covering 50 Square Feet.							

*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 : **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



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

Maintenance \$ are aggregated over a ten-year period. Site 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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	70%	Now	\$229,300	LIFE	**	5	\$13,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : At Entry Doors								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : South Facade At Expansion Joint								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : North Facade At Entrance Doors								
	Metal Coiling Doors	30%	Now	\$293,700	2041	**	5	\$14,300	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : All Garage Doors								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Various Garage Doors								
Windows									
	Aluminum	95%	Now	\$11,700	2044	**	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Broken Screens. Lounge, Corridor And Lockers								
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
	Location : Various Windows Throughout								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : Various Windows Throughout								
	Metal Louvers	5%			2045	**	10	\$200	
Parapets									
	Concrete Masonry Unit	80%	Now	\$10,700	LIFE	**	5	\$3,900	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : Interior Parapet Walls								
	Metal Panel	5%	2-4	\$1,800	2046	**	5	\$400	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : 2nd Floor Roof								
	Metal: Cage/Fence	15%	Now	\$2,300	2041	**	5	\$2,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 35%								
	Location : North And West Parapets								

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

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		* *			
	Blisters, Extent : Moderate, Area Affected : 60%								
	Location : 2nd Floor Roof								
	Deflection Evident, Extent : Severe, Area Affected : 5%								
	Location : Southwest Corner Of Garage Roof								
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%								
	Location : Roof								
	Ponding, Extent : Moderate, Area Affected : 50%								
	Location : Garage Roof								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Men's Locker And Garage								
	Worn/Erode, Extent : Moderate, Area Affected : 75%								
	Location : Throughout								
Skylight, Metal/Glass	5%	Now	\$175,100	2046		* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Above Garage								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Garage Skylight								
	Water Penetration, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Garage								
Interior									
Floors									
Cast in Place Concrete	65%	Now	\$134,500	LIFE		* *	5	\$69,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%								
	Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenue								
	Worn/Erode, Extent : Light, Area Affected : 80%								
	Location : Garage Surface Throughout								
Ceramic Tile	5%	Now	\$13,700	2039		* *	5	\$1,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Shower Area In Locker Rooms								
Vinyl Tile	12%	Now	\$32,300	2046		* *	3	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 35%								
	Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms								
	Worn/Erode, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
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			
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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Showers And 1st Floor Bath									
	Concrete Masonry Unit	62%	Now	\$27,400	LIFE	* *	5	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
Diagonal Cracks, Extent : Light, Area Affected : 15%									
Location : Mechanics Area And 1st Floor Offices									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Stairwell									
Vertical Cracks, Extent : Light, Area Affected : 15%									
Location : Mechanics Area And 1st Floor Offices									
	Glass: Single Pane	3%			LIFE	* *	5	\$1,100	
	Gypsum Board	30%	Now	\$9,900	LIFE	* *	5	\$4,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Offices									
Ceilings									
	AcousTileSusp.Lay-In	30%	Now	\$24,300	2041	* *	5	\$7,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : 2nd Floor Lounge, Locker Rooms And 1st Floor Office									
Staining/Discoloring, Extent : Moderate, Area Affected : 60%									
Location : 1st And 2nd Floors Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Showers, Locker Rooms And Bathrooms									
	Exposed Struc: Steel	70%	4+	\$818,300	LIFE	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 20%									
Location : South West Corner Of Garage									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Locker Rooms									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$23,600	2046	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Truck And Car Parking Lot									
Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Gates At Pacific Avenue									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$125,600	2056	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : Sidewalks At Pacific And Atlantic Avenue									
Tripping Hazard, Extent : Severe, Area Affected : 10%									
Location : Sidewalks At Pacific And Atlantic Avenue									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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		
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% 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		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	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	\$22,500	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	\$11,200	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	\$44,300	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		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	10%			2031	\$60,700	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 1 Rooftop Package Unit, Roof							
	Ext Pkg Unit - Heating/Cooling	30%			2031	\$182,200	2	\$700	
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : 4 Rooftop Package Units, R-22, Roof							
	Window/Wall Unit	5%	0-2	\$3,400	2034	\$6,800	1		
		Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Various Locations							
	No Component	55%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$31,800	LIFE	**	2-5	\$20,200	
		Corroded, Extent : Moderate, Area Affected : 30% Location : Garage, Pacific Street Side Damaged, Extent : Moderate, Area Affected : 15% Location : Garage, Pacific Street Side							
	Exhaust Fans								
	Roof	100%	Now	\$14,000	2036	\$70,200	2	\$900	
		Not in Service, Extent : Severe, Area Affected : 80% Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2036	\$371,500	1		
	Galvanized Steel	20%	0-2	\$1,800	2034	\$92,300	1		
		Corroded, Extent : Severe, Area Affected : 15% Location : Water Main Area							
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$34,200	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Explanation : 1 Unit, 119 Gallons							
	Sanitary Piping								
	Cast Iron	25%	Now	\$2,300	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Wash Bay Area							
	Cast Iron	75%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Fire Suppression									

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	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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Print Date : 13-Aug-2025

DEPARTMENT OF SANITATION - FY 2026

Asset Name : BROOKLYN 9 GARAGE
Address : 690 NEW YORK AVENUE @ WINTHROP ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0054.000 / 4197 **Yr Built/Renovated** : 1926 / 2007
Area Sq Ft : 28,016 **Project Type** : SANITATION
Date of Survey : 22-Dec-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4827 **Lot** : 24 **BIN** : 3332514

CAPITAL	FY 2027 - 2030	FY 2031 - 2036
Exterior Architecture	\$851,400	\$52,500
Interior Architecture	\$398,400	\$1,629,800
Mechanical	\$804,600	\$1,174,300
Total	\$2,054,300	\$2,856,600
Importance Code A	\$851,400	\$52,500
Importance Code B	\$1,098,700	\$2,804,100
Importance Code C	\$104,300	
Total	\$2,054,300	\$2,856,600

EXPENSE	FY 2027	FY 2028	FY 2029	FY 2030
Exterior Architecture	\$44,800			
Interior Architecture	\$78,700			\$700
Electrical	\$100	\$400	\$72,300	
Mechanical	\$112,700	\$3,000	\$32,700	\$4,100
Site Pavements	\$40,300			
Total	\$276,600	\$3,400	\$105,000	\$4,800
Importance Code A	\$88,400	\$1,300	\$1,300	\$1,300
Importance Code B	\$139,000	\$2,100	\$103,600	\$3,600
Importance Code C	\$49,200			
Total	\$276,600	\$3,400	\$105,000	\$4,800



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

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	78%			LIFE	**	5	\$31,700	
	Masonry: Brick	10%	Now	\$67,000	LIFE	**	5	\$4,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Second Floor, Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Second Floor							
	Masonry: Limestone	2%	Now	\$12,800	LIFE	**	5	\$600	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
	Metal Sect. OHD	10%	0-2	\$14,800	2047	**	5	\$6,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Overhead Doors Throughout							
Windows									
	Aluminum	15%	Now	\$7,100	2050	**	5	\$700	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Steel	85%	Now	\$631,500	2059	**	5	\$52,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Offices							
Parapets									
	Masonry: Brick	95%	Now	\$152,900	LIFE	**	5	\$6,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Joint Mortar Miss/Erode, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Interior Face							
	Masonry: Limestone	5%	Now	\$2,000	LIFE	**	5	\$400	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Parapet Coping							

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

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								
Modified Bitumen	100%	2-4	\$8,200	2039	**			
Blisters, Extent : Light, Area Affected : 5%								
Location : Garage And 2nd Floor Roof								
Interior								
Floors								
Ceramic Tile	5%	Now	\$5,400	2037	**	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Toilets And Showers Throughout								
Traffic Topping	80%	Now	\$294,000	2034	\$1,470,200	5	\$19,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Around Floor Drains And Throughout Garage								
Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
Location : Throughout Garage Bays								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout Garage Bays								
Vinyl Tile	15%	Now	\$47,900	2034	\$159,600	3	\$2,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Offices, Corridors And Locker Rooms Throughout								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$14,700	LIFE	**	5	\$3,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Gypsum Board	10%	Now	\$1,100	LIFE	**	5	\$2,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	70%	Now	\$104,300	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$9,600	2039	**	5	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Offices, Toilets And Showers Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Offices, Toilets And Showers Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Offices, Toilets And Showers Throughout								
Exposed Struc: Concrete	65%			LIFE	**	5	\$3,900	
Exposed Struc: Steel	25%			LIFE	**			
Paint Peeling, Extent : Light, Area Affected : 5%								
Location : Garage								
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		
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%	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		**			
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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		
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		\$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	
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Raceway

Conduit	90%			2034		\$4,000	1		
Conduit	10%			2044		**	1		

Panelboards

Molded Case Bkrs	100%			2033		\$20,000	5	\$700	
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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	
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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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Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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 9 GARAGE
Asset # : 4197

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

Lighting

Egress Lighting									
Emergency, Battery	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		
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									
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	30%			2042	* *	2	\$200	
	Roof	70%	Now	\$3,500	2034	\$34,900	2	\$400	
	Controller Not Working, Extent : Severe, Area Affected : 100%								
	Location : Garage								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Electric	20%			2029	\$4,700	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Unit Is Used For Back Up Only.								
	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		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Floor Drains In Garage Near Parkside								
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$13,400	

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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 : 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			
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	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
	Masonry: Brick	70%	Now	\$1,569,300	LIFE	* *	5	\$95,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout South And East Sides								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout All Facades								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Throughout All Facades								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Throughout All Facades								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : At Corners And Returns Throughout								
	Masonry: Granite	5%	Now	\$53,600	LIFE	* *	5	\$5,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Around Garage Doors								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Base Of Building Throughout								
	Metal Coiling Doors	5%	Now	\$145,400	2039	* *	5	\$10,600	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : East And West Sides Of Building								
	Deformed/Dented, Extent : Moderate, Area Affected : 15%								
	Location : East And West Sides Of Building								
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : East And West Sides Of Building								
	Pre-Cast Concrete	5%	Now	\$49,400	LIFE	* *	5	\$22,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : West Facade								
	Wood Overhead Doors	5%	Now	\$195,400	2054	* *	5	\$17,000	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : West Facade								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : West Facade								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								

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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	* *			
		Bent/Warped Elements, Extent : Moderate, Area Affected : 15%							
		Location : East Facade							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : East Facade							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Steel	80%	Now	\$572,300	2059	* *	5	\$119,000	1
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Bulkheads And Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%	Now	\$282,500	LIFE	* *	5	\$11,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Lower Roof							
	Pre-Cast Concrete	5%	Now	\$9,600	LIFE	* *	5	\$3,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Coping							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof Level							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Roof								
	Metal, Corrugated	10%	Now	\$17,900	2047	* *	1		
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Slope Roof Over Second Floor And Upper Roof							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : At Upper Roof							
	Roll Roofing	90%	Now	\$176,100	2030	\$587,000	5	\$75,400	
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Garage, Heating Room And Archives Room							
Interior									
	Floors								
	Cast in Place Concrete	85%	Now	\$142,500	LIFE	* *	5	\$183,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : At Garage, Shops And Throughout							
	Ceramic Tile	5%	Now	\$55,600	2043	* *	5	\$2,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 1st And 2nd Floor, Toilets And Showers							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : 1st And 2nd Floor, Toilets And Showers							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
		Location : 1st And 2nd Floor, Toilets And Showers							
	Vinyl Tile	10%	Now	\$81,700	2034	\$272,300	3	\$3,700	
		Adhesion Failure, Extent : Moderate, Area Affected : 10%							
		Location : Locker Rooms And Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Locker Rooms And Offices							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Locker Rooms							

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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
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$413,900	LIFE		* *		
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Third Floor								
Other Observation, Extent : Severe, Area Affected : 60%								
Location : Third Floor - Unoccupied								
Explanation : Exposed Steel Structure Rusting Due To Water Penetration								
Plaster	10%			LIFE		* *	5	\$4,100
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Offices, Garage, And Lockers Throughout								
Paint Peeling, Extent : Light, Area Affected : 20%								
Location : Offices, Garage, And Lockers Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Offices, Garage, And Lockers Throughout								
SGFT/Glazed Masonry	70%	Now	\$428,100	LIFE		* *		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Stairs And Toilets Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Offices, Garage, And Lockers Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Offices, Garage, And Lockers Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	5%			2047		* *	5	\$4,900
Exposed Struc: Concrete	85%	Now	\$627,800	LIFE		* *	5	\$13,100
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Shops								
Plaster	10%	Now	\$60,000	LIFE		* *	5	\$6,200
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Archives Room And Heating Room								

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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
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$35,400	2044		**		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	90%	Now	\$900	2039		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Granite	10%			LIFE		**		
Parking/Driveway									
	Asphalt	98%	Now	\$2,500,300	2049		**		
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Loading Dock And Yard							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Potholes, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Cast in Place Concrete	2%			2039		**		

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								
	Air Circuit Breaker	100%			2034	\$65,000	5	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches, No Available Ratings.							
Switchgear / Switchboard									
	Air Circuit Breaker	10%			2034	\$6,500	5		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Molded Case Bkrs	90%			2034	\$58,500	5	\$1,600	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							

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

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%			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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Enclosure Corroded, Extent : Moderate, Area Affected : 30%							
		Location : 1st Floor							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor, 3rd Floor							
Ground									
Grounding Devices									
	Not Accessible	100%							
Lighting									
Interior Lighting									
	Fluorescent	55%			2029	\$256,600	10	\$33,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	8%			2039	* *	10	\$4,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	HID	30%	Now	\$23,400	2034	\$234,000			
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Garage Area							
	Incandescent	5%	Now	\$21,000	2044	* *	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	2%			2042	* *			
Egress Lighting									
	Exit, Service	90%	Now	\$20,100	2044	* *	1		
		Not Functioning, Extent : Moderate, Area Affected : 70%							
		Location : Throughout The Building							
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting

HID

20%

2029

\$61,500

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Building Perimeter**Explanation : Controlled Via Photocell*

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%

Now

\$75,600

2044

* *

5

\$10,200

*Buried Tank(s), Extent : Light, Area Affected : 100%**Location : One 3,600 Gallon Tank Buried In Yard**Other Observation, Extent : Severe, Area Affected : 100%**Location : 1st Floor**Explanation : Oil Pump Is Malfunctioning*

Conversion Equipment

Furnace

70%

Now

\$14,300

2039

* *

1

\$20,500

1

*Malfunctioning, Extent : Moderate, Area Affected : 30%**Location : 1st Floor. Three Out Of Nine Units Are Malfunctioning.**Unit Inoperable, Extent : Severe, Area Affected : 10%**Location : Main Floor Unit Inoperable Due To Rain Penetration At Lower Roof**Other Observation, Extent : Light, Area Affected : 70%**Location : Throughout Mechanical Shop Of Garage Floor**Explanation : Oil Fired Space Heaters*

Radiant Heater

30%

0-2

\$51,400

2039

* *

2

\$7,300

*Broken, Extent : Moderate, Area Affected : 20%**Location : Front Door. Two Units Not Working**Other Observation, Extent : Light, Area Affected : 30%**Location : Administrative Spaces, Locker Rooms And Front Door**Explanation : Electric Space Heaters*

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%

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

Maintenance \$ are aggregated over a ten-year period. Site 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

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
Ventilation									
	Exhaust Fans								
	Roof	60%			2039	* *	2	\$1,200	
	Wall Unit	40%	0-2	\$1,100	2034	\$11,400	2	\$600	
	Malfunctioning, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor								
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2044	* *	1		
	Galvanized Steel	50%	0-2	\$42,000	2039	* *	1		
	Leak Evident, Extent : Moderate, Area Affected : 10%								
	Location : 3rd Floor. Leaking Cold Water Piping								
Water Heater With Tanks									
	Electric	100%	Now	\$500	2034	\$23,600	4		
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
Sanitary Piping									
	Cast Iron	100%	Now	\$41,500	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 20%								
	Location : Mower Shop Floor Drain. Sewage Backing Up During Heavy Rain At Basement								
	Broken, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor. Broken Urinals								
	Leak Evident, Extent : Severe, Area Affected : 30%								
	Location : Multiple Leaks From 2nd And 3rd Floor To 1st Floor Ceiling								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Storm Drain Piping									
	Cast Iron	100%	Now	\$11,600	LIFE	* *	1		
	Leak Evident, Extent : Severe, Area Affected : 10%								
	Location : 3rd Floor Roof Multiple Locations								
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Backflow Preventer									
	Generic	100%			2034	\$29,400	1	\$4,000	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 4th Floor								
	Explanation : One Unit Is Not In Service								
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 LOT CLEANING GARAGE
Asset # : 4194

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%	Now	\$60,700	2044	* *	1-5	\$23,400	
House Tank: Wood, Extent : Severe, Area Affected : 100%									
Location : Deteriorated On Roof With No Cover									

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



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	28%	Now	\$159,600	LIFE	* *	5	\$6,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 100%								
	Location : East Facade, North Facade, South Facade								
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
	Location : East Facade, North Facade, South Facade								
	Misaligned/Bulging, Extent : Light, Area Affected : 25%								
	Location : East Facade, North Facade, South Facade								
	Masonry: Brick	55%	Now	\$321,000	LIFE	* *	5	\$19,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Door Lintels								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout Interior And Exterior Of Main Garage								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Window Openings								
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%								
	Location : Window And Door Openings								
	Spalling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Metal Coiling Doors	5%	Now	\$56,800	2041	* *	5	\$2,800	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Metal Coiling Doors	2%			2049	* *	5	\$2,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Along 2nd Avenue								
	Explanation : Doors Are Fabric Type Rapid Roll Doors.								
	Wood Overhead Doors	10%	Now	\$101,700	2056	* *	5	\$8,900	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	30%	Now	\$20,500	2044	* *	5	\$400	
	Unit Inoperable, Extent : Severe, Area Affected : 50%							
	Location : Throughout							
Steel	70%	Now	\$150,600	2061	* *	5	\$12,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : South Facade							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
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	
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
	Worn/Erode, Extent : Moderate, Area Affected : 35%							
	Location : Throughout							
Mosaic Tile	5%	Now	\$21,700	2041	* *	5	\$2,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
	Location : Janitors Closet							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Toilet And Janitors Closet							
Vinyl Tile	15%	Now	\$19,200	2046	* *	3	\$2,600	
	Worn/Erode, Extent : Severe, Area Affected : 40%							
	Location : Throughout							

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

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

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

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

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	10%			2039	**	5	\$8,200	
	Concrete Masonry Unit	40%	Now	\$61,700	LIFE	**	5	\$13,100	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : 2nd Vehicle Bay								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Corridors Through Annex								
	Gypsum Board	25%	Now	\$28,700	LIFE	**	5	\$12,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Baseboards Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 30%								
	Location : Throughout Offices, Hallways								
	Masonry: Brick	25%	Now	\$78,100	LIFE	**			
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Vehicle Bay								
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : 2nd Vehicle Bay								
	Spalling, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Vehicle Bay								
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$69,300	2056	**	5	\$3,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Exposed Struc: Steel	20%	Now	\$111,300	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
	Location : Northeast Corner Of Garage								
	Plaster	65%	Now	\$91,500	LIFE	**	5	\$18,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
	Location : Above Left Overhead Door On 2nd Avenue								
	Paint Peeling, Extent : Severe, Area Affected : 50%								
	Location : Throughout Main Garage								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$55,500	2041	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : 2nd Avenue								
	Cracking/Crumbling, Extent : Light, Area Affected : 25%								
	Location : Throughout								
On-Site Walkways									
	Asphalt	100%	2-4	\$3,000	2039	**			
	Sinking/Subsiding, Extent : Light, Area Affected : 25%								
	Location : East Side Of Building								

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 SOUTH 6 GARAGE BK S6
Asset # : 4193

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% Now \$4,400 2041 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

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% 2036 \$3,800 5 \$100

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

Raceway

Conduit 100% 2036 \$4,400 1

Panelboards

Fused Disc Sw 5% 2035 \$1,000 5

Molded Case Bkrs 95% 2035 \$19,000 5 \$800

On Extended Life, Extent : Light, Area Affected : 50%

Location : Throughout The Building

Wiring

Thermoplastic 100% 2036 \$9,000 1

Motor Controllers

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

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$900

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

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Locker Rooms And Offices

Fluorescent 10% 2036 \$22,000 10 \$2,800

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

HID 40% 2031 \$146,800 10 \$400

LED 10% 2044 * *

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

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

Lighting

Egress Lighting

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		
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%		2046		* *	1			
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Conversion Equipment

Furnace	10%		2036	\$9,600		1		\$1,500	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Employee Lounge/ Lunchroom

Explanation : Serves The Ladies Locker Room

Hot Water Boiler	90%	0-2	\$148,200	2041	* *	1		\$12,400	
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Insul. Deteriorating, Extent : Severe, Area Affected : 10%

Location : Boiler Breeching

Malfunctioning, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Obsolete Equipment, Extent : Severe, Area Affected : 100%

Location : Boiler Room

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

Location : Boiler Room

Explanation : 2 Units, Need Boiler Emergency Stop Switches

Distribution

Steam Piping/Pump	100%	Now	\$49,600	2046	* *				
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Broken, Extent : Moderate, Area Affected : 30%

Location : 1 Of 3 Units In Boiler Room

Corroded, Extent : Moderate, Area Affected : 15%

Location : Boiler Room

Insul. Deteriorating, Extent : Moderate, Area Affected : 15%

Location : Boiler Room

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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

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									
	Terminal Devices								
	Air Handler	50%	0-2	\$29,200	2036	\$291,700	1	\$8,600	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
	Convactor/Radiator	20%	Now	\$10,100	2034	\$50,700	1	\$1,800	
		Damaged, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Fan Coil Unit/Heat	30%	0-2	\$46,100	2041	* *	1	\$2,700	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	10%	Now	\$25,300	2034	\$50,500	2	\$200	
		Abandoned in Place, Extent : Moderate, Area Affected : 100%							
		Location : Above The Office But Below The Roof							
		Not in Service, Extent : Moderate, Area Affected : 30%							
		Location : Above The Office But Below The Roof							
	Split Unit	10%	Now	\$36,800	2036	\$73,600			
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : 1 Of 2 Units							
	Window/Wall Unit	30%	0-2	\$3,500	2029	\$35,200	1		
		Malfunctioning, Extent : Severe, Area Affected : 10%							
		Location : Garage, AC-014							
	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	
		Broken, Extent : Moderate, Area Affected : 20%							
		Location : Throught. The Bathroom Fans							
	Roof	90%	2-4	\$10,800	2041	* *	2	\$700	
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$39,800	2036	\$398,100	1		
		Corroded, Extent : Severe, Area Affected : 2%							
		Location : Main Shutoff Valve Corroded By Mechanics Entrance							
	Water Heater With Tanks								
	Gas Fired	100%			2031	\$17,100	2		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Sanitary Piping								
	Cast Iron	100%	0-2	\$78,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Floor Drain							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$5,500	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Side Of Building							
Fire Suppression	Fixtures								
	Generic	100%							
	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 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.
 Estimates are rounded to the nearest hundred dollars.

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

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

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

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	75%	Now	\$1,467,500	LIFE	* *	5	\$356,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
		Location : Various Locations Throughout							
		Expansion Joint Failure, Extent : Severe, Area Affected : 15%							
		Location : Throughout North And South Facades							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 30%							
		Location : Bulkheads And Various Exterior Wall Locations							
	Metal Panel	5%	Now	\$31,500	2056	* *	5	\$44,600	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 2%							
		Location : Along 53rd Avenue							
	Metal Coiling Doors	5%	0-2	\$126,900	2041	* *	5	\$37,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
	Window Wall	5%			2056	* *	5	\$89,100	
	Wood Overhead Doors	10%	0-2	\$272,900	2041	* *	5	\$118,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Deteriorated Finish, Extent : Moderate, Area Affected : 60%							
		Location : Throughout							
Windows									
	Aluminum	93%	Now	\$3,193,600	2061	* *	5	\$33,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
		Worn/Erode, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : Various Locations							
	Metal Panel	5%			2056	* *	5	\$3,500	
Roof									
	Modified Bitumen	100%	Now	\$228,200	2036	\$4,564,300			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Covers At Expansion Joints							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 1%							
		Location : Water Tank Tower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Various 5th And 6th Floor Locations And Water Tank Room							

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
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Asset # : 120

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								
Soffits								
Cast in Place Concrete	98%			LIFE	**	5	\$168,700	
Cement - Fiber Panel	2%	Now	\$6,700	2046	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
Location : Water Tank Tower								
Interior								
Floors								
Cast in Place Concrete	70%	4+	\$1,308,800	LIFE	**	5	\$1,683,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Various Shop And Garage Locations								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Various Shop And Garage Locations								
Mosaic Tile	5%	4+	\$515,700	2041	**	5	\$68,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Toilet Rooms Throughout								
Worn/Erode, Extent : Moderate, Area Affected : 30%								
Location : Toilet Rooms Throughout								
Vinyl Tile	15%	0-2	\$910,900	2041	**	3	\$61,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Various Offices								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Various Offices								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Various Offices								
Vinyl Tile 9" X 9"	10%	Now	\$8,790,100	2046	**	3	\$41,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Corridors And Locker Rooms								
Worn/Erode, Extent : Severe, Area Affected : 100%								
Location : Corridors And Locker Rooms								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$24,000	
Concrete Masonry Unit	73%	0-2	\$657,700	LIFE	**	5	\$139,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout 1st Floor Shops And Stairs								
Gypsum Board	15%	2-4	\$20,100	LIFE	**	5	\$43,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various Offices								
Metal Coiling Doors	2%			2052	**	5	\$47,900	
Plaster	5%	4+	\$11,700	LIFE	**	5	\$7,200	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								

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

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									
AcousTileConcealSpLn	5%	0-2	\$44,200	2041	**	5	\$34,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Various Locations On 5th And 6th Floors									
Worn/Erode, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
AcousTileSusp.Lay-In	10%	0-2	\$548,200	2049	**	5	\$55,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Various Locations Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Exposed Struc: Concrete	30%			LIFE	**	5-10	\$412,200		
Exposed Struc: Concrete	40%	0-2	\$1,317,600	LIFE	**	5	\$68,700		
Broken/Missing Elements, Extent : Severe, Area Affected : 1%									
Location : 1st Floor Condensate Pump Room									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout									
Exposed Reinforcement, Extent : Severe, Area Affected : 1%									
Location : 1st Floor Condensate Pump Room									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Various Locations Throughout									
Exposed Struc: Steel	15%			LIFE	**	10	\$329,700		
Site Enclosure									
Fence/Gates									
Chain Link	100%	4+	\$15,900	2046	**				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Along 59th Place At Loading Area									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Retaining Walls									
Cast in Place Concrete	50%	0-2	\$8,200	2056	**				
Exposed Reinforcement, Extent : Moderate, Area Affected : 25%									
Location : Loading Area At 59th Place									
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : Loading Area At 59th Place									
Masonry: Brick	50%	Now	\$129,100	2046	**				
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : 58th Street Ramp Walls									
Loose Units, Extent : Severe, Area Affected : 20%									
Location : 58th Street Ramp Walls									
Misaligned/Bulging, Extent : Severe, Area Affected : 35%									
Location : 58th Street Ramp Walls									
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		
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%	2-4	\$116,100	2049		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Various Locations Throughout								
Explanation : Cracked Curbs								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$10,900	2034	\$27,200			
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 58th Street Ramp Walkways								
Other Observation, Extent : N/A, Area Affected : 50%								
Location : Asphalt Patching At 58th Street Ramp Walkways								
Explanation : Patching Evident								
Parking/Driveway								
Asphalt	25%	2-4	\$16,800	2045		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : 58th Street Parking Lots								
Cast in Place Concrete	75%	2-4	\$34,500	2049		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 58th Street Ramp And Loading Area At 59th Place								

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									
	Air Circuit Breaker	75%			2036	\$48,800	5	\$3,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Three Main Service Disconnect Switches Rated At Approximately 3,000 Amperes Each									
	Fused Disc Sw	25%			2046	* *	5	\$800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Service Disconnect Switch Rated At 3,000 Amperes.									
Transformers									
	Dry Type	100%			2034	\$26,700	5	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Rooms, Elevator Machine Rooms, Mechanical Equipment Rooms									
Explanation : Various Nameplate Ratings									
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
		Insulation Aged, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	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	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Front Of The Building Generator Enclosure Explanation : Emergency Generator Rated At 375 Kilovolt Amperes.							
Batteries									
	Lead/Acid	100%			2029	\$2,500	5	\$28,300	
Fuel Storage									
	Main Tank	100%			2051	* *	5		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Front Of The Building Generator Enclosure Explanation : 275 Gallons Rated Capacity							
Lighting									
Interior Lighting									
	Fluorescent	10%	Now	\$255,100	2036	\$637,800			
		Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Locker Rooms, Shops, Garages T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Locker Rooms, Shops, Garages							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Interior And Exterior Spaces								
	Explanation : CCTV Surveillance System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	* *	1-3	\$471,500	
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								
	Plant Campus Steam / PRV	100%			2046	* *	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 5873 53rd Avenue								
	Explanation : Steam Coming From Former Betts Avenue Incinerator Building								
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2039	* *	5	\$43,600	
	Distribution								
	Steam Piping/Pump	100%	0-2	\$294,000	2046	* *			
	Corroded, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Terminal Devices								
	Air Handler	35%	Now	\$967,300	2036	\$4,836,700	1	\$143,000	
	Broken, Extent : Moderate, Area Affected : 10%								
	Location : Pneumatic Controls Inoperable For Many Years								
	Air Handler	15%			2041	* *	1	\$68,100	
	Convactor/Radiator	10%			2034	\$600,500	1	\$23,700	
	On Extended Life, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	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		
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	**			
				Leaking, Extent : Severe, Area Affected : 100%					
				Location : Entire Building					
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	5%	Now	\$241,600	2046	**	2	\$1,800	
				Malfunctioning, Extent : Severe, Area Affected : 5%					
				Location : Roof					
	Exterior Pkg Unit - Cooling	5%			2041	**	2	\$2,300	
				Other Observation, Extent : N/A, Area Affected : 5%					
				Location : Roof					
				Explanation : 2 Units, R-410a					
	Split Unit	5%			2041	**			
	Window/Wall Unit	10%	0-2	\$83,500	2035	\$278,200	1		
				Broken, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
	No Component	75%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$645,000	LIFE	**	2-5	\$409,500	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Roof Ducts, On First Floor And Paint Shop					
	Exhaust Fans								
	Interior	30%			2031	\$977,100	2	\$6,700	
				Obsolete Equipment, Extent : Light, Area Affected : 30%					
				Location : First Floor Through Fifth Floor					
	Roof	70%	Now	\$498,700	2041	**	2	\$12,600	
				Corroded, Extent : Moderate, Area Affected : 40%					
				Location : Roof Exhaust Fans					
				Other Observation, Extent : Severe, Area Affected : 35%					
				Location : Throughout					
				Explanation : Heat Recovery Exhaust System Malfunctioned And Flexible Connection Deteriorated.					
	Heat Recovery Ventilator								
	No Component	50%							
	Generic	50%	Now	\$176,400	2034	\$588,000			
				Damaged, Extent : Severe, Area Affected : 100%					
				Location : Roof					
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2056	**	4	\$108,900	
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : First Floor						
			Explanation : Approx 400 Gallon						
	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	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : First Floor To 6th Floor						
			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						
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			
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	\$616,400	LIFE	* *	5	\$71,900	
		Expansion Joint Failure, Extent : Moderate, Area Affected : 20%							
		Location : Street And Rear Facades At Transverse Joints							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
		Location : At Window Openings							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Base Of Building							
	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	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Bay Doors On All Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : All Doors							
	Pre-Cast Concrete	2%	Now	\$10,400	LIFE	* *	5	\$9,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Window Sills Throughout							
Windows									
	Aluminum	100%	Now	\$2,500	2044	* *	5	\$500	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor							
Parapets									
	Concrete Masonry Unit	85%	2-4	\$26,800	LIFE	* *	5	\$24,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	15%	Now	\$31,000	LIFE	* *	5	\$24,000	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 10%							
		Location : East Parapet							
		Open Joints, Extent : Moderate, Area Affected : 25%							
		Location : Coping							

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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
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%					
				Location : Around Air Conditioning Units And Perimeter Walls					
				Ponding, Extent : Light, Area Affected : 5%					
				Location : Roof					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms					
				Worn/Erode, Extent : Moderate, Area Affected : 20%					
				Location : Over Shops And Throughout					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : Pipe Guard Rail Installed					
Interior	Floors								
	Cast in Place Concrete	85%	Now	\$231,200	LIFE	* *	5	\$297,300	
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Garage, Shops					
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Garage, Shops					
	Mosaic Tile	5%	Now	\$450,100	2056	* *	5	\$10,000	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : Bathrooms And Locker Rooms					
				Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 35%					
				Location : Bathrooms And Locker Rooms					
				Worn/Erode, Extent : Moderate, Area Affected : 60%					
				Location : Bathrooms And Locker Rooms					
	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		
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	\$16,300	2039	**	5	\$500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Bathrooms And Locker Rooms							
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Bathrooms And Locker Rooms							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Base Of Walls. Bathrooms And Locker Rooms							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : 2nd Floor Bathroom And Shower							
Concrete Masonry Unit	70%	Now	\$129,800	LIFE	**	5	\$5,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Proximate To Window Openings							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Above Overhead Doors							
	Vertical Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Pilasters And Corners Of Mezzanine							
Glass: Single Pane	2%	2-4	\$2,400	LIFE	**	5	\$300	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Offices							
Gypsum Board	3%	0-2	\$200	LIFE	**	5	\$400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Coiling Doors	5%			2044	**	5	\$4,900	
Metal: Cage/Fence	5%			LIFE	**	10	\$200	
SGFT/Glazed Masonry	10%	2-4	\$8,900	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$159,100	2056	**	5	\$8,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
	Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room							
Exposed Struc: Steel	90%	Now	\$3,449,600	LIFE	**			
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Garage, Shops							
	Water Penetration, Extent : Light, Area Affected : 25%							
	Location : Above Shops And Mezzanine And Transverse Expansion Joints							
	Other Observation, Extent : Severe, Area Affected : 15%							
	Location : Various Locations							
	Explanation : Fireproofing Compromised Due To Chronic Water Penetration							

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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		* *		
				Corrosion/Rusting, Extent : Moderate, Area Affected : 25%					
				Location : Side And Rear Yards					
				Impact Damage, Extent : Moderate, Area Affected : 25%					
				Location : Side And Rear Yards					
	Exposed Struc: Steel	2%	0-2	\$3,500	LIFE		* *		
				Corrosion/Rusting, Extent : Moderate, Area Affected : 25%					
				Location : Main Security Gate					
				Other Observation, Extent : Moderate, Area Affected : 40%					
				Location : Main Security Gate					
				Explanation : Unit Inoperable					
	Steel Pipe Rail	10%	0-2	\$5,800	2046		* *	5	\$4,200
				Corrosion/Rusting, Extent : Moderate, Area Affected : 100%					
				Location : Roof Guard Rail					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$15,500	2049		* *		
				Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
				Location : At Curb Along Avenue D And Entry Apron To Side Lot					
	On-Site Walkways								
	Cast in Place Concrete	100%			2041		* *		
	Parking/Driveway								
	Asphalt	100%	Now	\$824,500	2051		* *		
				Cracking/Crumbling, Extent : Severe, Area Affected : 15%					
				Location : Side And Rear Lots					
				Sinking/Subsiding, Extent : Moderate, Area Affected : 50%					
				Location : Side And Rear Lots					

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	* *	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes And 1,600 Amperes.							
Switchgear / Switchboard									
	Fused Disc Sw	100%			2046	* *	5	\$300	
Raceway									
	Conduit	100%			2046	* *	1		
Panelboards									
	Fused Disc Sw	15%			2044	* *	5	\$200	
	Molded Case Bkrs	85%			2044	* *	5	\$1,600	

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

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									
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Garage And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2031	\$180,900	1-3	\$44,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughtout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors.									

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%			2046	* *	1		

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

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									
	Conversion Equipment								
	Furnace	75%			2041	* *	1	\$26,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 15 Rooftop Package Units.							
	Furnace	15%			2031	\$32,700	1	\$5,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Ceiling							
		Explanation : 5 Units							
	Hot Water Boiler	10%			2041	* *	1	\$3,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
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	
		Not in Service, Extent : Moderate, Area Affected : 60%							
		Location : Various Locations. 60 Percent Of Units Not Working							
Controls									
	Electrical	100%			2031	\$389,900			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Building Management System.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2040	* *	2	\$200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : For Office Area							
		Explanation : 1 Unit. R-410a							
	Exterior Pkg Unit - Cooling	80%			2044	* *	2	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 13 Units. R-410a							
	Ext Pkg Unit - Heating/Cooling	15%			2044	* *	2	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Unit. R-410a							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	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		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units, 75 Gallons Each								
	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		
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%			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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : Roof Not Accessible								
	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	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 1%								
	Location : Men's Locker Room Bathroom								
	Poured Epoxy/Resin	5%	0-2	\$23,100	2034	\$462,100			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : 1st Floor Corridor								
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			
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			
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	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Switchgear Room									
Explanation : Two 3,200 Ampere Switches									
Transformers									
	Dry Type	100%			2049	* *	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mezzanine And Switchboard Room									
Explanation : Various Sizes									
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			
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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Fire Pump Room								
	Explanation : Ground Observed								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2049	**	1	\$19,200	
	Generators								
	Diesel	100%			2045	**	1	\$24,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator								
	Explanation : 938 Kilovolt Amperes, 750 Kilowatt Capacity								
	Batteries								
	Lead/Acid	100%			2030	\$2,500	5	\$2,300	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Emergency Power Room								
	Explanation : Load Bank Observed								
	Fuel Storage								
	Day Tank	100%			2052	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Generator								
	Explanation : 1,500 Gallons								
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	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Interior And Exterior								
	Explanation : CCTV System								
	Fire/Smoke Detection								
	Generic, Digital	100%			2041	**	1-3	\$38,400	

*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
E. 91ST MARINE TRANSFER STATION
Asset # : 2014

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2056	**	1		
	Conversion Equipment								
	Furnace	100%			2041	**	1	\$30,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 2 Units At First Floor								
Air Conditioning									
	Energy Source								
	Electricity	100%			2052	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	70%			2037	**	2	\$2,700	
	Split Unit	30%			2041	**			
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	\$34,200	2		
	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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Northeast Corner Of Building								
Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
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	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%								
Location : North Elevation								
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
Location : Wood Fascias Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 30%								
Location : Wood Shingles On East Elevation								
Wood Overhead Doors	15%	Now	\$103,900	2055	* *	5	\$9,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Worn/Erode, 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.

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

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	30%	Now	\$67,600	2060	* *	5	\$5,600	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Wood	50%	Now	\$60,200	2060	* *	5	\$7,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%									
Location : Garage Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
No Component	20%								
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : East Elevation								
	Explanation : Windows Are Missing								
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$500	
	Masonry: Brick	90%			LIFE	* *	5	\$500	
Roof									
	Asphalt Shingle	60%	Now	\$4,100	2038	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : At Dormer Locations								
	Modified Bitumen	40%			2040	* *	10	\$5,100	
Interior									
Floors	Cast in Place Concrete	90%	Now	\$26,600	LIFE	* *	5	\$34,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : First Floor Garage Area								
	Quarry Tile	5%			2040	* *	5	\$1,300	
	Vinyl Tile	5%	Now	\$2,400	2035	\$24,000	3	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

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									
	Concrete Masonry Unit	10%	Now	\$3,100	LIFE	**	5	\$700	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bathroom On 1st Floor							
	Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : At Dormer Locations On 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : At Dormer Locations On 2nd Floor							
	Masonry: Brick	85%	Now	\$132,400	LIFE	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium Room							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Gymnasium Room							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Gymnasium Room							
Ceilings									
	AcousTileSusp.Lay-In	5%			2040	**	5	\$900	
	Exposed Struc: Concrete	45%			LIFE	**	5	\$1,200	
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st Floor Ceiling							
	Exposed Struc: Steel	5%			LIFE	**			
	Exposed Struc: Wood	40%	Now	\$93,200	LIFE	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Gymnasium And Wood Shop							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 20%							
		Location : Gymnasium And Wood Shop							
	Gypsum Board	5%	Now	\$3,000	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : At Dormers And Wood Shop On 2nd Floor							
Site Enclosure									
Fence/Gates									
	Chain Link	85%	4+	\$19,300	2055	**			
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : South Side Of Rear Yard							
	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	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Yard Area At Northeast Corner Of Building							

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
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

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

Site Pavements

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		
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% 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

*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
ENCUMBRANCE DEPOT GARAGE 70-A
Asset # : 14780

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	80%			2030	\$70,800	10	\$9,200	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	6%			2030	\$5,300	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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		
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	60%			2035	\$17,200	5	\$2,300	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Buried							
	Explanation : One 1,000 Gallon Tank							
Natural Gas	40%			2045	* *	1		
Conversion Equipment								
Furnace	10%			2030	\$3,900	1	\$600	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Above Supervisor Office And 1st Floor							
	Explanation : 2 Units Serves Supervisor Office And 1st Floor							
Radiant Heater	30%			2043	* *	2	\$1,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : 2nd Floor							
	Explanation : 2 Sets Gasoline Fired Units							
Steam Boiler	60%			2033	\$65,400	1	\$7,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Boiler Room							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Boiler Room							
	Explanation : 1 Old Unit							

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

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

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			
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	40%							
Terminal Devices									
	Convactor/Radiator	50%			2033	\$51,100	1	\$2,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Unit Heater - Steam	10%			2030	\$7,100	4	\$100	
	No Component	40%							
Controls									
	Electrical	100%			2028	\$69,500			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : On Extended Life Time							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
Conversion Equipment									
	Split Unit	5%			2035	\$14,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 2nd Floor Ceiling							
		Explanation : Serves Lavatory And Classroom							
	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		
		On Extended Life, 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.*

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
Plumbing									
	Water Heater With Tanks								
	Electric	60%			2030	\$42,600	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Various Locations							
		Explanation : Two 50 Gallon Units, One 6 Gallon Unit							
	Gas Fired	40%			2033	\$20,500	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : One 50 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%	Now	\$7,900	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20%							
		Location : Parking Lot							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$2,500	
	Metal Panel	80%	0-2	\$67,000	2045	**	5	\$37,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Base Flashing Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Various Locations. All Facades									
	Metal Sect. OHD	18%	4+	\$3,300	2040	**	5	\$7,100	
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : All Doors									
Explanation : Paint Peeling, Corrosion Near Perimeter Of Frames									
Windows									
	Aluminum	100%			2043	**	5	\$600	
Roof									
	Metal Panel	95%			2048	**	10	\$53,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Not Accessible									
	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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Office And Storage Area									
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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 40%									
Location : Entrance									
	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		
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%	Now	\$5,900	2040	* *	5	\$2,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : South Elevation At Sea Wall							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Side Of Building							
		Explanation : This Is Actually A Metal Rail Bolted To The Top Of The Sea Wall							
	Chain Link	80%	Now	\$21,000	2045	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : East Yard Area							
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : East Yard Area							
Retaining Walls									
	Cast in Place Concrete	100%			2055	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : South Side Of Building							
		Explanation : This Is Actually A Sea Wall, Bulkhead							
Site Pavements									
	On-Site Walkways								
	Asphalt	40%	2-4	\$2,800	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Adjacent To East Yard Area							
	Cast in Place Concrete	60%			2040	* *			
Parking/Driveway									
	Asphalt	50%			2038	* *			
	Asphalt	50%	0-2	\$9,500	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : East Yard 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%			2045	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Garage Area							
		Explanation : One 600 Ampere Main Disconnect Switch							
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			
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%			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	
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Boiler Room								
Lighting									
	Interior Lighting								
	Fluorescent	20%			2030	\$29,500	10	\$3,800	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Storage And Bathroom								
	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			
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	\$6,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Above Ground In Back Of Building								
	Explanation : One 4,000 Gallon Tank								
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$132,600	2055	* *	1	\$9,300	
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room. Corroded Boiler Shell								
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : Mechanical Room								
	On Extended Life, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room Accessed From Outside Of Main Building								
	Explanation : One No.2 Oil Burning Hot Water Boiler								
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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			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	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Roof							
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	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
	Generic	50%			2040	* *	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Courtyard							
		Explanation : Serves Tractor Repair Shop							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$10,900	

*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 : 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		
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	15%	Now	\$97,600	LIFE	**	5	\$13,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Exposed Reinforcement, Extent : Moderate, Area Affected : 66%								
	Location : Throughout								
	Masonry: Brick	45%	Now	\$134,300	LIFE	**	5	\$8,200	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%								
	Location : All Facades								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : All Facades								
	Vertical Cracks, Extent : Moderate, Area Affected : 50%								
	Location : Corners Of Building								
	Metal Panel	20%	Now	\$48,100	2045	**	5	\$6,800	
	Deformed/Dented, Extent : Moderate, Area Affected : 25%								
	Location : Corners And Base Of Wall								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Metal Sect. OHD	10%			2040	**	5	\$5,700	
	Metal Sect. OHD	5%	Now	\$32,900	2055	**	5	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Explanation : Broken, Corroded And Missing Elements								
	Weathering Steel	5%	Now	\$16,000	LIFE	**	1		
	Other Observation, Extent : Moderate, Area Affected : 15%								
	Location : Gantry Supports								
	Explanation : Corrosion, Rusting On Structural Steel Columns								
Windows									
	Metal Louvers	75%	Now	\$15,600	2038	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Steel	25%	Now	\$35,200	2060	**	5	\$2,900	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 35%								
	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.
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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		
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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Brick	65%	Now	\$221,700	LIFE	* *	5	\$8,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	No Component	25%							
Roof									
	Built-Up (BUR)	50%	Now	\$191,100	2045	* *			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Lower Roof							
	Metal Panel	25%	Now	\$23,800	2040	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Above Gantry Garage							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Gantry Garage							
	Modified Bitumen	15%			2030	\$53,700	10	\$4,900	
		Worn/Erode, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Skylight, Plastic	10%	4+	\$36,000	2040	* *	1		
		Glazing Clouded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Asphalt Poured	30%			2048	* *	5	\$2,400	
	Cast in Place Concrete	70%	2-4	\$47,400	LIFE	* *	5	\$24,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout Storage Area							

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

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

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

Interior

Interior Walls

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

Maintenance \$ are aggregated over a ten-year period. Site 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	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Storeroom And Bathroom							
	HID	80%			2030	\$125,100	10	\$300	
	HID	5%	Now	\$1,600	2045	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Shop							
	Egress Lighting								
	Emergency, Battery	20%	Now	\$4,400	2045	* *			
		Not Functioning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Emergency, Battery	30%			2030	\$6,600	10	\$1,000	
	Exit, Battery	30%			2030	\$5,600	10	\$300	
	Exit, Battery	20%	Now	\$2,200	2045	* *			
		Damaged Fixtures, Extent : Severe, Area Affected : 60%							
		Location : Throughout The Building							
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Underground Vault								
	Explanation : One 5,000 Gallon Tank								
	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		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		

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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 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	25%	Now	\$197,100	LIFE	* *	5	\$32,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 40%							
		Location : All Facades Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : All Facades Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 30%							
		Location : All Facades Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : All Facades Throughout							
	Concrete Masonry Unit	10%	Now	\$14,100	LIFE	* *	5	\$1,600	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Masonry: Brick	50%	Now	\$217,000	LIFE	* *	5	\$13,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : At Corners And Wall Penetrations							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : At Wall Penetrations Throughout							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Panel	5%	Now	\$1,700	2045	* *	5	\$2,500	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Additions On South And West Elevations							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Additions On South And West Elevations							
	Metal Sect. OHD	10%			2033	\$95,700	5	\$8,200	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	15%	Now	\$92,500	2043	* *	5	\$2,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Steel	75%	Now	\$1,822,500	2060	* *	5	\$151,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Wood	10%	Now	\$129,800	2060	* *	5	\$16,200	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Parapets									
	Cast in Place Concrete	70%	Now	\$97,000	LIFE	* *	5	\$27,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : All Sides Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : All Sides Throughout							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
	Concrete Masonry Unit	15%	Now	\$3,600	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Metal Rail	5%	Now	\$1,300	2040	* *	5	\$1,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	No Component	10%							

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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
Exterior									
Roof									
	IRMA/Protected Membrane	70%	Now	\$1,510,700	2045	* *			
		Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage Area							
	Metal Panel	10%	4+	\$13,300	2040	* *			
		Deteriorated Finish, Extent : Moderate, Area Affected : 35%							
		Location : Throughout							
	Roll Roofing	20%	Now	\$118,400	2037	* *	5	\$15,200	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Roof							
		Explanation : Roll Roofing Install Over Boarded Up Skylights							
Interior									
Floors									
	Cast in Place Concrete	85%	Now	\$769,900	LIFE	* *	5	\$99,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Erode, Extent : Moderate, Area Affected : 70%							
		Location : Throughout							
	Vinyl Tile	15%	Now	\$66,200	2035	\$220,600	3	\$3,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : First Floor Corridor							
Interior Walls									
	Concrete Masonry Unit	75%	0-2	\$92,200	LIFE	* *	5	\$7,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	10%			LIFE	* *	5	\$1,600	
	Masonry: Brick	10%	Now	\$99,700	LIFE	* *			
		Vertical Cracks, Extent : Moderate, Area Affected : 35%							
		Location : Roof Stair							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	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

Broken/Missing Elements, Extent : Moderate, Area Affected : 100%

Location : Mens Restroom

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Mezzanine Offices

Exposed Struc: Concrete 90% Now \$2,614,400 LIFE * * 5 \$13,600

Broken/Missing Elements, Extent : Moderate, Area Affected : 20%

Location : Throughout

Cracking/Crumbling, Extent : Moderate, Area Affected : 15%

Location : Throughout

Exposed Reinforcement, Extent : Moderate, Area Affected : 15%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Throughout

Exposed Struc: Steel 5% Now \$58,200 LIFE * *

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : Auto Repair Area

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$61,900 2040 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Location : Throughout

Parking/Driveway

Cast in Place Concrete 100% Now \$256,800 2040 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 30%

Location : Throughout

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Potholes, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

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

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

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

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									
	Transformers								
	Dry Type	100%			2033	\$26,700	5	\$300	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 75 Kilovolt Ampere							
	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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Lunch Room, Storage, Bathroom And Locker Room							
	Fluorescent	10%	Now	\$24,300	2045	* *			
		Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%							
		Location : First Floor							
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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	\$21,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Underground Vault In Yard					
				Explanation : One 20,000 Gallon Tank					
	Conversion Equipment								
	Steam Boiler	100%			2040	* *	1	\$69,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : One No.2 Oil Burning Steam Boiler					
	Distribution								
	Steam Piping/Pump	100%			2045	* *			
	Terminal Devices								
	Convector/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			
				Broken, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
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	
				Broken, Extent : Moderate, Area Affected : 40%					
				Location : Roof					
	Wall Unit	20%	0-2	\$2,400	2035	\$6,000	2	\$300	
				Broken, Extent : Moderate, Area Affected : 100%					
				Location : Various Locations					
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2035	\$31,300	1	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside In Courtyard							
		Explanation : Water Main Also Serves The Boat House							
Fixtures									
	Generic	100%							

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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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** 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%			LIFE	**	5	\$1,400	
	Metal Panel	88%	Now	\$41,000	2055	**	5	\$23,200	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Perimeter At Foundation Wall									
Deformed/Dented, Extent : Moderate, Area Affected : 5%									
Location : Various Locations. All Facades									
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Electrical Room									
	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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Not Accessible									
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	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Base Of Walls									
Ceilings									
	Exposed Struc: Steel	10%			LIFE	**			
	Fiber Board	90%	Now	\$8,200	2040	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Wash Area									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$15,100	2045	**			
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Entrance To Driveway Area									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Explanation : Vegetation Growth									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$5,000	2040	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Side Of Building									

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

Asset # : 2012

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$13,100 2038 * *

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

Location : Throughout

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

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

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

Asset # : 2012

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

Lighting

Egress Lighting								
Emergency, Battery	50%			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		
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	\$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		

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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			
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%	Now	\$739,500	2044	* *	5	\$209,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Building Is Unoccupied Used As A Warehouse							
Windows									
	Aluminum	10%	Now	\$32,500	2059	* *	5	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Office							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%							
		Location : Office							
	Fiberglass Panel	85%	Now	\$126,400	2042	* *	5	\$10,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Metal Louvers	5%	2-4	\$5,700	2037	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Soffits									
	Cast in Place Concrete	100%	Now	\$358,000	LIFE	* *	5	\$302,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : East And West Elevations							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : East And West Elevations							

Interior

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DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA.

Asset # : 2017

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	80%	Now	\$107,400	LIFE	* *	5	\$138,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$222,400	2049	* *	5	\$2,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Office							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 75%							
		Location : Office							
	Vinyl Tile	5%	Now	\$109,000	2044	* *	3	\$1,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Wood	10%	Now	\$47,100	2062	* *	5	\$7,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	20%	Now	\$30,500	LIFE	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Structural Column Lower Level							
	Concrete Masonry Unit	45%	Now	\$42,400	LIFE	* *	5	\$3,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Equipment Room							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Exterior Walls							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Equipment Room							
		Explanation : Lintel Supporting Concrete Masonry Unit Wall At Equipment Room Severely Corroded							
	SGFT/Glazed Masonry	35%	Now	\$31,500	LIFE	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Offices							

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

Asset # : 2017

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	\$65,600	2054	* *	5	\$2,000	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Concrete	25%	Now	\$295,500	LIFE	* *	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Level							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Lower Level							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Lower Level							
	Exposed Struc: Steel	70%	0-2	\$265,400	LIFE	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Garbage Disposal Area							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	50%			2069	* *			
	Chain Link	50%	Now	\$6,300	2044	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Swing Gates							
Site Pavements									
	On-Site Walkways								
	Asphalt	95%	Now	\$20,400	2037	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Cast in Place Concrete	5%			2039	* *			
	Parking/Driveway								
	Asphalt	100%	Now	\$88,800	2037	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 35%							
		Location : Ramp							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							

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%			2034	\$227,600	5	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 1,200 Ampere Main Disconnect Switches							

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

Asset # : 2017

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									
	Transformers								
	Dry Type	100%			2032	\$26,700	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Kilovolt Ampere 480 Volt/208/120 Volt							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2034	\$227,600	5	\$1,600	
	Raceway								
	Conduit	100%	Now	\$56,500	2064	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
		Explanation : Rusted Conduits							
	Panelboards								
	Molded Case Bkrs	2%			2033	\$2,600	5		
	Molded Case Bkrs	98%	Now	\$127,100	2059	* *	5	\$800	
		Enclosure Corroded, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Wiring								
	Braided Cloth	90%	Now	\$59,200	2059	* *	1		
		Insulation Aged, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Thermoplastic	10%			2034	\$6,600	1		
	Motor Controllers								
	Locally Mounted	10%			2032	\$5,900	5		
	Motor Control Center	90%	Now	\$180,000	2054	* *	5	\$700	
		Enclosure Corroded, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
Ground									
	Grounding Devices								
	Generic	100%	Now	\$10,400	LIFE	* *	5	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Incandescent	40%	Now	\$260,800	2044	* *	2	\$400	
		Obsolete Fixtures, Extent : Light, Area Affected : 100%							
		Location : Building Interior							
	LED	60%			2034	\$652,100			
	Egress Lighting								
	Emergency, Battery	50%	0-2	\$44,200	2044	* *			
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Inside The Building							
	Exit, Battery	50%			2039	* *	10	\$1,800	
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Inside The Building							

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

Asset # : 2017

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

Exterior Lighting

HID	20%			2029	\$55,900	10		
No Component	80%							

Alarm

Security System

Generic	100%	0-2	\$11,200	2042	* *	1	\$20,100	
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Not in Service, Extent : Moderate, Area Affected : 100%

Location : Building Entrance

Fire/Smoke Detection

Generic, Digital	100%	Now	\$154,500	2044	* *	1-3	\$33,500	
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Building Interior

Explanation : No Devices Connected To The Existing Control Panel.

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

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%							

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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



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

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									
	Metal, Corrugated	65%			2055	**	1		
	Metal Sect. OHD	5%			2048	**	5	\$18,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Overhead Door									
Explanation : Vinyl And Rubber Overhead Curtain Door									
	Pre-Cast Concrete	15%			LIFE	**	5	\$57,900	
	Window Wall	15%			2055	**	5	\$66,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior Window Wall									
Explanation : Polycarbonate Panels									
Windows									
	Aluminum	75%			2051	**	5	\$24,300	
Window Guards, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Metal Louvers	25%			2044	**	10	\$50,500	
Roof									
	Metal Panel	100%			2048	**	10	\$269,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Roof Is Inaccessible, Seen From Afar									
Soffits									
	Metal Panel	100%			2055	**	5-10	\$31,300	
Interior									
Floors									
	Cast in Place Concrete	60%	Now	\$168,400	LIFE	**	5	\$216,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Tipping And Processing Floor Drains									
	Mosaic Tile	5%			2048	**	5	\$20,600	
	Poured Epoxy/Resin	35%			2033	\$3,234,400			
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Painted Surface									
	Ceramic Tile	5%			2044	**	5	\$8,700	
	Concrete Masonry Unit	20%			LIFE	**	5	\$14,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Painted Surface									
	Metal Panel	33%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Exposed Metal Panel And Structural Steel Members									
	Metal Coiling Doors	1%			2051	**	5	\$8,700	
	SGFT/Glazed Masonry	21%			LIFE	**			

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

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								
	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	* *			
	Impact Damage, Extent : Light, Area Affected : 5%								
	Location : Hamilton Avenue								
	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			
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%			2061	**	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two Main Service Disconnect Switches Rated At 3,200 Amperes Each.							
	Transformers								
	Dry Type	100%			2052	**	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		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							
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2061	**	5	\$600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Five Vertical Sections							
	Raceway								
	Conduit	100%			2055	**	1		

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

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									
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior - Generator Enclosure									
Explanation : Emergency Generator Rated At 795 Kilowatts									
Batteries									
	Lead/Acid	100%			2029	\$2,500	5	\$4,100	
Fuel Storage									
	Main Tank	100%			2063	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Exterior - Generator Enclosure									
Explanation : Rated At Capacity: 1,500 Gallons									
Lighting									
Interior Lighting									
	Fluorescent	30%			2040	* *	10	\$30,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms, Locker Rooms									
	HID	40%			2040	* *	10	\$1,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Garage, Dumping Areas									
Explanation : Metal Halide Lamps									
	LED	30%			2040	* *			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Offices, Hallways, Electrical Room									
Explanation : LED Lamps									
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%							

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

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

Alarm

Security System
Generic

100% 2040 * * 1 \$41,200

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

Location : Garage, Dumping Areas, Exterior Walls - Building Perimeter

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
Generic, Analog

100% 2040 * * 1-3 \$67,900

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

Location : Throughout The Building

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

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

Heating

Energy Source
Electricity

5% 2061 * * 1

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

Location : Exits

Explanation : Electric Unit Heaters / Space Heaters

Natural Gas
No Component

35% 2061 * * 1
60%

Conversion Equipment

Furnace 35% 2040 * * 1 \$19,100
Radiant Heater 5% 2040 * * 2 \$2,600

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

Location : Exits

Explanation : Electric Unit Heaters / Space Heaters

No Component

60%

Controls

Digital 100% 2030 \$1,266,100

Air Conditioning

Energy Source
Electricity

40% 2051 * * 1

No Component 60%

Conversion Equipment

Heat Pump Air Sourced 30% 2036 \$494,900 2 \$2,000

R-410a Refrigerant, Extent : Light, Area Affected : 100%

Location : Offices, Mechanical Room

Ext Pkg Unit -
Heating/Cooling

10% 2040 * * 2 \$700

R-410a Refrigerant, Extent : Light, Area Affected : 100%

Location : Mezzanine On Top Of The Main Office

No Component

60%

Ventilation

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

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

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

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

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
Ventilation									
Distribution									
	Ductwork Stainless Steel	5%	Now	\$38,200	LIFE	**			
		Bent, Extent : Light, Area Affected : 2%							
		Location : 1st Floor Driveway							
	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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units- 6kw 50 Gallons; 12 Kw 69 Gallons							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 315 Mbtu							
	Hot Water Storage Tank								
	Generic	100%			2040	**	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 200 Gallons							
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	

*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 : 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	7%	0-2	\$89,400	LIFE	**	5	\$51,300		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : By Garage Door								
	Spalling, Extent : Light, Area Affected : 2%								
	Location : Washington Street Side								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$1,099,600		
Metal Panel	40%	Now	\$972,100	2056	**	5	\$549,800		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Southeast And West Facades								
	Explanation : Motorized Solar Shades Not Functioning								
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	**				
	Other Observation, Extent : Moderate, Area Affected : 60%								
	Location : Throughout								
	Explanation : Weed Overgrowth								
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		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 8%								
	Location : Garage Floors Throughout								
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		
	Worn/Erode, Extent : Severe, Area Affected : 10%								
	Location : Throughout 5th Floor Offices And Elevator Floor								
Steel Plate	1%			LIFE	**	1			
Traffic Topping	29%	Now	\$3,804,100	2041	**	5	\$99,600		
	Worn/Erode, Extent : Moderate, Area Affected : 70%								
	Location : 5th Floor Garage Floor Area, Ramps And Throughout								
Traffic Topping	53%			2041	**	5	\$364,200		

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 1/2/5 GARAGE
Asset # : 14836

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

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	

*Cracking/Crumbling, Extent : Light, Area Affected : 1%**Location : Offices, Corridors And Meeting Rooms Throughout**Paint Peeling, Extent : Light, Area Affected : 1%**Location : Offices, Corridors And Meeting Rooms Throughout*

Masonry: Brick	5%			LIFE	**	10	\$6,400	
Metal Coiling Doors	5%	0-2	\$94,500	2052	**	5	\$53,000	

*Unit Inoperable, Extent : Light, Area Affected : 5%**Location : Interior Fabric Door At 1st Floor***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	**			
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On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,300	2049	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : West Street Fueling Station Entrance**Other Observation, Extent : Moderate, Area Affected : 10%**Location : West Street Fueling Station Entrance**Explanation : Concrete Damaged At Crash Bollard.***Parking/Driveway**

Cast in Place Concrete	100%			2049	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts**Service Equipment**

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

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

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									
Transformers									
	Dry Type	100%			2049	**	5	\$1,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical And Mechanical Rooms									
Explanation : Dry Type Transformers With Various Ratings									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			2056	**	5	\$1,900	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : 2nd Floor Main Electrical Room									
Explanation : 7 Sections									
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Water Main Room									
Explanation : Location Noted									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2049	**	1	\$113,000	
Generators									
	Diesel	90%			2045	**	1	\$128,000	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Second Floor Generator Room									
Explanation : Emergency Generator Rated At 1,600 Kilowatts									
	Steam Driven	10%			2045	**	1	\$14,200	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Penthouse Mechanical Room									
Explanation : 275 Kw Rating									
Batteries									
	Lead/Acid	100%			2030	\$2,500	5	\$13,600	

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** 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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	5%			2052	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Second Floor Generator Room							
		Explanation : 275 Gallons Rated Capacity							
	Main Tank	95%			2064	**	5		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fuel Bay Underground							
		Explanation : 8,000 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	68%	Now	\$88,500	2041	**			
		Malfunctioning, Extent : Light, Area Affected : 5%							
		Location : Various Locations							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garages, Parking							
	Fluorescent	30%			2041	**	10	\$101,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Hallways, Mechanical Rooms							
	Fluorescent	2%			2041	**	10	\$6,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways And Shower Rooms							
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	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
	Fluorescent	8%			2041	**	10	\$2,700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%	Now	\$4,800	2064	**	5	\$1,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Malfunctioning. Clamps And Terminal Rods Missing							

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

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	

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	20%			2045	**	1	\$79,500	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Penthouse Mechanical Room Explanation : Two Units							
	Split Unit	5%	0-2	\$21,800	2041	**			
		Broken, Extent : Severe, Area Affected : 10% Location : Various Electric Room R-410a Refrigerant, Extent : Light, Area Affected : 100% Location : Electrical Rooms, Telecom Room, Elevator Machine Room							
	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	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : Two Units							
	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		
		Leak Evident, Extent : Light, Area Affected : 5% Location : Garage Entrance							
	Sump Pump(s)								
	Non-Submersible	100%			2041	**	4	\$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
MANHATTAN 1/2/5 GARAGE
Asset # : 14836

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 2 Units From 1st - 5 Floor; 1 Unit From 1st To Penthouse								
	Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2056	* *	1-5	\$185,200	
	Sprinkler								
	Generic	100%			2056	* *	1-2	\$102,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Dry System In Garage Area, Wet System In Offices								
	Fire Pump								
	Generic	100%	Now	\$7,000	2045	* *	1	\$61,700	
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : Fire Pump Room								
	Chemical System								
	Dry	100%			2034	\$116,200	1-10	\$58,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Refill Stations								
	Explanation : Four 50 Square Foot Sets								

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



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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
MANHATTAN 12 GARAGE
Asset # : 140

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	\$676,400	LIFE	* *	5	\$39,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
	Location : Pillar At Southeast Corner							
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 19%							
	Location : Pillar At Southeast Corner							
Glass Block	10%	Now	\$28,500	LIFE	* *	5	\$8,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Front Facade							
Masonry: Brick Cavity	20%	Now	\$48,900	LIFE	* *	5	\$28,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : 9th Avenue Facade							
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	* *	5	\$10,500	
Metal Sect. OHD	20%	Now	\$203,600	2041	* *	5	\$43,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Various							
Windows								
Aluminum	90%	Now	\$807,700	2061	* *	5	\$8,500	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Office Windows							
	Hardware Missing, Extent : Moderate, Area Affected : 10%							
	Location : Offices							
	Unit Inoperable, Extent : Severe, Area Affected : 20%							
	Location : Various Office Windows							
Metal Louvers	10%			2039	* *	10	\$11,800	
Parapets								
Masonry: Brick Cavity	30%	0-2	\$4,500	LIFE	* *	5	\$2,200	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%							
	Location : At Sloped Glazing							
Metal Panel	5%			2056	* *	5	\$1,400	
No Component	65%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : East North South Side							
	Explanation : Metail Rail With Pitch Pockets							
Roof								
Modified Bitumen	95%			2044	* *	10	\$108,400	
	Recent Installation, Extent : N/A, Area Affected : 100%							
	Location : Main Roof							
Sloped Glazing	5%	Now	\$95,000	LIFE	* *	5	\$76,100	
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : Over Locker Rooms							

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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

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									
	Soffits								
	Stucco Cement	100%	0-2	\$46,600	2041	**	5	\$13,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior									
	Floors								
	Cast in Place Concrete	65%	Now	\$132,500	LIFE	**	5	\$170,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Garage							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
		Location : Garage							
	Ceramic Tile	10%	Now	\$33,800	2045	**	5	\$6,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Mechanics Restrooms							
	Quarry Tile	15%			2041	**	5	\$27,000	
	Vinyl Tile	10%	Now	\$33,100	2036	\$330,900	3	\$4,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Offices							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Offices							
Interior Walls									
	Ceramic Tile	7%			2039	**	5	\$3,400	
	Concrete Masonry Unit	85%	0-2	\$77,800	LIFE	**	5	\$16,600	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Corners Of Stair Core Walls							
	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	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations Throughout							
	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	
		Bent/Warped Elements, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Severe, Area Affected : 40%							
		Location : Offices, Bathrooms, Corridors							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	Now	\$80,100	2062	**			
		Impact Damage, Extent : Severe, Area Affected : 25%							
		Location : East Side Of Building At Parking Lot							

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

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								
Retaining Walls								
Concrete Masonry Unit	100%			2046		* *		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$331,400	2049		* *		
			Cracking/Crumbling, Extent : Severe, Area Affected : 30%					
			Location : 9th Avenue, West 215th And West 216th Street					
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$5,700	2041		* *		
			Cracking/Crumbling, Extent : Severe, Area Affected : 15%					
			Location : East Side Of Building					
			Tripping Hazard, Extent : Severe, Area Affected : 15%					
			Location : East Side Of Building					
Parking/Driveway								
Asphalt	100%	Now	\$21,400	2032	\$427,700			
			Potholes, Extent : Severe, Area Affected : 15%					
			Location : Driveway Apron At Entrance To Lot. East Side					

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%			2036	\$7,500	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.								
Transformers								
Dry Type	100%			2041	* *	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Garage								
Explanation : 150 Kilovolt Amperes, 480 Volts Primary , 277 / 120 Volts Secondary								
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			
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	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices								
	Explanation : T-8 Lamps								
	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	* *			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Outside								
	Explanation : Not Functional								
	HID	10%			2031	\$41,700	10		
	No Component	85%							
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2031	\$230,300	1-3	\$56,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways								
	Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors.								

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%			2036	\$183,600	5	\$24,800	

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

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									
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$510,300	2056	* *	1	\$35,600	
	Corroded, Extent : Moderate, Area Affected : 50%								
	Location : Both Boilers								
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$17,500	2044	* *	4	\$3,900	
	Corroded, Extent : Moderate, Area Affected : 40%								
	Location : Circulating Pumps And Pipings, Boiler Room								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 10%								
	Location : Boiler Room And Throughout								
	Leak Evident, Extent : Severe, Area Affected : 5%								
	Location : Circulation Pump, Ceiling Of Boiler Room								
Terminal Devices									
	Air Handler	20%	Now	\$180,700	2046	* *	1	\$8,900	
	Abandoned in Place, Extent : Severe, Area Affected : 20%								
	Location : 1 Unit In Boiler Room, 2 Units In Penthouse, 2 Units On Roof.								
	Not in Service, Extent : Severe, Area Affected : 20%								
	Location : For Locker Room, Toilet Room, Penthouse								
	Convector/Radiator	10%			2034	\$65,400	1	\$2,600	
	Unit Heater - Hot Water	35%	Now	\$8,300	2036	\$166,100			
	Not in Service, Extent : Moderate, Area Affected : 50%								
	Location : Garage Area								
	Unit Heater - Hot Water	35%			2044	* *			
Controls									
	Pneumatic	100%			2030	\$1,725,200			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	50%	Now	\$10,100	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Oil Separator And Water Backup From Sewage At Boiler Room And Garage							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 120 Gallon Unit							
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Gas Refill Stations							
		Explanation : 4 Sets On Gasoline Refill Stations, Covering 120 Square Feet.							

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$471,700	LIFE	**	5	\$27,500	
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : Main Truck Entrances								
Weepholes Not Function, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : N/A, Area Affected : 20%								
Location : Riverside Facade								
Explanation : Graffiti								
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	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Various Doors								
Unit Inoperable, Extent : Moderate, Area Affected : 5%								
Location : Various Doors								
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	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : At Walking Bridges Over Roof And Gantries								
Roof								
Built-Up (BUR)	95%	Now	\$152,900	2034	\$3,058,800			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Garage Floor And Lockers								
Skylight, Plastic	5%			2039	**	1		
Soffits								
Metal Panel	100%			2054	**	5-10	\$87,300	

Interior

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

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	75%	Now	\$965,000	LIFE	**	5	\$248,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Garage Floor								
Drains Clogged, Extent : Moderate, Area Affected : 50%								
Location : Garage Floor At East Side Overhead Door Entrance								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Garage Floor								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Garage Floor								
Explanation : Exposed Reinforcement								
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	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Garage Columns								
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	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : 2nd Floor Bathrooms And Locker Rooms								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Throughout								
Exposed Struc: Steel	5%	Now	\$91,000	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Garage Floor								
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	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Parking Lot And Driveway								
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			
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	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
	Transformers								
	Dry Type	100%			2039	* *	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 112.5 And 45 Kilovolt Amperes							
	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	\$91,500	10	\$13,200	
	Exit, Service	50%			2034	\$18,500	1		
	Exterior Lighting								
	LED	30%			2042	* *			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%	Now	\$204,600	2044	* *	1	\$36,600	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Outside Perimeter							
	Fire/Smoke Detection								
	Generic, Analog	100%			2034	\$281,200	1-3	\$67,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways							
		Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

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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
Heating									
	Energy Source								
	Natural Gas	100%			2044	**	1		
	Conversion Equipment								
	Furnace	30%			2042	**	1	\$16,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Ceiling							
		Explanation : 5 Units							
	Furnace	30%	Now	\$5,100	2034	\$101,700	1	\$14,600	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : 3 Units, Garage Ceiling							
	Furnace	20%			2034	\$67,800	1	\$10,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor And 2nd Floor Mechanical Rooms							
		Explanation : 4 Package Units							
	Radiant Heater	20%			2034	\$567,400	2	\$10,100	
Controls									
	Electrical	100%	0-2	\$12,100	2027	\$606,000			
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Office Areas							
		Explanation : Defective Thermostats							
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Split Unit	15%	0-2	\$38,800	2044	**			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Inefficient Old Units							
	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	
		Controller Not Working, Extent : Moderate, Area Affected : 30%							
		Location : 2nd Floor Mechanical Room							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : The Unit In 1st Floor Mechanical Room							
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser	15%			2029	\$14,200	2	\$11,400	
	Unit								
	No Component	85%							
Ventilation									

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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
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		
		Corroded, Extent : Moderate, Area Affected : 5% Location : The Water Main Valve							
	Brass/Copper	95%			2044	**	1		
Water Heater With Tanks									
	Gas Fired	60%			2029	\$10,200	2		
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Pump Room Explanation : One 75 Gallon Unit							
	Gas Fired	40%			2029	\$6,800	2		
		Other Observation, Extent : Light, Area Affected : 40% Location : Leased Space Explanation : Access From Outside							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	No Component	40%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Leased Space Explanation : Access From Outside							
	Generic	60%			2039	**	1	\$4,000	
Fixtures									
	Generic	100%							
Hot Water Storage Tank									
	Generic	100%			2042	**	1	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Pump Room Explanation : One 200 Gallon Tank							
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fueling Station									
Explanation : Covers 20 Square Feet									

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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		
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	
Unit Inoperable, Extent : Moderate, Area Affected : 10%									
Location : 12th Avenue Door									
	Granite Panels	4%			LIFE	**	5	\$15,600	
	Pre-Cast Concrete	64%	4+	\$483,800	LIFE	**	5	\$1,083,700	
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 5%									
Location : Front Facade									
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : All Facades									
	Weathering Steel	1%			LIFE	**	1		
Windows									
	Aluminum	90%	Now	\$25,700	2047	**	5	\$5,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : 4th Floor Garage									
Hardware Missing, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Louvers	10%			2040	**	10	\$7,500	
Parapets									
	Concrete Masonry Unit	80%	4+	\$25,100	LIFE	**	5	\$22,800	
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Main Roof Southeast Corner									
Explanation : Missing Flashings									
	Metal Rail	8%			2044	**	5-10	\$36,600	
	Pre-Cast Concrete	12%			LIFE	**	5	\$19,100	
Roof									
	Metal Panel	3%			2044	**	10	\$16,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Main Roof									
Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts									
	Modified Bitumen	80%	Now	\$129,700	2036	\$2,594,100			
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Main Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Section A And B									
	Plaza Roof: Stone Panels	15%	4+	\$22,900	2051	**			
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : 4th Floor Terrace Roof									
Explanation : Broken Stone Panel									
	Skylight, Plastic	2%	Now	\$65,300	2044	**	1		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Elevator Lobby 4th Floor Area A									

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

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									
	Soffits								
	Exposed Struc: Steel	25%			LIFE	**	5	\$78,500	
	Metal Panel	75%	4+	\$39,800	2051	**	5	\$141,300	
	Deformed/Dented, Extent : Moderate, Area Affected : 2%								
	Location : Underpass At 56th Street								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 56th Street Underpass								
	Explanation : Metal Grating Soffit								
Interior									
	Floors								
	Cast in Place Concrete	82%	0-2	\$876,300	LIFE	**	5	\$1,126,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Throughout								
	Ponding, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Room B102								
	Ceramic Tile	8%	4+	\$56,700	2040	**	5	\$25,100	
	Worn/Erode, Extent : Light, Area Affected : 15%								
	Location : Public Corridors								
	Sheet Vinyl/Rubber	5%	Now	\$41,100	2036	\$2,055,000	5	\$23,600	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%								
	Location : 3rd Floor Office								
	Traffic Topping	5%	2-4	\$30,000	2036	\$1,498,800	5	\$19,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Internal Ramps								
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : 1st Floor Garage Column								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement Wall At 56th Street								
	Ceramic Tile	3%			2040	**	5	\$19,600	
	Concrete Masonry Unit	24%	4+	\$294,600	LIFE	**	5	\$62,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 4%								
	Location : 4th Floor Office, 3rd Floor Garage West Side								
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 15%								
	Location : Garage - All Levels								
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	13%	Now	\$26,800	2044	* *	5	\$40,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Gymnasium, And Locker Room								
Misaligned/Bulging, Extent : Light, Area Affected : 2%								
Location : Locker Room On 3rd Floor								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Offices, Locker Rooms And Throughout								
Exposed Struc: Steel	85%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	\$15,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$18,600	2051	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : West 55th Street At Salt Shed Gate								
Impact Damage, Extent : Severe, Area Affected : 20%								
Location : West 55th Street At Salt Shed Gate								
Free Standing Walls								
Cast in Place Concrete	100%			2066	* *			
Other Observation, Extent : Light, Area Affected : 80%								
Location : Salt Shed								
Explanation : Also Free Standing Steel Columns								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	\$21,200	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : 12th Avenue At Broom Garage								
Other Observation, Extent : Moderate, Area Affected : 15%								
Location : West 55th Street								
Explanation : Salt Pile Is Eroding Sidewalk								
Pavers/Stone	10%			2040	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$16,800	2044	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : At Broom Garage								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : At Salt Pile Entrance								
Explanation : Salt Pile Eroding Driveway								

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			
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room I-116 And I-123 Intermediate Stairs Ground And First Floor							
		Explanation : Multiple Services Eight 4,000 Ampere, Two 3,000 Ampere, Two 2,000 Ampere And Three 1,200 Ampere Main Disconnect Switches							
	Transformers								
	Dry Type	100%			2044	* *	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Broome Garage, 2nd, 3rd And 4th Floor Mechanical And Electrical Room							
		Explanation : Seven 118 Kilovolt-ampere, With A High Voltage Of 200/230 And A Low Voltage Of 460 Y/ 200 Each.							
	Switchgear / Switchboard								
	Fused Disc Sw	70%			2051	* *	5	\$1,300	
	Molded Case Bkrs	30%			2051	* *	5	\$3,300	
	Raceway								
	Conduit	100%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2047	* *	5	\$500	
	Molded Case Bkrs	95%			2047	* *	5	\$10,500	
	Wiring								
	Thermoplastic	100%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2051	* *	5	\$300	
	Motor Control Center	88%			2044	* *	5	\$10,100	
	Variable Frequency Drive	2%			2048	* *			
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$6,200	
	Stand-by Power								
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$129,100	
	Lighting								
	Interior Lighting								
	Fluorescent	30%			2036	\$891,900	10	\$115,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Hallway, Staircases, Electrical Closets And Locker Room							
	HID	65%			2036	\$3,230,700	10	\$8,900	
	LED	5%			2039	* *			
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2051	* *	1		
Conversion Equipment									
	Heat Exchanger, Shell & Tube	60%			2040	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units Heat Exchangers Converts Utility Steam To Hot Water Used By Fan Coil Units And Unit Heaters								
	Pres. Reducing Valve/LP Steam	40%			2040	* *	5	\$10,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Provides Direct Steam For Heating Units At Roof								
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		
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	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Roof							
		Explanation : See Cooling Terminal Units.							
	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	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : 2 Unit Heater							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Various Throughout							
		Explanation : 5 Unit Heaters Malfunctioning Due To Mechanical/electrical Defects.							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Absorption	60%			2040	**	1	\$272,500	
	Chiller/Steam/HW								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Building M4 Balcony							
		Explanation : Twelve 5 Ton Absorption Chillers R-ammonia. The Building Management System Malfunctioning And Air Conditioning Units Operate Manually.							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Rooftop Units Serving 4th Floor							
	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	
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Southwest Building, Buildings M4 And M7.							
		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							
	Roof	70%			2036	\$570,100	2	\$9,000	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2051	**	1		
	Galvanized Steel	40%			2044	**	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$405,900	2051	**	4	\$41,500	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : 1 Unit With Leaking Coil. Basement								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units Each With 600 Gallon Storage Tank.								
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,057,400	LIFE	**	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 20%								
	Location : Clogged Floor Drain. Ponding On Second Floor Of Building M4 Due To Lack Of Drain Line/ Clogged Drain.								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Basement								
	Explanation : Oil-water Separator And Sand Filter Require Maintenance.								
	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								
	Gearred Traction	60%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 3 Units From Basement To 4th Floor								
	Explanation : 3 Units								
	Hydraulic	40%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Ground To 3rd Floor								
	Explanation : 2 Units								
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump								
	Generic	100%			2040	* *	1	\$78,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Pump Sets							
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
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Crazing, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Masonry: Brick	80%	Now	\$1,578,800	LIFE	* *	5	\$95,900	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Diagonal Cracks, Extent : Severe, Area Affected : 20%								
	Location : Corners								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Various Facades								
	Masonry: Granite	5%	Now	\$94,400	LIFE	* *	5	\$4,500	
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
	Location : Building Base								
	Metal Sect. OHD	10%	Now	\$261,000	2049	* *	5	\$18,700	
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Explanation : Broken, Missing Elements								
Windows									
	Aluminum	20%			2052	* *	5	\$7,900	
	Steel	80%	Now	\$1,417,600	2061	* *	5	\$196,500	1
	Bent/Warped Elements, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 70%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%								
	Location : Throughout								

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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
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Coping					
				Crazing, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%					
				Location : Coping					
	Masonry: Brick	90%	Now	\$307,400	LIFE	* *	5	\$12,100	1
				Cracking/Crumbling, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
				Diagonal Cracks, Extent : Severe, Area Affected : 25%					
				Location : Corners					
				Vertical Cracks, Extent : Severe, Area Affected : 25%					
				Location : Throughout					
Roof									
	Built-Up (BUR)	25%			2041	* *	10	\$27,500	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : All Roof					
				Explanation : Inaccessible At Time Of Survey, Previous Report Maintained.					
	Built-Up (BUR)	70%	Now	\$899,100	2046	* *			1
				Blisters, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : Garage Area					
				Worn/Erode, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
	Skylight, Metal/Glass	5%	Now	\$927,800	2066	* *			1
				Broken/Missing Elements, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					
				Corrosion/Rusting, Extent : Severe, Area Affected : 50%					
				Location : Main Roof					

Interior

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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
Interior									
Floors									
	Cast in Place Concrete	48%	Now	\$189,600	LIFE	* *	5	\$97,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
	Location : Throughout Garage Area								
	Worn/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ceramic Tile	2%			2039	* *	5	\$1,900	
	Ceramic Tile	3%			2049	* *	5	\$2,800	
	Recent Installation, Extent : N/A, Area Affected : 3%								
	Location : 2nd Floor Men And Women Locker Rooms								
	Steel Plate	2%	Now	\$152,300	LIFE	* *	1		
	Corrosion/Rusting, Extent : Severe, Area Affected : 50%								
	Location : Stairs								
	Uneven Surface, Extent : Severe, Area Affected : 25%								
	Location : Stairs								
	Vinyl Tile	10%			2036	\$256,600	3	\$4,600	
	Not Accessible	35%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location :								
	Explanation : Incinerator Area Inaccessible. Hazardous Air Quality								
Interior Walls									
	Ceramic Tile	5%			2049	* *	5	\$4,400	
	Recent Replace Evident, Extent : N/A, Area Affected : 5%								
	Location : 2nd Floor Men And Women Bathroom								
	Concrete Masonry Unit	10%	Now	\$16,400	LIFE	* *	5	\$3,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Office								
	Masonry: Brick	30%	Now	\$249,500	LIFE	* *			
	Staining/Discoloring, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Multiple Locations								
	SGFT/Glazed Masonry	20%	Now	\$78,500	LIFE	* *			
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Near Restroom Entrance								
	Not Accessible	35%							

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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	
Interior									
Ceilings									
Exposed Struc: Concrete	35%	Now	\$243,500	LIFE	* *	5	\$5,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Garage Area								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Garage Area								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Garage Area								
Exposed Struc: Steel	20%	Now	\$446,400	LIFE	* *				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Garage Area								
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Garage Area								
Plaster	10%	Now	\$28,200	LIFE	* *	5	\$5,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Office								
Not Accessible	35%								
Site Enclosure									
Fence/Gates									
Chain Link	100%			2046	* *				
Free Standing Walls									
Masonry: Brick	100%	Now	\$66,400	2046	* *				
	Loose Units, Extent : Moderate, Area Affected : 25%								
	Location : Archways At West 215th Street								
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$147,700	2041	* *				
	Cracking/Crumbling, Extent : Severe, Area Affected : 35%								
	Location : Perimeter Sidewalks Throughout								
	Tripping Hazard, Extent : Severe, Area Affected : 25%								
	Location : Perimeter Sidewalks Throughout								
Parking/Driveway									
Asphalt	70%			2039	* *				
Cast in Place Concrete	30%	Now	\$10,800	2041	* *				
	Sinking/Subsiding, Extent : Moderate, Area Affected : 25%								
	Location : West 215th Street Side								

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
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

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%			2036	\$227,600	5	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.									
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		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Offices, 2nd Floor									
Explanation : T-12 Lamps									
	Fluorescent	10%			2036	\$80,000	10	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : New Locker Room									
Explanation : T-8 Lamps									
	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		
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		
	Conversion Equipment								
	Steam Boiler	100%	Now	\$24,800	2041	* *	1	\$50,700	
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : Rear Side Bottom								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
Distribution									
	Steam Piping/Pump	100%	Now	\$45,500	2036	\$455,100			
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
	Location : Garage								
	Other Observation, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor Central Garage								
	Explanation : Low Steam Pressure To The New Section At The Central Garage.								
Terminal Devices									
	Convactor/Radiator	20%			2034	\$92,900	1	\$3,700	
	Unit Heater - Steam	10%	Now	\$1,600	2031	\$32,300	4	\$500	
	Not in Service, Extent : Severe, Area Affected : 10%								
	Location : 2nd Floor Locker Room								
	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		
	Corroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)
Asset # : 13643

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$34,200	2		
			Other Observation, Extent : N/A, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 2 Units. One 100 Gallon, One 75 Gallon.						
	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	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Exposed Struc: Steel	5%			LIFE	* *	5	\$47,500	
	Other Observation, Extent : N/A, Area Affected : 5%								
	Location : Rooftop Ramp								
	Explanation : Location Noted								
	Masonry: Brick Cavity	55%	Now	\$145,700	LIFE	* *	5	\$83,600	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : West Street Facade								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : West Street Facade								
	Metal Panel	10%			2056	* *	5-10	\$104,600	
	Metal Sect. OHD	10%	Now	\$552,000	2056	* *	5	\$23,800	
	Bent/Warped Elements, Extent : Moderate, Area Affected : 15%								
	Location : 12th Avenue Facade								
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
	Location : Doors On East And West Facades								
	Deformed/Dented, Extent : Severe, Area Affected : 25%								
	Location : Base Of Doors On East And West Facades								
	Window Wall	20%			2056	* *	5	\$114,100	
Windows									
	Aluminum	40%	Now	\$6,500	2044	* *	5	\$3,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Offices And Meeting Areas Overlooking West Street								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%								
	Location : 2nd Floor Small Gymnasium								
	Metal Louvers	60%			2039	* *	10	\$63,800	
Parapets									
	Masonry: Brick Cavity	95%	2-4	\$30,800	LIFE	* *	5	\$15,300	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Metal Panel	5%	Now	\$6,600	2056	* *	5	\$1,600	
	Seams Open/Split, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Roof									
	Built-Up (BUR)	55%			2044	* *	10	\$66,600	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Metal Panel	35%			2053	* *	10	\$77,700	
	Recent Installation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Metal Roof								
	Explanation : Covered With White Modified Bitumen Layers								
	Paver: Asphalt	10%			2049	* *	10	\$18,200	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Roof								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Alum/Vinyl Siding	100%			2056	**	10	\$3,500	
Interior									
	Floors								
	Asphalt Poured	20%	Now	\$40,000	2041	**	5	\$13,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Parking Area On Third Floor								
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Parking Area On Third Floor								
	Cast in Place Concrete	50%	Now	\$574,000	LIFE	**	5	\$295,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : At Trench Drains Of First Floor Garage								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons								
	Ceramic Tile	18%			2039	**	5	\$48,600	
	Mosaic Tile	2%	2-4	\$10,100	2041	**	5	\$6,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 2%								
	Location : 2nd Floor Bathrooms								
	Vinyl Tile	10%	4+	\$14,900	2041	**	3	\$10,100	
	Uneven Substrate, Extent : Severe, Area Affected : 2%								
	Location : 1st Floor Conference Room								
Interior Walls									
	Ceramic Tile	6%	4+	\$12,700	2045	**	5	\$5,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Mens Toilet On 2nd Floor								
	Concrete Masonry Unit	70%	Now	\$252,200	LIFE	**	5	\$53,700	
	Horizontal Cracks, Extent : Light, Area Affected : 20%								
	Location : Various Locations Throughout 1st And 2nd Floor Garages								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
	Location : Interior Expansion Joints								
	Vertical Cracks, Extent : Light, Area Affected : 20%								
	Location : Various Locations Throughout 1st And 2nd Floor Garages								
	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	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 1%								
	Location : Ramp 3rd Floor								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Ramp								
	Explanation : Component Is Actually Rapid Rollup Door								

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In 20% 4+ \$44,900 2041 * * 5 \$27,000

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Throughout 1st And 3rd Floor Offices

Exposed Struc: Steel 80% Now \$5,190,300 LIFE * *

Corrosion/Rusting, Extent : Severe, Area Affected : 5%

Location : Structural Beams

Water Penetration, Extent : Moderate, Area Affected : 40%

Location : Parking Area Over Third Floor, Repair Shops

Worn/Erode, Extent : Severe, Area Affected : 35%

Location : Fireproofing Delaminating Off Of Structural Beams

Site Pavements

Public Sidewalk

Cast in Place Concrete 95% Now \$15,900 2049 * *

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

Location : West 26th Street

Pavers/Stone 5% Now \$900 2039 * *

Misaligned/Bulging, Extent : Moderate, Area Affected : 15%

Location : West Street Walkways

On-Site Walkways

Cast in Place Concrete 100% 4+ \$2,900 2049 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Stair Joints On West 26th Street

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 * * 5 \$900

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

Location : Electrical Room On 1m

Explanation : Three Main Service Disconnect Switches Rated At One 4,000 Amperes And Two 2,500 Amperes

Transformers

Dry Type 100% 2041 * * 5 \$800

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

Location : Electrical And Mechanical Room

Explanation : Various Capacities

Switchgear / Switchboard

Fused Disc Sw 100% 2046 * * 5 \$900

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

Location : Electrical Room On 1m

Explanation : 12 Sections

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP
Asset # : 4517

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	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	**			
	Other Observation, Extent : Light, Area Affected : 5% Location : 2m Mechanical Room Explanation : Device Only Operates In Bypass Mode								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$6,000	
	Other Observation, Extent : N/A, Area Affected : 100% Location : 1st Floor Water Main Room Explanation : Location Noted								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2041	**	1	\$63,100	
Lighting									
	Interior Lighting								
	LED	100%			2046	**			
	Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	25%			2046	**	10	\$12,400	
	Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout The Building								
	Emergency, Battery	25%			2036	\$86,100	10	\$12,400	
	Exit/Emergency Light Combo	1%			2036	\$1,700			
	Exit, Service	49%			2036	\$43,400	1		
Exterior Lighting									
	LED	20%			2046	**			
	Recent Installation, Extent : N/A, Area Affected : 100% Location : Throughout The Building								
	No Component	80%							
Alarm									

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

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

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	

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		
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

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

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

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

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

*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 : 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		
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		
Other Observation, Extent : Light, Area Affected : 2%								
Location : Operating Office								
Explanation : Water Infiltration								
Metal Sect. OHD	5%			2040	**	5	\$19,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Rolling Canvas Doors								
Window Wall	10%			2055	**	5	\$46,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Polycarbonate And Steel Components								
Windows								
Aluminum	60%			2051	**	5	\$19,100	
Metal Louvers	40%			2044	**	10	\$79,500	
Roof								
Metal Panel	100%			2048	**	10	\$256,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : No Access.								
Metal Standing Seam Roof.								
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	
Drains Clogged, Extent : Severe, Area Affected : 60%								
Location : Loading Floor And Lower Lidding Area								
Cast in Place Concrete	37%	Now	\$124,600	LIFE	**	5	\$133,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Mezzanine And Pier Levels								
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Pier Floor, Mezzanine Level, Offices, Lunch Room And Mechanical Spaces								
Explanation : Epoxy Coated								
Ceramic Tile	8%			2044	**	5	\$13,200	
Steel Grating	5%			2055	**	1		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Lidding Room And Mezzanine Above Lidding Area								
Explanation : Metal Catwalk								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	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	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Loading Floor									
Explanation : Panels Loose									
Ceilings									
	Exposed Struc: Concrete	20%			LIFE	**	5	\$5,100	
	Exposed Struc: Steel	65%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mezzanine, Loading And Pier Level									
Explanation : Corrugated Metal Deck And Structural Steel									
	Gypsum Board	5%			LIFE	**	5	\$10,200	
	Metal Panel	10%	Now	\$26,900	LIFE	**	5	\$20,300	
Bent/Warped Elements, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Corrosion/Rusting, Extent : Severe, Area Affected : 5%									
Location : Mens Toilet 302 And Loading Level Office									
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
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	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Building Perimeter And Driveway									
Explanation : Pier Level At Building									
	Pavers/Stone	5%			2044	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2048	**			
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Driveway From 31st Avenue									
Explanation : Driveway To Building									

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
NORTH SHORE MARINE TRANSFER STA
Asset # : 14999

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									
	Air Circuit Breaker	100%			2055	**	5	\$600	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 3,200 Amperes Each.									
Transformers									
	Dry Type	100%			2048	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical And HVAC Rooms									
Explanation : Three 75 Kilovolt-amperes, Four 45 Kilovolt-amperes, One 37.5 Kilovolt-amperes, One 30 Kilovolt-amperes, 480/208/120 Volts.									
Switchgear / Switchboard									
	Air Circuit Breaker	100%			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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Fire Pump Room									
Explanation : Electrically Grounded Through The Main Water Pipe.									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2048	**	1	\$33,900	
Generators									
	Diesel	100%			2044	**	1	\$42,700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Left Side Of The Building									
Explanation : Emergency Generator Rated At 375 Kilowatts.									
Batteries									
	Lead/Acid	100%			2030	\$2,500	5	\$4,100	
Fuel Storage									
	Day Tank	100%			2051	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outside Under Generator									
Explanation : 1,350 Gallons Rated Capacity									
Lighting									

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

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	10%			2040	* *	10	\$10,100	
	HID	60%			2040	* *	10	\$2,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garbage Dumping Areas								
	Explanation : High Intensity Discharge Lights.								
	LED	30%			2040	* *			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Offices, Locker Rooms, Electrical And Mechanical Rooms								
	Explanation : LED Lights								
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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways, Garbage Dumping Areas And Driveways								
	Explanation : Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2040	* *	1-3	\$67,900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells, Smoke Detectors								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	5%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	15%			2040	* *	1	\$8,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Pier Level Fan Room							
		Explanation : 4 Units In Fan Room For Staff Resting Area, 1 Unit For Control Office							
	Radiant Heater	5%			2040	* *	2	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Loading Floor Mechanical Shop							
		Explanation : 6 Electrical Radiant Heaters							
	Radiant Heater	5%			2040	* *	2	\$2,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Lidding Area							
		Explanation : 6 Gas Fire Units							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : R-410a Refrigerant							
	Exterior Pkg Unit - Cooling	5%			2040	* *	2	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : R-410a Refrigerant							
	Split Unit	5%			2040	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof Of The Main Office							
		Explanation : 2 Units, R-410a Refrigerant							
	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%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room And Odor Control Room									
Explanation : One 52 Gallon Unit And One 66 Gallon Unit									
Sanitary Piping									
	Cast Iron	100%	0-2	\$27,800	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 15%									
Location : Loading Area And Lower Level Of Pier Area.									
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room									
Explanation : 500 Gallons									
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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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	80%	Now	\$261,900	LIFE	* *	5	\$10,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : 58th Road And 47th Street								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Expansion Joint Failure, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Metal Coiling Doors	15%	Now	\$326,100	2053	* *	5	\$4,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 70%								
	Location : All Facades								
	Deformed/Dented, Extent : Moderate, Area Affected : 30%								
	Location : All Facades								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Window Wall	5%	Now	\$1,500	2043	* *	5	\$1,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
	Location : East Facade								
Windows									
	Aluminum	100%	Now	\$3,700	2041	* *	5	\$2,000	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%								
	Location : Garage								
Parapets									
	Concrete Masonry Unit	90%	Now	\$971,000	LIFE	* *	5	\$17,700	1
	Expansion Joint Failure, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Pre-Cast Concrete	10%	Now	\$141,500	LIFE	* *	5	\$10,900	1
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%								
	Location : Coping								
	Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Coping								
Roof									
	Built-Up (BUR)	95%	Now	\$2,209,300	2043	* *			
	Ponding, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Bulkheads, Locker Rooms, Second Floor								
	Sloped Glazing	5%			LIFE	* *	5	\$132,800	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Drains Inad/Misposn, Extent : Severe, Area Affected : 50%								
Location : Wash Bay								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Wash Bay								
Explanation : Clogging								
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	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Freestanding Wall In Wash Bay Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Garage Near Parking Area, Freestanding Wall In Wash Bay Area								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Boiler Room								
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		
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	\$291,200	2053	* *	5	\$8,800	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Office Area, Second Floor Corridor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Office Area Locker Rooms							
		Water Penetration, Extent : Severe, Area Affected : 40%							
		Location : Locker Rooms, Second Floor, Lunch Room, And Rooms G26 C, G27 D, G40 A							
	Exposed Struc: Steel	83%	2-4	\$465,800	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Garage							
	Gypsum Board	2%	Now	\$4,100	LIFE	* *	5	\$2,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bulkheads							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkheads And Locker Rooms							
Site Enclosure									
Fence/Gates									
	Chain Link	100%	4+	\$6,700	2043	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Retaining Walls									
	Concrete Masonry Unit	100%	Now	\$197,300	2043	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : South Facade Planter Beds							
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : South Facade Planter Beds							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$21,000	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%	Now	\$22,000	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : South Facade Entry Stairs							
Parking/Driveway									
	Asphalt	50%	0-2	\$66,400	2036	\$664,300			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	50%	Now	\$181,700	2038	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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

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%			2033	\$7,500	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.							
	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			
		Malfunctioning, Extent : Light, Area Affected : 2%							
		Location : Throughout The Building							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	50%	Now	\$28,000	2033	\$279,800			
		Malfunctioning, Extent : Light, Area Affected : 2%							
		Location : Main Garage							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Main Garage							
	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	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : CCTV Surveillance System Not Operational							
	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		
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	60%			2038	* *	1	\$23,400		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Roof								
	Explanation : 18 Gas Fired Units								
Furnace	20%			2038	* *	1	\$7,800		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage								
	Explanation : 12 Space Heaters Are Not Currently Being Used, Heating Is By Rooftop Units								
Hot Water Boiler	20%			2038	* *	1	\$7,800		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Boiler Room								
	Explanation : 2 Dual Fuel Hot Water Boilers								
Distribution									
Hot Wtr Piping/Pump	20%			2041	* *	4	\$800		
No Component	80%								
Terminal Devices									
Convactor/Radiator	10%	Now	\$3,200	2038	* *	1	\$2,300		
	Damaged, Extent : Moderate, Area Affected : 5%								
	Location : Facility Office								
Unit Heater - Hot Water	10%			2038	* *				
No Component	80%								
Controls									
Digital	100%	Now	\$113,400	2028	\$2,268,900				
	Software Issue Suspected, Extent : Severe, Area Affected : 100%								
	Location : System Doesn't Modulate Causing The Units To Go Off On Alarm Often								
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Facility Office								
	Explanation : System Also Controls Queens West 5A Broom Garage								
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2027	\$62,500	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit In Garage Other Observation, Extent : N/A, Area Affected : 100% Location : Garage Explanation : Used As Back Up Unit							
	Ext Pkg Unit - Heating/Cooling	5%	Now	\$66,400	2043	* *	2	\$200	
		Broken, Extent : Severe, Area Affected : 100% Location : Roof Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Roof R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit on Roof							
	Ext Pkg Unit - Heating/Cooling	90%			2038	* *	2	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 18 Units, R-410a Refrigerant							
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		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Room Explanation : 195 Gallon Unit. Quantity 2							
	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		
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	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%								
	Location : West Facade Over Garage Entrance								
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : South Facade								
	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	
	Glazing Clouded, Extent : Moderate, Area Affected : 15%								
	Location : West Facade								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
Windows									
	Aluminum	95%			2042	**	5	\$6,100	
	Metal Louvers	5%			2043	**	10	\$2,000	
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5	\$5,600	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%								
	Location : Parapet Wall								
	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
	Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Garage Parapet Wall And Upper And Lower Garage Roof								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Intersection Of Garage 2 Roof And Upper Garage								
	Worn/Erode, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Skylight, Plastic	5%	Now	\$138,300	2047	**	1		1
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : Roof Over Garage								

Interior

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

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%	Now	\$165,900	LIFE	* *	5	\$213,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Second Floor And Ramps								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Garage Area								
	Other Observation, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Explanation : Ground Water								
Ceramic Tile	5%			2037	* *	5	\$7,500		
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : First Floor Corridor								
Quarry Tile	20%	Now	\$220,700	2039	* *	5	\$22,500		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : 1st Floor								
Sheet Vinyl/Rubber	3%			2034	\$294,400	5	\$6,800		
Terrazzo	5%	4+	\$14,000	LIFE	* *	5	\$5,900		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Entry Stair Treads								
Vinyl Tile	2%			2034	\$82,900	3	\$1,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Lunch Room, 2nd Floor Lounge, And 1st Floor Office Space								
Interior Walls									
Cast in Place Concrete	5%	Now	\$79,800	LIFE	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
Cast in Place Concrete	10%			LIFE	* *				
Ceramic Tile	10%			2043	* *	5	\$21,000		
Concrete Masonry Unit	20%	Now	\$78,900	LIFE	* *	5	\$16,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : At Second Floor Ramp Pilaster Bases								
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		
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	\$14,300	2051	**	5	\$7,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Locker Rooms, Lunch Room, Corridors							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Locker Rooms, Lunch Room, Exercise Room, 2nd Floor Lounge							
Exposed Struc: Steel	79%			LIFE	**			
Exposed Struc: Steel	1%	Now	\$9,000	LIFE	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Telephone Room, Boiler Room, Queens 13 Garage Floor							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Queens 13 Garage Floor, Boiler Room							
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	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Walls Adjacent To Ramp Entrances							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2039	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$9,300	2039	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Parking Area							
Parking/Driveway								
Asphalt	70%	0-2	\$114,900	2043	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout Parking Area							
Cast in Place Concrete	30%	Now	\$134,700	2047	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Sinking/Subsiding, Extent : Severe, Area Affected : 5%							
	Location : Driveway To Parking Garage							

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
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	10%	2-4	\$800	2064	* *	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Switch Gear Basement							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Electrical Room							
		Explanation : Two 2,000 Ampere Main Disconnect Switches							
	Fused Disc Sw	90%			2034	\$6,800	5	\$400	
Switchgear / Switchboard									
	Fused Disc Sw	10%	2-4	\$9,800	2064	* *	5		
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Switchgear Board Electrical Room In Basement							
	Fused Disc Sw	90%			2034	\$87,800	5	\$400	
Raceway									
	Conduit	95%			2034	\$16,800	1		
	Conduit	5%	2-4	\$900	2064	* *	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Garage And Electrical Room Basement At Northwall Garage							
Panelboards									
	Fused Disc Sw	5%			2033	\$3,000	5	\$100	
	Molded Case Bkrs	10%	2-4	\$6,000	2059	* *	5	\$100	
		Enclosure Corroded, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Garage, Basement Garage And Electrical Room							
	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	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main In Basement							
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		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Lighting									
	Interior Lighting								
	Fluorescent	78%			2029	\$553,800	10	\$71,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : The Lighting System Is Composed Of T-8 Lamp Type, Fixtures In Satisfactory Condition.							
	Fluorescent	10%			2034	\$71,000	10	\$9,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanic Shop On 1st Floor							
		Explanation : T-5 Lamps							
	Fluorescent	2%			2029	\$14,200	10	\$1,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : 1st And 2nd Floor Lobby By The Stairs							
	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	* *			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Employee Parking Lot Under The Bridge							
		Explanation : 5 Missing Light Poles And Fixtures							
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2029	\$18,800	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside In Front Of The Building							
		Explanation : CCTV Surveillance Camera							
Fire/Smoke Detection									
	Generic, Digital	100%			2029	\$258,500	1-3	\$61,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Bell, Horn, Smoke Detectors, Pull Boxes, And Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	80%	0-2	\$24,900	2029	\$249,400	1	\$35,700	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Roof. Heating Ventilation Unit 1, Heating Ventilation Unit 2 Does Not Work							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 8 Rooftop Units Are Out Of Service Frequently And Not Energy Efficient							
	Hot Water Boiler	20%			2051	* *	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Boiler Room							
		Explanation : 1 Gasoline Fired Hot Water Boiler							
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	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Entry							
	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	
		Malfunctioning, Extent : Moderate, Area Affected : 20%							
		Location : Rooftop Unit 2 Has No Heating							
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : 3 Package Units On The Roof							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%	0-2	\$176,100	LIFE	* *	2-5	\$11,200	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Faulty Air Intake, Extent : Moderate, Area Affected : 100%							
		Location : At Fresh Air Intake Points							
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$44,700	

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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 11 GARAGE
Asset # : 4135

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
Ventilation									
	Exhaust Fans								
	Roof	70%			2034	\$136,100	2	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Larger Size Roof Fans							
	Roof	30%			2029	\$58,300	2	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Smaller Size Roof Fans							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater With Tanks								
	Gas Fired	60%			2033	\$20,500	2		
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Mechanical Room							
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Boiler Room, 1 Of 2 Defective Hot Water Heaters							
	Gas Fired	40%			2032	\$13,700	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$25,300	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 10%							
		Location : Water/sewage Backs Up Into Basement Level. Clogged Shower Drain							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$3,100	2029	\$3,100	4	\$2,100	
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Duplex With One Pump Missing							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : One Temporary Pump Is Being Used							
	Fixtures								
	Generic	100%							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations							
		Explanation : In Need Of Repair							
Fire Suppression									
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$28,100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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	1%			2029	\$600	1-10	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Garage							
		Explanation : On Top Of Gasoline Refill Station							
	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



Note : 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 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								
Alum/Vinyl Siding	5%			2056	**	10	\$2,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : North Facade							
	Explanation : Replaced Windows							
Cast in Place Concrete	5%	Now	\$102,600	LIFE	**	5	\$42,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	20%	Now	\$1,129,100	LIFE	**	5	\$34,300	1
	Diagonal Cracks, Extent : Severe, Area Affected : 20%							
	Location : Bulkheads							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%							
	Location : Bulkheads							
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : East Facade							
Masonry: Brick	50%	Now	\$705,700	LIFE	**	5	\$85,700	
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Overhead Door Openings							
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : At Window Lintels And Doors							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : North Facade							
	Vertical Cracks, Extent : Severe, Area Affected : 15%							
	Location : Corners Of North Facade And Control Tower							
Masonry: Granite	5%	Now	\$135,000	LIFE	**	5	\$6,400	
	Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Front Office Entry							
	Explanation : Material Actually Terrazo Panels							
Metal Coiling Doors	4%	0-2	\$73,200	2041	**	5	\$10,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Coiling Doors	6%			2041	**	5	\$32,100	
Pre-Cast Concrete	5%	Now	\$62,200	LIFE	**	5	\$27,900	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%							
	Location : At Window Sills And Lintels							
	Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
	Location : South East Windows							
	Other Observation, Extent : Severe, Area Affected : 10%							

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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	
		Location : South East Corner							
		Explanation : Vegetation Growth							
Windows									
	Metal Louvers	3%	0-2	\$2,000	2039	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Steel	97%	Now	\$1,056,800	2061	* *	5	\$146,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%							
		Location : Garage, Crane Floor And Tower							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 35%							
		Location : Exterior Window Frames							
Parapets									
	Masonry: Brick	50%	Now	\$148,100	LIFE	* *	5	\$5,900	1
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Corners							
		Horizontal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 20%							
		Location : East Facade At Incinerator And Boiler Room							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : East Facade							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : East Side Parapets							
		Explanation : Netting Installed On Parapets							
	Masonry: Limestone	7%	Now	\$20,300	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%							
		Location : Coping							
	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			
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	* *			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Entrance Under Canopy								
	Worn/Erode, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Modified Bitumen	40%	4+	\$25,600	2044	* *			
	Ponding, Extent : Light, Area Affected : 10%								
	Location : 3rd Floor Roof								
	Skylight, Metal/Glass	15%	Now	\$2,962,700	2066	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Upper Roof								
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%								
	Location : Upper Roof								
Soffits									
	Cast in Place Concrete	100%	Now	\$25,500	LIFE	* *	5	\$21,600	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 15%								
	Location : Front Entry Canopy								
Interior									
Floors									
	Cast in Place Concrete	78%	Now	\$461,300	LIFE	* *	5	\$237,300	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Basement, Garage Area And Boiler Room								
	Ceramic Tile	5%			2045	* *	5	\$7,000	
	Terrazzo	2%			LIFE	* *	5	\$4,300	
	Vinyl Tile	15%	Now	\$172,900	2046	* *	3	\$7,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : Offices								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Offices								
	Worn/Erode, Extent : Moderate, Area Affected : 25%								
	Location : Offices								

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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
Interior									
Interior Walls									
	Cast in Place Concrete	20%	0-2	\$482,800	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Paint Peeling, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
	Concrete Masonry Unit	29%	0-2	\$216,400	LIFE	* *	5	\$18,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Vertical Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Stairwell								
	Gypsum Board	1%	2-4	\$400	LIFE	* *	5	\$1,000	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%								
	Location : 1st Floor Corridor								
	Plaster	10%	Now	\$19,300	LIFE	* *	5	\$4,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	SGFT/Glazed Masonry	40%	Now	\$570,800	LIFE	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Interior Window Sills In Garage Area								
	Cracking/Crumbling, Extent : Light, Area Affected : 30%								
	Location : Throughout								
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Garage Area								
Ceilings									
	AcousTileSusp.Lay-In	15%	Now	\$69,400	2041	* *	5	\$10,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Exposed Struc: Concrete	85%	Now	\$885,600	LIFE	* *	5	\$18,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room and Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Boiler Room								
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2046	* *			
	Other Observation, Extent : Moderate, Area Affected : 40%								
	Location : South Side								
	Explanation : Vegetation Growth								
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		
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	\$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>								

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>								
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>								

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		
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%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2034	\$26,700	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 300 Kilovolt Ampere 480/277volts Primary - 208/120volts Secondary									
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		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	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	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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									
	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			
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Various Locations							
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Rear Of The Garage							
	Terminal Devices								
	Convactor/Radiator	50%	4+	\$38,000	2034	\$379,900	1	\$13,500	
		On Extended Life, Extent : Moderate, Area Affected : 90%							
		Location : Throughout							
	Unit Heater - Steam	35%			2041	* *	4	\$3,000	
	Unit Heater - Steam	15%	Now	\$15,800	2031	\$79,200	4	\$1,300	
		Not in Service, Extent : Severe, Area Affected : 50%							
		Location : Garage							
	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	
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Throughout							
	No Component	80%							
	Exhaust Fans								
	Interior	50%			2031	\$206,000	2	\$1,400	
	Wall Unit	5%	0-2	\$2,000	2046	* *	2	\$100	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 2 Units In Garage, Beyond Useful Life							
	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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Near Kitchen							
		Explanation : One 120 Gallon Unit							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$100	2027	\$2,900	4	\$2,000	
		Controller Not Working, Extent : Severe, Area Affected : 100%							
		Location : Basement							
	Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$3,000	2036	\$30,000	4	\$900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : The Compressor Going Down Frequently							
	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	

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

Maintenance \$ are aggregated over a 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 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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	10%			LIFE	**	5	\$18,100	
	Metal Panel	10%			2055	**	5-10	\$66,500	
	Metal Sect. OHD	15%	4+	\$26,300	2040	**	5	\$22,700	
	Staining/Discoloring, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Pre-Cast Concrete	65%			LIFE	**	5	\$204,300	
	Staining/Discoloring, Extent : Light, Area Affected : 15%								
	Location : All Building Facades								
Windows									
	Aluminum	95%			2051	**	5	\$4,200	
	Metal Louvers	5%	4+	\$1,200	2044	**			
	Other Observation, Extent : Severe, Area Affected : 100%								
	Location : Throughout Exterior								
	Explanation : Dusty And Grimey								
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	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
	Location : Under, In Between Coping Stone, Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Building								
	Explanation : Coping Stone								
	Pre-Cast Concrete	35%			LIFE	**	5	\$48,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exterior Face Of Parapet								
	Explanation : Precast Concrete Panels								
Roof									
	Modified Bitumen	70%	Now	\$115,600	2040	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Main Roof								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 2%								
	Location : Bulkhead								
	Other Observation, Extent : Severe, Area Affected : 2%								
	Location : Asphaltic Joint Curb At Roof								
	Explanation : Holes, Worn Out								
	Single Ply Membrane	15%			2040	**	10	\$22,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Salt Shed								
	Explanation : This Is Fabric Tent Structure								
	Skylight, Plastic	13%	Now	\$216,200	2048	**	1		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Various Locations Throughout Main Roof								
	Sloped Glazing	2%			LIFE	**	5	\$40,300	

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
Asset # : 14558

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									
	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	
		Other Observation, Extent : N/A, Area Affected : 20%							
		Location : Hallways, First Floor							
		Explanation : Dirt And Grime							
	Sheet Vinyl/Rubber	10%			2040	**	5	\$16,200	
	Traffic Topping	60%	Now	\$61,900	2040	**	5	\$40,500	
		Ponding, Extent : Severe, Area Affected : 5%							
		Location : Water Drainage Clogging At North East Corner Of Garage							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage Area							
		Explanation : Generally Good Condition							
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	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Lounge Room On First And Second Floors And Lobby Corridor							
	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	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Mens Locker Room							
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Offices Throughout							
	Exposed Struc: Concrete	5%			LIFE	**	5	\$800	
	Exposed Struc: Steel	70%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout And Garage Area							
		Explanation : Long Span Trusses And Metal Deck, Fire Proofing Materials At Steel Beams.							
	Metal Panel	10%			LIFE	**	5	\$12,500	
Site Enclosure									

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

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

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	5%	Now	\$2,400	2055		* *		
Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Rear, Facing Water								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear, Facing Water								
Explanation : Chain Link Was A Temporary Fence For Missing Iron Picket Fence								
Iron Picket	95%	Now	\$20,000	2070		* *		
Broken/Missing Elements, Extent : Severe, Area Affected : 7%								
Location : Perimeter Facing Water								
Deteriorated Finish, Extent : Moderate, Area Affected : 15%								
Location : Rear Perimeter Fence Behind Salt Shed								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Facing Water								
Free Standing Walls								
Cast in Place Concrete	100%			2070		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Salt Shed								
Explanation : Cast Concrete								
Retaining Walls								
Cast in Place Concrete	100%			2070		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Salt Shed								
Explanation : Exterior Walls								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2048		* *		
Cast in Place Concrete	10%			2048		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : At Front Entrance And Walkways Facing Water								
Explanation : Stamped Concrete For Decorative Pattern								
Parking/Driveway								
Asphalt	100%	2-4	\$137,100	2044		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout, Perimeter Of Building								
Sinking/Subsiding, Extent : Light, Area Affected : 2%								
Location : Parking Area								
Activity Yard								
Cast in Place Concrete	100%			2048		* *		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Rear Of Property								
Explanation : This Is A Fabric Tent Structure As Salt Shed.								

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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
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*Other Observation, Extent : Severe, Area Affected : 100%**Location : Not Functioning**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog	100%		2035	\$186,100	1-3			\$44,500
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns*

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%			2055	* *	1			
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Conversion Equipment

Furnace	45%	2-4	\$20,200	2040	* *	1		\$14,400
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*Not in Service, Extent : Moderate, Area Affected : 60%**Location : Roof. Four Units On The Roof Are Not Working**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 8 Heating And Ventilation Units Covering The Garage Area*

Hot Water Boiler	20%	0-2	\$15,300	2048	* *	1		\$6,400
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*Repairs In Progress, Extent : N/A, Area Affected : 10%**Location : Second Floor. One Boiler Is Not Working**Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 3 Units Covering The Offices Area*

Radiant Heater	35%	0-2	\$65,700	2040	* *	2		\$9,400
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*Not in Service, Extent : Moderate, Area Affected : 50%**Location : Ceiling Of The Garage Areas. Three Units Are Not Working*

Distribution

Hot Wtr Piping/Pump	20%			2051	* *	4		\$1,100
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No Component	80%							
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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
QUEENS DISTRICT 14 GARAGE
Asset # : 14558

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	20%		2040	**	1	\$15,600	
	Chiller/Direct Fire							
		<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	20%		2055	**	4	\$1,100	
	Pipe/Pump							
	No Component	80%						
	Terminal Devices							
	Fan Coil - 4 Pipe	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	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First To Second Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2055		* *	1-5	\$36,400
	Sprinkler								
	Generic	100%			2055		* *	1-2	\$20,200

*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 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		
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	
		Painted Surfaces, Extent : Moderate, Area Affected : 100%							
		Location : Guard And Gasoline Pump Kiosks							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Entry Pavilion And Gasoline Pump Pavilion							
		Explanation : Guard And Gasoline Pump Kiosks							
Windows									
	Aluminum	10%			2043	* *	5		
	No Component	90%							
Roof									
	Not Accessible	100%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location : All Three Pavilions							
		Explanation : Inaccessible							
Soffits									
	Exposed Struc: Steel	20%	Now	\$78,700	LIFE	* *	5	\$9,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : All Three Pavilions							
	Metal Panel	80%			2045	* *	5-10	\$82,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Three Pavilions							
		Explanation : Aluminum Metal Panels							
Interior									
	Floors								
	Cast in Place Concrete	10%			LIFE	* *	5	\$1,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Guard And Gasoline Pump Kiosks							
		Explanation : Inside The Kiosks							
	No Component	90%							
Ceilings									
	Metal Panel	10%			LIFE	* *	5		
	No Component	90%							
Site Enclosure									
	Free Standing Walls								
	Cast in Place Concrete	100%			2055	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : All Three Pavilions							
		Explanation : Steel Columns, Painted And Rusting. Two Columns Per Pavilion							
Site Pavements									
	On-Site Walkways								
	Asphalt	70%			2038	* *			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Asset No. 14558							
		Explanation : Continuous Part Of The Driveway							
	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		
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		
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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 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



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

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

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

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

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

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

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

Under 600 Volts

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

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	90%			2034	\$3,400	5	\$200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Main Service Switch Rated At 2,000 Amperes									
	Fused Disc Sw	10%			2060	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : One Main Service Switch Rated At 200 Amperes For Solar Panel									
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	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Workshop									
	Fluorescent	40%			2034	\$157,200	10	\$20,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	HID	30%	0-2	\$19,700	2039	**			
Malfunctioning, Extent : Moderate, Area Affected : 10%									
Location : Garage									
	LED	20%	Now	\$7,100	2039	**			
Other Observation, Extent : Light, Area Affected : 10%									
Location : Garage									
Explanation : Malfunctioning									
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Water Heater Room							
	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	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof - 1 Unit, Packaged Air Cooled Chiller With Scroll Compressors							
	Window/Wall Unit	5%			2027	\$10,500	1		
	No Component	75%							
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2039	* *	1	\$6,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : Rooftop Air Handler With Chilled And Hot Water Coils							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$30,900	
	Exhaust Fans								
	Roof	80%	Now	\$86,100	2044	* *	2	\$1,100	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Roof - For Garage And Maintenance Bays							
	Roof	20%			2029	\$21,500	2	\$300	
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	\$712,700	1		
	Water Heater With Tanks								
	Gas Fired	100%			2027	\$17,100	2		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Water Heater Room							
		Explanation : 1 Unit, 100 Gallons Approximately, 520 Mbh Input							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2034	\$24,800	1	\$3,400	
	Fixtures								
	No Component	70%							
	Generic	30%							
	Hot Water Storage Tank								
	Generic	100%			2029	\$15,400	1	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Water Heater Room								
	Explanation : 1 Unit, 400 Gallons Approximately								
Fire Suppression									
	Standpipe								
	No Component	20%							
	Other Observation, Extent : N/A, Area Affected : 0%								
	Location : Administrative Building								
	Explanation : Location Noted								
	Generic	80%			2034	\$204,400	1-5	\$22,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Garage, Maintenance Bays								
	Explanation : Dry Standpipe								
	Sprinkler								
	Generic	100%			2034	\$767,400	1-2	\$15,500	
	Chemical System								
	Dry	100%			2027	\$58,100	1-10	\$29,000	
	Dry System, Extent : Light, Area Affected : 100%								
	Location : Garage Fuel Station, 20 Square Feet								

*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 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



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

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

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Architecture		Current Repair			Future Replacement		Maintenance		
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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corners Of Building							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : All Facades							
	Metal Coiling Doors	35%	Now	\$111,100	2041	* *	5	\$81,300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Perimeter Garage Doors							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
Windows									
	Aluminum	95%	Now	\$257,800	2061	* *	5	\$2,700	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 100%							
		Location : Clerestory Garage							
		Water Penetration, Extent : Moderate, Area Affected : 100%							
		Location : Offices							
	Metal Louvers	5%			2039	* *	10	\$1,800	
Parapets									
	Concrete Masonry Unit	90%	Now	\$95,900	LIFE	* *	5	\$17,500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 15%							
		Location : Corner							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Offices							
	Pre-Cast Concrete	10%	Now	\$2,800	LIFE	* *	5	\$10,800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Corner							
Roof									
	Modified Bitumen	98%	0-2	\$552,200	2036	\$1,840,800			
		Blisters, Extent : Moderate, Area Affected : 25%							
		Location : Various Locations Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
	Skylight, Plastic	2%	0-2	\$37,800	2049	* *	1		
		Condensation Present, Extent : Light, Area Affected : 50%							
		Location : Various Locations Throughout							
Soffits									
	Stucco Cement	100%			2056	* *	5		
Interior									

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Architecture		Current Repair		Future Replacement		Maintenance		
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	85%	Now	\$1,652,400	LIFE	**	5	\$425,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Garage								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Garage Area								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : At Entry Door Aprons								
Worn/Erode, Extent : Moderate, Area Affected : 15%								
Location : At Floor Drains								
Other Observation, Extent : Severe, Area Affected : 5%								
Location : Garage								
Explanation : Exposed Reinforcement								
Mosaic Tile	5%	Now	\$53,600	2041	**	5	\$14,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Showers And Bathrooms								
Sheet Vinyl/Rubber	2%	Now	\$15,000	2036	\$299,100	5	\$3,400	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%								
Location : Corridors And Breakroom								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Corridors And Breakroom								
Terrazzo	5%			LIFE	**	5	\$17,900	
Worn/Erode, Extent : Moderate, Area Affected : 40%								
Location : First Floor								
Vinyl Tile	3%	Now	\$18,900	2036	\$189,400	3	\$2,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Offices And Door Thresholds								
Worn/Erode, Extent : Moderate, Area Affected : 100%								
Location : Offices								
Interior Walls								
Concrete Masonry Unit	75%	Now	\$329,500	LIFE	**	5	\$28,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
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	
Misaligned/Bulging, Extent : Moderate, Area Affected : 40%								
Location : Throughout First Floor								

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

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	15%	Now	\$57,000	2041	**	5	\$17,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Offices, Gymnasium And First Floor Hallway.								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Offices And Telephone Service Room.								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$14,300	
Exposed Struc: Steel	80%	Now	\$878,900	LIFE	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Garage								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Garage Area								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$33,300	2046	**			
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Rear Of Building								
Retaining Walls								
Cast in Place Concrete	100%			2056	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$109,200	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Sidewalk								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$57,300	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Parking/Driveway								
Asphalt	100%	Now	\$189,800	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Parking Lot								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Parking Lot And Driveway								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	\$7,500	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes.									

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

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									
	Transformers								
	Dry Type	100%			2034	\$26,700	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : 75 Kva							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	\$97,500	5	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room - 1st Floor							
		Explanation : 2 Sections							
	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		
		Not Functioning, Extent : Severe, Area Affected : 5%							
		Location : 1st Floor Garage							
	Motor Control Center	95%			2034	\$207,400	5	\$2,800	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$3,200	
		Corroded, Extent : Light, Area Affected : 100%							
		Location : Gas Meter Room							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2041	* *	10	\$19,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Hallways And Locker Rooms							
	Fluorescent	5%			2041	* *	10	\$5,000	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanic Shop							
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

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

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%

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Ext Pkg Unit - Heating/Cooling	20%			2041	* *	2	\$1,300	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Split Unit	5%			2041	* *			
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Garage Storage Room							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Two Units, 600mbh Each							
	Hot Water Storage Tank								
	Generic	100%			2036	\$61,600	1	\$10,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit, 1000 Gallons							

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7 GARAGE
Asset # : 139

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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	
		Corroded, Extent : Light, Area Affected : 20%							
		Location : Garage							
Chemical System									
	Dry	100%			2031	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Garage							
		Explanation : 3 Fuel Stations							

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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



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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

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%	2-4	\$2,900	LIFE	* *	5	\$12,100	
	Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
Masonry: Brick Cavity	70%	2-4	\$147,000	LIFE	* *	5	\$84,400	
	Vertical Cracks, Extent : Moderate, Area Affected : 2% Location : Corner 30th Avenue And 122nd Street							
Metal Panel	3%	Now	\$7,900	2041	* *	5	\$6,800	
	Corrosion/Rusting, Extent : Light, Area Affected : 5% Location : West Facade Other Observation, Extent : N/A, Area Affected : 100% Location : West Facade Explanation : This Component Is Actually Steel Plate							
Metal Coiling Doors	25%	Now	\$160,900	2044	* *	5	\$47,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 20% Location : Throughout							
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	
	Other Observation, Extent : N/A, Area Affected : 100% Location : All Parapet Explanation : Modified Roofing On Brick Parapet							
Pre-Cast Concrete	5%	2-4	\$24,800	LIFE	* *	5	\$9,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Throughout Parapet Coping							
Roof								
Modified Bitumen	91%	Now	\$280,600	2036	\$2,806,400			
	Blisters, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Water Penetration, Extent : Moderate, Area Affected : 10% Location : At Roof Penetrations Over Garage Area							
Paver: Asphalt	5%			2040	* *	10	\$21,200	
	Broken Paver Blocks, Extent : Light, Area Affected : 1% Location : Upper Roof							
Skylight, Metal/Glass	1%	Now	\$15,900	2051	* *			
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10% Location : Over 2nd Floor Lobby							
Skylight, Plastic	3%			2044	* *	1		

Interior

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair			Future Replacement		Maintenance		
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		
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : All Wash Bays									
Other Observation, Extent : Severe, Area Affected : 60%									
Location : Wash Bay Area									
Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating									
Traffic Topping	70%	Now	\$1,507,900	2041	* *	5	\$65,800		
Cracking/Crumbling, Extent : Light, Area Affected : 60%									
Location : Various Locations Throughout Garage Area									
Deteriorated Finish, Extent : Light, Area Affected : 60%									
Location : Various Locations Throughout Garage Area									
Vinyl Tile	5%	4+	\$10,400	2036	\$207,800	3	\$2,800		
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Office, Lobby, Corridors									
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		
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%									
Location : 2nd Floor									
Masonry: Brick	9%	2-4	\$12,200	LIFE	* *				
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Garage And Office Adjoining Wall									
Metal Coiling Doors	5%			2047	* *	5	\$8,900		
Ceilings									
AcousTileSusp.Lay-In	20%	Now	\$50,000	2044	* *	5	\$15,000		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Control Room									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Lunch Room And Control Room									
Exposed Struc: Steel	75%			LIFE	* *				
Water Penetration, Extent : Light, Area Affected : 10%									
Location : At Roof Penetrations Above Garage Floor									
Gypsum Board	5%			LIFE	* *	5	\$9,400		
Site Enclosure									
Free Standing Walls									
Masonry: Brick	100%	Now	\$37,600	2041	* *				
Impact Damage, Extent : Severe, Area Affected : 50%									
Location : 122nd Street									
Retaining Walls									
Cast in Place Concrete	100%			2066	* *				
Site Pavements									

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair			Future Replacement		Maintenance		
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%			2044		**			
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Parking/Driveway

Cast in Place Concrete	100%	0-2	\$105,000	2036	\$1,049,500				
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : 122nd Street Entry And Parking Lot

Potholes, Extent : Moderate, Area Affected : 10%

Location : 122nd Street Entry And Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2041		**	5	\$400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%			2041		**	5	\$400	
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Raceway

Conduit	100%			2041		**	1		
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Panelboards

Fused Disc Sw	10%			2039		**	5	\$200	
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Molded Case Bkrs	90%			2039		**	5	\$2,400	
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Wiring

Thermoplastic	100%			2041		**	1		
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Motor Controllers

Locally Mounted	10%			2036	\$14,900		5	\$100	
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Motor Control Center	90%			2036	\$196,500		5	\$2,500	
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Ground

Grounding Devices

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

Interior Lighting

LED	100%			2039		**			
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

Explanation : LED Lights

Egress Lighting

Emergency, Battery	50%			2031	\$84,400		10	\$12,100	
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Exit, LED	40%			2046	**		1		
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Exit, Service	10%			2031	\$3,400		1		
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Exterior Lighting

LED	30%			2039		**			
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No Component	70%								
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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
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

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

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

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.

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DEPARTMENT OF SANITATION - 827
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Energy Source									
	Electricity	10%			2047	* *	1		
	Natural Gas	10%			2051	* *	1		
	No Component	80%							
Conversion Equipment									
	Absorption Chiller/Direct Fire	15%			2039	* *	1	\$16,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 8 Chiller Units, Using R-717							
	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	
		Malfunctioning, Extent : Moderate, Area Affected : 10% Location : Throughout							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	* *	1		
Water Heater With Tanks									
	Gas Fired	100%	0-2	\$300	2027	\$17,100	2		
		Not in Service, Extent : Moderate, Area Affected : 50% Location : Boiler Room Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : Two 500 Gallon Units							
Sanitary Piping									
	Cast Iron	10%	0-2	\$25,300	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 20% Location : Garage Floor And Oil Separator							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	\$44,900	1	\$6,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor, Mezzanine, 2nd Floor							
		Explanation : 1 Unit							
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.
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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 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	55%	Now	\$1,328,500	LIFE	* *	5	\$80,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Corners							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
		Location : At Door Openings							
	Metal Coiling Doors	45%	Now	\$2,819,500	2038	* *	5	\$103,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	5%	Now	\$18,200	2049	* *	5	\$400	
		Crtwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	95%	Now	\$1,093,400	2058	* *	5	\$90,900	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
		Bent/Warped Elements, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : West And East Facades							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : West And East Facades							
Roof									
	Modified Bitumen	100%	4+	\$150,800	2041	* *			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Garage 8 And 10							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$2,058,700	LIFE	* *	5	\$264,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 20%								
Location : Garage 12								
Ceramic Tile	5%	Now	\$21,300	2042	* *	5	\$3,800	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Locker And Showers Throughout								
Sheet Vinyl/Rubber	5%	Now	\$99,000	2033	\$494,900	5	\$5,700	
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Garage 10 Locker								
Vinyl Tile	10%	Now	\$167,200	2038	* *	3	\$5,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Offices								
Worn/Erode, Extent : Moderate, Area Affected : 35%								
Location : Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Architecture		Current Repair		Future Replacement		Maintenance		
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	3%	Now	\$20,700	LIFE	**			
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Boiler Rooms								
Ceramic Tile	3%	Now	\$7,500	2042	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Showers Throughout								
Loose Units, Extent : Light, Area Affected : 5%								
Location : Showers								
Concrete Masonry Unit	76%	Now	\$1,294,900	LIFE	**	5	\$27,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face Of Exterior Walls At East And West Facades								
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Interior Face Of Exterior Wall Of West Facade								
Explanation : Worn Eroded								
Gypsum Board	10%	Now	\$25,400	LIFE	**	5	\$5,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Offices, Locker Rooms, 2nd Floor Corridors								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Locker Rooms And Lounges								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Locker Rooms And Lounges								
Explanation : Mold From Moisture Build Up								
Masonry: Brick	3%	Now	\$103,600	LIFE	**			
Joint Mortar Miss/Erode, Extent : Light, Area Affected : 10%								
Location : Mechanical Rooms								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Mechanical Rooms								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	12%	Now	\$15,100	2046	**	5	\$9,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Worn/Erode, Extent : Moderate, Area Affected : 25%								
Location : Offices								
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	3%	Now	\$8,000	LIFE	**	5	\$5,700	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Lockers And Lounges								
Explanation : Mold From Moisture Build Up								

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% Now \$32,500 2046 * *

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

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		
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

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

Raceway

Conduit 90% 2033 \$15,900 1

Conduit 10% 2043 * * 1

Panelboards

Fused Disc Sw 5% 2041 * * 5 \$100

Fused Disc Sw 5% 2032 \$3,000 5 \$100

Molded Case Bkrs 20% 2032 \$12,000 5 \$600

Molded Case Bkrs 70% 2041 * * 5 \$1,900

Wiring

Thermoplastic 60% 2033 \$21,700 1

Thermoplastic 40% 2043 * * 1

Motor Controllers

Locally Mounted 50% 2031 \$74,700 5 \$400

Motor Control Center 50% 2031 \$109,200 5 \$1,400

Ground

Grounding Devices

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

Lighting

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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

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

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
Exit, Service

50% 2028 \$88,100 10 \$12,700
 50% 2033 \$17,800 1

Exterior Lighting

HID
No Component

30% 2028 \$147,000 10 \$100
 70%

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
Interruptible Gas/Dual
Fuel

80% 2043 * * 1
 20% 2043 * * 1

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
No Component

15% 2041 * * 4 \$800
 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
No Component

10% 2031 \$85,900 1 \$3,400
 83%

Air Conditioning

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	20%			2041	**	1		
	No Component	80%							
Conversion Equipment									
	Exterior Pkg Unit - Cooling	2%			2038	**	2	\$100	
		Other Observation, Extent : N/A, Area Affected : 100% Location : Roof Explanation : 1 Unit Using Refrigerant 410a							
	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	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5% Location : Throughout Other Observation, Extent : Severe, Area Affected : 20% Location : All Rooms Explanation : Registers And Diffusers Need Cleaning							
	No Component	86%							
Exhaust Fans									
	Roof	5%	Now	\$10,200	2043	**	2	\$100	
		Other Observation, Extent : Severe, Area Affected : 100% Location : Garage 10 Office Area. Explanation : Bathroom Exhaust Fan Has Not Reinstalled After Removed.							
	Roof	5%	Now	\$1,000	2041	**	2	\$100	
		Malfunctioning, Extent : Moderate, Area Affected : 10% Location : The Dampers On The Ceiling Of The Garage Areas.							
	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		
		Other Observation, Extent : N/A, Area Affected : 100% Location : Boiler Rooms Explanation : One 75 Gallons Unit, One 100 Gallons Unit.							
Sanitary Piping									
	Cast Iron	20%	Now	\$13,200	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20% Location : Chronic Sewage Cloggs At Both Wash Bays							
	Cast Iron	80%			LIFE	**	1		

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

DEPARTMENT OF SANITATION - 827
QUEENS EAST 8/10/12 GARAGE
Asset # : 4189

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	50%	Now	\$3,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Outside Garage 8 And 12							
	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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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
Asset # : 14757

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$312,500	LIFE	**	5	\$19,000	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 15%								
	Location : All Facades								
	Spalling, Extent : Severe, Area Affected : 20%								
	Location : All Facades								
	Masonry: Fieldstone	10%			LIFE	**	5	\$1,800	
	Masonry: Limestone	10%	Now	\$168,100	LIFE	**	5	\$1,800	1
	Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
	Location : Decorative Banding, Window Sills And Lintels								
	Spalling, Extent : Severe, Area Affected : 20%								
	Location : Decorative Banding, Window Sills And Lintels								
	Staining/Discoloring, Extent : Severe, Area Affected : 15%								
	Location : All Decorative Banding, Sills And Lintels								
Windows									
	Aluminum	100%	Now	\$150,000	2060	**	5	\$1,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : North Facade								
	Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 5%								
	Location : North Facade								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
	Location : Third Floor Windows								
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	
	Recent Replace Evident, Extent : N/A, Area Affected : 100%								
	Location : Flat Roof Area								
Soffits									
	Wood	100%	Now	\$11,700	2055	**	5	\$1,300	
	Deteriorated Finish, Extent : Severe, Area Affected : 100%								
	Location : East Facade								
	Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
	Location : East Facade								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
Asset # : 14757

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Ceramic Tile	5%	Now	\$700	2038	* *	5	\$300	
		Uneven Substrate, Extent : Severe, Area Affected : 5%							
		Location : Mens Bathroom On First Floor							
	Vinyl Tile	95%	Now	\$17,100	2035	\$341,800	3	\$4,600	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Corridors And Foyer							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : Second Floor							
		Worn/Erode, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	7%	Now	\$17,500	LIFE	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Basement							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	Ceramic Tile	5%	Now	\$4,500	2038	* *	5	\$400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Mens Bathroom On Second Floor							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%							
		Location : Bathroom Tile							
		Worn/Erode, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Bathrooms							
	Concrete Masonry Unit	3%			LIFE	* *	5	\$200	
	Gypsum Board	55%	Now	\$6,300	LIFE	* *	5	\$5,400	
		Paint Peeling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : At Window Openings							
	Plaster	30%	Now	\$48,000	LIFE	* *	5	\$1,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : South And East Stair Towers							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Third Floor Attic Offices And At Window Openings							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Third Floor Stair To Attic Offices							
		Explanation : Water Streaming In Through Wall When Any Rain Falls							

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1 SANITATION POLICE
Asset # : 14757

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	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	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2055	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$1,200	2040	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : At Sign Post And Perimeter At Fence							
	On-Site Walkways								
	Asphalt	100%	Now	\$1,900	2038	* *			
		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	* *			
		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		
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 ENFORCEMENT - BLDG. 1 SANITATION POLICE
Asset # : 14757

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%			2045	* *	5	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 200 Amperes.								
	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	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Inspector Office Room								
	Explanation : Metal Water Pipe								
Lighting									
	Interior Lighting								
	Fluorescent	100%			2030	\$148,500	10	\$8,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	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	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Throughout The Building								

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	\$2,700	
	Conversion Equipment								
	Hot Water Boiler	100%			2052	* *	1	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								

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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	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor							
		Explanation : Not Enough Heat In 3rd Floor							
	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		
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Explanation : 25 Percent Is Not Working							
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
	Water Heater With Tanks								
	Oil Fired	100%			2033	\$176,600	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 75 Gallons							
	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	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Basement. Unit Is Not Working							
	Fixtures								
	Generic	100%							

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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



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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 ENFORCEMENT - BLDG. 2
Asset # : 14863

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	3%			LIFE	**	5	\$6,200	
	Masonry: Brick	72%			LIFE	**	5	\$29,600	
	Repairs in Progress, Extent : N/A, Area Affected : 100%								
	Location : Facade								
	Masonry: Fieldstone	12%			LIFE	**	5	\$3,700	
	Metal Sect. OHD	8%			2048	**	5	\$10,300	
	Slate Panels	3%			LIFE	**	5	\$900	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Facade								
	Explanation : Repairs In Progress								
	Stucco Cement	2%			2048	**	5	\$2,100	
Windows									
	Aluminum	100%	Now	\$226,100	2060	**	5	\$2,400	
	Air Infiltration, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%								
	Location : Second Floor Various Locations								
Parapets									
	Masonry: Brick	10%			LIFE	**	5		
	Repairs in Progress, Extent : N/A, Area Affected : 100%								
	Location : Parapet Walls								
	Masonry: Fieldstone	5%			LIFE	**	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Repair In Progress								
	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	
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : First And Second Floor Corridors And Mechanical Areas								

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

DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Fiberglass Panel	5%			LIFE	**			
	Gypsum Board	30%	Now	\$12,000	LIFE	**	5	\$5,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : First Floor Corridor:									
	Masonry: Brick	30%			LIFE	**			
	Metal Coiling Doors	5%			2043	**	5	\$7,100	
	Plaster	30%	Now	\$10,400	LIFE	**	5	\$2,600	
Loose/Delam Surface, Extent : Moderate, Area Affected : 15%									
Location : Attic Rafters And Dormers									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Attic Rafters And Dormers									
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	
Repairs in Progress, Extent : N/A, Area Affected : 50%									
Location : Attic And Other Locations									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$27,800	2055	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Perimeter Fence									
Impact Damage, Extent : Moderate, Area Affected : 15%									
Location : North And Western Perimeter									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$400	2055	**			
Exposed Reinforcement, Extent : Moderate, Area Affected : 20%									
Location : North And Western Perimeter Walls									
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2040	**			
Parking/Driveway									
	Asphalt	85%	Now	\$43,400	2044	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout Lot									
	Cast in Place Concrete	15%	0-2	\$10,500	2048	**			
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Front Parking Lot									

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 ENFORCEMENT - BLDG. 2
Asset # : 14863

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%			2035	\$15,100	5	\$100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 225 Amperes.							
	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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2035	\$26,900	1		
Lighting									
	Interior Lighting								
	Fluorescent	60%			2030	\$154,500	10	\$8,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2030	\$25,700	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Attic							
		Explanation : Compact Fluorescent Lights							
	LED	30%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%	Now	\$12,700	2045	* *			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Hallways							
	Exit, Service	50%			2030	\$3,300	1		
	Exterior Lighting								
	HID	20%			2030	\$14,100	10		
	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	\$4,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : 1,000 Gallon No.2 Oil Tank								

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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

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									
	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			
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Archive Storage In Attic							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Window/Wall Unit	50%	0-2	\$1,400	2030	\$28,600	1		
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations. Condensate Leaking							
	No Component	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	2-4	\$3,900	2045	**	1		
		Not Insulated, Extent : Light, Area Affected : 20%							
		Location : Throughout The Building							
	Water Heater With Tanks								
	Electric	100%			2030	\$23,600	4		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
		On Extended Life, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Sump Pump(s)								
	Submersible	100%			2027	\$500	4	\$500	
		On Extended Life, Extent : Light, Area Affected : 30%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Through 2nd Floor							
		Explanation : 1 Unit Out Of Operation							

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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Entrances And Various Locations Along 52nd Avenue									
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Upper Parapet									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Rear Of Building 1st Floor To Basement									
	Metal Panel	5%			2054	* *	5-10	\$52,300	
	Metal Coiling Doors	10%	2-4	\$324,800	2047	* *	5	\$23,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Guide Rails And Jambs									
Deformed/Dented, Extent : Light, Area Affected : 2%									
Location : Throughout									
	Pre-Cast Concrete	2%			LIFE	* *	5	\$9,900	
	Window Wall	10%			2054	* *	5	\$57,000	
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Throughout- Upper Parking Deck									
Explanation : Finish Failure									
Windows									
	Aluminum	85%			2050	* *	5	\$14,500	
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Explanation : Finish Failure									
	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	

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

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

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									
	Cast in Place Concrete	70%	Now	\$284,100	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Roof Parking Area								
	Explanation : Top Deck Parking Surface; Surface Failure								
	Metal Panel	5%			2047	* *	10	\$11,100	
	Modified Bitumen	25%	0-2	\$132,300	2039	* *			1
	Blisters, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Area Above 2nd Floor Offices								
	Ponding, Extent : Severe, Area Affected : 20%								
	Location : Various Areas - Roof Improperly Pitched								
	Recent Repair Evident, Extent : N/A, Area Affected : 5%								
	Location : Throughout								
	Reflective Surface, Extent : Light, Area Affected : 100%								
	Location : Throughout								
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	
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Loading Dock Near Tire Shop, Throughout Shop Area								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Ramp Into 1st Floor Mechanic Area								
	Worn/Erode, Extent : Severe, Area Affected : 25%								
	Location : Loading Dock Near Tire Shop								
	Ceramic Tile	2%	4+	\$6,100	2043	* *	5	\$2,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Basement Shower Area								
	Panel/Paver: Cer/Brk	3%			2050	* *	5	\$18,200	
	Vinyl Tile	15%	0-2	\$335,600	2039	* *	3	\$15,200	
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Throughout And Mezzanine								

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 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		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Section At Tire Shop Entrance									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%									
Location : Section At Tire Shop Entrance									
Glass: Single Pane	5%			LIFE	**	5	\$7,200		
Gypsum Board	13%			LIFE	**	5	\$14,900		
Paint Peeling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plaster	15%			LIFE	**	5	\$8,600		
SGFT/Glazed Masonry	10%			LIFE	**				
Ceilings									
AcousTileSusp.Lay-In	25%	Now	\$336,600	2047	**	5	\$33,700		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
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	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : 52nd Avenue									

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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Main Service Disconnect Switches Rated At 2,000 Amperes Each.									
Transformers									
	Dry Type	100%			2039	* *	5	\$700	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout									
Explanation : Multiple Transformers Of Various Kilovolt-amperes									
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			
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%			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	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Offices And Locker Rooms							
	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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Hallways And Outside Perimeter							
		Explanation : Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2042	* *	1-3	\$120,200	

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%			2044	* *	1		

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

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									
	Conversion Equipment								
	Furnace	45%			2039	* *	1	\$42,100	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : 12 Induction Units,							
	Furnace	5%	0-2	\$29,400	2044	* *	1	\$4,200	
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : 3 Air Curtains, Truck Entrance							
	Hot Water Boiler	10%			2039	* *	1	\$9,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	No Component	40%							
Distribution									
	Hot Wtr Piping/Pump	10%			2042	* *	4	\$900	
	No Component	90%							
Terminal Devices									
	Convactor/Radiator	5%			2032	\$46,400	1	\$3,100	
	Fan Coil Unit/Heat	5%			2029	\$140,800	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	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
	Ext Pkg Unit - Heating/Cooling	50%			2039	* *	2	\$5,800	
		R-410a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units							
	Split Unit	10%			2039	* *			
		Abandoned in Place, Extent : Light, Area Affected : 1%							
		Location : 2 Old Units On Parking Deck							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2044	* *	4	\$14,000	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2034	\$3,672,500	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			
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	\$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%							
	Obsolete Fixtures, Extent : Moderate, Area Affected : 20%								
	Location : Shower Bodies In Bathrooms								
Tankless Water Heater(POU)									
	Gas Fired	100%			2032	\$32,400	2	\$1,300	
Hot Water Storage Tank									
	Generic	100%			2039	**	1	\$2,600	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : 200 Gallon Tank								
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : One Unit From Cellar To 2nd Floor; One Unit From Cellar To Mezzanine								
	Explanation : 2 Units								
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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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Cast in Place Concrete	5%	Now	\$143,300	LIFE	* *	5	\$12,000	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Building Base								
	Diagonal Cracks, Extent : Severe, Area Affected : 15%								
	Location : Throughout								
	Spalling, Extent : Severe, Area Affected : 50%								
	Location : Building Base								
	Worn/Erode, Extent : Moderate, Area Affected : 50%								
	Location : Building Base								
	Masonry: Brick	72%	Now	\$1,703,700	LIFE	* *	5	\$34,500	1
	Diagonal Cracks, Extent : Severe, Area Affected : 50%								
	Location : All Facades								
	Misaligned/Bulging, Extent : Severe, Area Affected : 50%								
	Location : East Facade, West Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 25%								
	Location : All Facades								
	Masonry: Limestone	3%	Now	\$113,200	LIFE	* *	5	\$1,100	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Window Sills								
	Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 100%								
	Location : Window Sills								
	Wood Overhead Doors	20%	Now	\$275,000	2053	* *	5	\$23,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 30%								
	Location : East Facade								
	Deteriorated Finish, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Split/Cracked, Extent : Severe, Area Affected : 50%								
	Location : East Facade								
	Unit Inoperable, Extent : Severe, Area Affected : 35%								
	Location : Throughout								

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

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

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

DEPARTMENT OF SANITATION - 827
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
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : North Facade							
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : North Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : North Facade							
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up							
Parapets									
	Masonry: Brick	25%	Now	\$154,200	LIFE	* *	5	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : North And South Facades							
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
	Masonry: Limestone	5%	Now	\$30,200	LIFE	* *	5	\$1,000	
		Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
		Worn/Erode, Extent : Moderate, Area Affected : 50%							
		Location : Coping							
	No Component	70%							
Roof									
	Metal, Corrugated	100%	Now	\$72,300	2038	* *	1		
		Deformed/Dented, Extent : Severe, Area Affected : 25%							
		Location : Gutters At West Facade							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Not Insulated, Extent : Severe, Area Affected : 100%							
		Location : Throughout							

Interior

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

DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair		Future Replacement		Maintenance		
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	87%	Now	\$2,569,600	LIFE	* *	5	\$165,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Garage Area								
Deflection Evident, Extent : Severe, Area Affected : 50%								
Location : Garage Area								
Drains Clogged, Extent : Severe, Area Affected : 5%								
Location : Throughout Garage Area And At Truck Wash Bay								
Drains Inad/Misposn, Extent : Severe, Area Affected : 100%								
Location : Throughout Garage Area And At Truck Wash Bay								
Ponding, Extent : Severe, Area Affected : 5%								
Location : Throughout								
Uneven Surface, Extent : Moderate, Area Affected : 15%								
Location : Garage Area								
Ceramic Tile	3%	Now	\$14,700	2036	\$146,800	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
Location : Toilet Rooms								
Quarry Tile	5%			2038	* *	5	\$6,500	
Vinyl Tile	5%	Now	\$24,000	2043	* *	3	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Locker Room, Lunch Room								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : Offices								
Worn/Erode, Extent : Moderate, Area Affected : 50%								
Location : Locker Room, Lunch Room, Main Office								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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DEPARTMENT OF SANITATION - 827
QUEENS 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
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$6,000	2036	\$59,700	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Bathrooms							
	Concrete Masonry Unit	25%	Now	\$153,000	LIFE	* *	5	\$2,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : East Side Near Northeast Entrance							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout							
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Boiler Room							
		Misaligned/Bulging, Extent : Severe, Area Affected : 10%							
		Location : Mechanics Locker Room							
		Vertical Cracks, Extent : Severe, Area Affected : 20%							
		Location : At Windows In Lunch Room And Throughout							
	Masonry: Brick	70%	Now	\$1,736,000	LIFE	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : West Side Columns And Throughout							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : At Columns And Throughout							
		Vertical Cracks, Extent : Severe, Area Affected : 25%							
		Location : Northeast Corner In Mechanics Room And Various Locations Throughout							
		Worn/Erode, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	5%			2038	* *	5	\$4,300	
	Exposed Struc: Steel	25%	4+	\$326,000	LIFE	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Garage Area							
	Exposed Struc: Steel	65%			LIFE	* *			
	Metal Panel	5%	0-2	\$14,400	LIFE	* *	5	\$5,400	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 25%							
		Location : Locker Room							
		Deformed/Dented, Extent : Light, Area Affected : 20%							
		Location : Locker Room							
Site Enclosure									
Fence/Gates									
	Chain Link	5%			2043	* *			
	Iron Picket	95%	Now	\$136,300	2083	* *			
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : 35th Avenue							

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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

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		**		
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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		
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		
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	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	20%			2033	\$52,300	10	\$6,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Locker Rooms, Offices, Lounge							
		Explanation : T-8 Lamps							
	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	* *			
		Malfunctioning, Extent : Severe, Area Affected : 100%							
		Location : Rear Of The Building							
	No Component	70%							

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								
	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		
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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor, Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$4,000	2041	* *	4	\$1,800	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room And Various Locations							
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Pump, Boiler Room							
Terminal Devices									
	Air Handler	30%	0-2	\$41,700	2028	\$208,300	1	\$6,200	
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : Garage							
	Convector/Radiator	10%			2031	\$30,200	1	\$1,200	
	Unit Heater - Hot Water	30%	0-2	\$39,400	2043	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Garage							
		Explanation : Obsolete Units, Beyond Useful Life Cycle Rating							
	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			
		Not in Service, Extent : Moderate, Area Affected : 50%							
		Location : 2 Units, Office Area							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units, Office Area							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	10%	0-2	\$8,100	LIFE	* *	2-5	\$2,100	
		Damaged, Extent : Moderate, Area Affected : 5%							
		Location : Garage							
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$6,200	
	No Component	60%							
Exhaust Fans									
	Roof	50%	0-2	\$3,600	2028	\$35,800	2	\$500	
		Not in Service, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
	Wall Unit	50%	0-2	\$1,600	2028	\$8,000	2	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Main Garage							
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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One 100 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%	Now	\$23,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 10%							
		Location : Main Garage Floor And Outside Near West Central Roll Up Door							
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
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			
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	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : East Facade							
	Metal Coiling Doors	35%	Now	\$302,100	2053	* *	5	\$4,400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
		Deformed/Dented, Extent : Moderate, Area Affected : 40%							
		Location : North And South Facades							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facades							
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : South Facade Door 4							
	Window Wall	5%	Now	\$600	2043	* *	5	\$800	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
Windows									
	Aluminum	97%			2041	* *	5	\$1,600	
	Metal Louvers	3%			2036	\$2,700	10	\$300	
Parapets									
	Concrete Masonry Unit	90%	Now	\$517,800	LIFE	* *	5	\$9,400	1
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Expansion Joint Failure, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Corners And Throughout							
	Pre-Cast Concrete	10%	Now	\$75,500	LIFE	* *	5	\$5,800	1
		Joint Mortar Miss/Erode, Extent : Severe, Area Affected : 50%							
		Location : Copings							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Throughout Copings							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Copings							

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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	**			
			Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%					
			Location : Around Mechanical Units					
			Ponding, Extent : Moderate, Area Affected : 10%					
			Location : Throughout					
			Vegetation Growth, Extent : Moderate, Area Affected : 25%					
			Location : At Perimeter					
			Water Penetration, Extent : Moderate, Area Affected : 20%					
			Location : Locker Rooms, Bulkheads, Second Floor, Lunch Room, Garage					
Soffits								
Alum/Vinyl Siding	100%			2043	**	10		
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$715,000	LIFE	**	5	\$91,900	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 20%					
			Location : Garage					
			Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%					
			Location : Garage					
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	
			Vertical Cracks, Extent : Moderate, Area Affected : 5%					
			Location : Garage At West Side					
Glass Block	3%			LIFE	**			
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : Kitchen					
			Explanation : Location Noted					
SGFT/Glazed Masonry	10%			LIFE	**			

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

DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$134,400	2053	* *	5	\$4,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms, Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Locker Rooms, Second Floor; Lunch Room, Garage								
Exposed Struc: Steel	83%			LIFE	* *			
Gypsum Board	2%	Now	\$18,800	LIFE	* *	5	\$1,300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$55,100	2043	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Corrosion/Rusting, Extent : Severe, Area Affected : 10%								
Location : Throughout								
Impact Damage, Extent : Severe, Area Affected : 10%								
Location : South Facade								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$30,600	2038	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,200	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Asphalt	90%	Now	\$1,085,600	2048	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 80%								
Location : Parking Area								
Potholes, Extent : Severe, Area Affected : 30%								
Location : Parking Area								
Cast in Place Concrete	10%	4+	\$3,300	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
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.
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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 5-A BROOM GARAGE
Asset # : 13422

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%			2043	* *	5	\$200	
		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%			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			
		Malfunctioning, Extent : Light, Area Affected : 20%							
		Location : Garage Area							
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garage Area							
	Fluorescent	55%	Now	\$14,400	2033	\$144,200			
		Malfunctioning, Extent : Light, Area Affected : 10%							
		Location : Throughout The Building							
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Perimeter Of The Building							
		Explanation : CCTV Surveillance System Not Operational							
	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		
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	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 9 Gas Fired Heating And Ventilating Units							
	Furnace	15%	Now	\$3,500	2038	* *	1	\$2,500	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : 3 Units In The Garage							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Ceiling Of Garage							
		Explanation : 6 Heaters							
	Furnace	15%	Now	\$900	2038	* *	1	\$2,500	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 2nd Floor Motor Control Room							
		Explanation : 2 Installed Units, Not Operational Due To Bad Starters On Fans							
	Hot Water Boiler	20%			2038	* *	1	\$3,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	2%	0-2	\$200	2041	* *	4		
		Leak Evident, Extent : Moderate, Area Affected : 100%							
		Location : Circulating Pump In Boiler Room							
	Hot Wtr Piping/Pump	18%			2041	* *	4	\$300	
	No Component	80%							
Terminal Devices									
	Convector/Radiator	15%			2038	* *	1	\$1,800	
	Unit Heater - Hot Water	5%			2033	\$11,000			
	No Component	80%							
Controls									
	Digital	100%			2031	\$1,062,700			
		Software Issue Suspected, Extent : Severe, Area Affected : 100%							
		Location : Units On Roof Not Modulating Causing Units To Shut Down On Alarm							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Main Controls Computer Is Queens West District 5 Garage							
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			
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%	Now	\$62,200	2043	* *	2	\$200	
Broken, Extent : Severe, Area Affected : 100%									
Location : Roof									
Corroded, Extent : Severe, Area Affected : 100%									
Location : Coils And Components									
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Roof									
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : Roof									
	Ext Pkg Unit - Heating/Cooling	88%			2038	* *	2	\$2,000	
	Window/Wall Unit	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		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Boiler Room									
Explanation : 75 Gallons									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Water Meter Room									
Explanation : Small But Consistent Leak									
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	Generic	100%			2028	\$58,100	1-10	\$29,000	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Fueling Station							
		Explanation : 2 Sets, Each Set Is 36 Square Feet							

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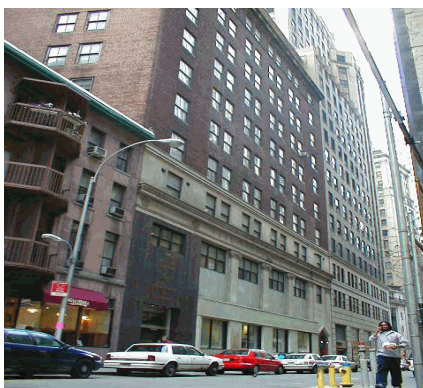
Print Date : 13-Aug-2025

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%	Now	\$472,400	LIFE	**	5	\$57,400		
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : West Facade								
	Worn/Erode, Extent : Moderate, Area Affected : 20%								
	Location : Bulkheads								
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		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : South Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : South Facade								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : South Facade								
	Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
	Location : South Facade								
Parapets									
Masonry: Brick	45%	Now	\$29,900	LIFE	**	5	\$2,400		
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 25%								
	Location : South Facade, West Facade								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : West Facade, South Facade								
Masonry: Brick	40%	Now	\$13,300	LIFE	**	5	\$2,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Various Locations								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Interior Face								
	Explanation : Cement Stucco On Brick								
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				
	Insul Deter/Miss, Extent : Severe, Area Affected : 10%								
	Location : Main Roof								
	Vegetation Growth, Extent : Severe, Area Affected : 5%								
	Location : Main Roof								
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Basement, 1st Floor Medical Suite									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Basement									
	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	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Roof Stair And Basement									
Diagonal Cracks, Extent : Severe, Area Affected : 15%									
Location : Roof Stair									
	Plaster	35%			LIFE	**	5	\$15,200	
Ceilings									
	AcousTileConcealSpLn	30%	4+	\$102,800	2039	**	5	\$20,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Various Floors									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout Various Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Throughout Various Floors									
	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		
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
SANITATION HDQR. ANNEX
Asset # : 4187

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	\$45,300	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One Electrical Service Rated At 2,500 Amperes							
	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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2034	\$571,600	10	\$30,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interior And Exterior							
		Explanation : Cameras Security System							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2044	**	1		
	Conversion Equipment								
	Heat Exchanger, Shell & Tube	50%			2037	**			
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 2nd Floor							
		Explanation : Steam To Hot Water							
	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	**			
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Basement							
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Basement. Steam Piping Is Leaking							
	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	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Above Elevator Room.							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms, Each Floor							
		Explanation : 12 Indoor Units, Air Cooled Condenser Through Louvers R-22 Is Used							
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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	20%			2029	\$26,000	2	\$400	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 1 Unit Is Operational. 10 Units Abandoned In Place							
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%	Now	\$1,700	2044	* *	1		
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : Basement Booster Pump							
	Galvanized Steel	90%			2039	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%	0-2	\$97,200	2064	* *	4	\$6,600	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	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	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Two Units From Basement To 12th Floor; Two Units From 1st To 12th Floor							
		Explanation : 4 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$33,800	
	Sprinkler								
	No Component	90%							
	Generic	10%			2044	* *	1-2	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement And 11th Floor Trial Room							
		Explanation : Only In Areas Notes							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	82%			LIFE	* *	5	\$416,500	
Masonry: Granite	3%	Now	\$3,600	LIFE	* *	5	\$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Corner Along West Side Highway								
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Concrete Walking Pavers								
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	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Interior Walls Protective Material								
Ceilings								
Fiber Board	100%			2041	* *			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2071	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : North And South Entrance Gates								
Explanation : Component Actually Steel Plate								
Free Standing Walls								
Cast in Place Concrete	100%			2071	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	0-2	\$10,200	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : South Side								
Pavers/Stone	10%	Now	\$31,700	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Shattered Glass Pavers At Base Of Walls								
Parking/Driveway								
Cast in Place Concrete	100%	4+	\$30,500	2049	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Minor Cracking At Drive Through Area For Trucks								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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			
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%			2056	* *	5		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Outside								
	Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
	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	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Exterior								
	Explanation : CCTV System								

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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Ventilation Ductwork Observed Through The Ceiling To The Roof.								
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Storm Drain Piping To The Left Of The Roll Up Door								
	Explanation : Storm Drain Piping In Direct Contact With Rock Salt. Significant Corrosion Observed.								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	80%	Now	\$163,500	LIFE	**	5	\$93,800	
	Expansion Joint Failure, Extent : Moderate, Area Affected : 10%								
	Location : Rear Facade At Various Locations								
	Horizontal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Rear Corner Of The Building								
	Metal Panel	5%	0-2	\$7,800	2046	**	5	\$11,000	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Wash Bay								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Exterior Metal Panels								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Front Facade								
	Metal Coiling Doors	15%	0-2	\$94,000	2041	**	5	\$27,500	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : All Bays								
Windows									
	Aluminum	100%	Now	\$150,200	2044	**	5	\$7,900	
	Air Infiltration, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Garage								
Parapets									
	Concrete Masonry Unit	10%	Now	\$1,900	LIFE	**	5	\$700	
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 10%								
	Location : Various Locations								
	Masonry: Brick Cavity	90%	Now	\$56,400	LIFE	**	5	\$5,600	
	Efflorescence, Extent : Moderate, Area Affected : 25%								
	Location : Various Locations Throughout								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
	Location : Interior Parapet Wall								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Interior Parapet Wall								
Roof									
	Built-Up (BUR)	90%	Now	\$100,300	2036	\$1,003,000			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Roof Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 2%								
	Location : Locker And Shower Rooms								
	Worn/Erode, Extent : Light, Area Affected : 25%								
	Location : Main Roof And Garage Roof								
	Skylight, Plastic	5%			2049	**	1		
	Sloped Glazing	5%	Now	\$15,900	LIFE	**	5	\$63,700	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Above Mechanics Area								

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

Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 20%									
Location : Within Locker Rooms									
Ceramic Tile	2%			2049	* *	5	\$2,000		
Quarry Tile	14%	0-2	\$20,600	2041	* *	5	\$10,500		
Worn/Erode, Extent : Light, Area Affected : 25%									
Location : Throughout 1st Floor									
Terrazzo	1%			LIFE	* *	5	\$1,600		
Vinyl Tile	10%	Now	\$83,100	2046	* *	3	\$3,800		
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Worn/Erode, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Interior Walls									
Ceramic Tile	8%	4+	\$3,600	2039	* *	5	\$1,600		
Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%									
Location : Locker Rooms									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Locker Room And Bathrooms									
Ceramic Tile	2%	0-2	\$2,200	2045	* *	5	\$400		
Caulking Deteriorated, Extent : Light, Area Affected : 10%									
Location : Bathroom And Pantry									
Concrete Masonry Unit	65%	0-2	\$49,800	LIFE	* *	5	\$10,600		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout Garage Area									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
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		
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Locker And Shower Rooms									
Exposed Struc: Steel	85%			LIFE	* *	10	\$170,400		
Gypsum Board	5%	Now	\$4,400	LIFE	* *	5	\$6,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Mechanical Rooms									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Lobby Area									
Site Enclosure									

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC
Asset # : 2005

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

Free Standing Walls

Cast in Place Concrete	100%	Now	\$26,100	2056	* *
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : At Salt Shed Area</i>					
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>					
<i>Location : At Salt Shed Area And Garage Bollards</i>					

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	* *			
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Metal Plate Covers In Parking Lot</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	\$48,100	5		\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 2 Main Service Disconnect Switches Rated At 2,000 Amperes Each</i>									

Switchgear / Switchboard

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

Raceway

Conduit	100%			2036	\$134,000	1			
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Panelboards

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

Wiring

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

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

Ground

Grounding Devices

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

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	60%			2036	\$685,500	10	\$36,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Garage							
	Fluorescent	40%			2041	* *	10	\$24,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Locker Rooms							
Egress Lighting									
	Emergency, Battery	30%			2036	\$33,700	10	\$4,800	
	Exit/Emergency Light	40%			2041	* *			
	Combo								
	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	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Outside							
		Explanation : CCTV Surveillance Cameras Are Not Functioning							
	Generic	50%	2-4	\$70,100	2046	* *	1	\$12,600	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion System							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	\$192,600	1-3	\$47,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors							

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%			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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	30%			2041	* *	1	\$9,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Garage							
		Explanation : 14 Modine Heaters							
	Furnace	55%	Now	\$11,500	2036	\$114,600	1	\$16,400	
		Not in Service, Extent : Moderate, Area Affected : 10%							
		Location : 1 Out Of 7 Units, Roof							
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 7 Rooftop Package Units							
	Hot Water Boiler	15%	2-4	\$32,000	2049	* *	1	\$4,500	
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Boiler Room							
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
Distribution									
	Ductwork/Diffusers	50%			LIFE	* *	2-5	\$29,600	
	Hot Wtr Piping/Pump	15%	0-2	\$4,400	2044	* *	4	\$500	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Garage							
	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	
		Not in Service, Extent : Severe, Area Affected : 10%							
		Location : No.4 Unit On Roof							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Explanation : 4 Units. R-22							
	Split Unit	5%	0-2	\$23,900	2041	* *			
		Not in Service, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor Office Space							
	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			
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	\$59,100	
Exhaust Fans									
	Roof	100%	Now	\$13,000	2036	\$129,900	2	\$1,600	
Not in Service, Extent : Severe, Area Affected : 10%									
Location : Roof									
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		
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Mechanical Room									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 2 Units. 50 And 193 Gallons									
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	
Other Observation, Extent : N/A, Area Affected : 10%									
Location : Boiler Room									
Explanation : Boiler Only									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Refill Stations, Garage									
Explanation : 3 Sets									

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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.
 ** 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		
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	
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Northwest Corner And Above Garage Door South Facade								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : North Facade								
	Joint Mortar Miss/Erode, Extent : Moderate, Area Affected : 15%								
	Location : North Facade								
	Metal Coiling Doors	25%	Now	\$172,700	2041	**	5	\$50,500	
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : North Facade And South Facade								
	Deformed/Dented, Extent : Moderate, Area Affected : 10%								
	Location : North Facade								
Windows									
	Aluminum	97%	Now	\$16,100	2052	**	5	\$8,400	
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
	Location : Garage Window								
	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	
	Other Observation, Extent : N/A, Area Affected : 50%								
	Location : Roof								
	Explanation : Solar Panels Installed								
	Skylight, Plastic	1%			2053	**	1		
Interior									
Floors									
	Cast in Place Concrete	80%	Now	\$752,100	LIFE	**	5	\$193,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout Garage, Mechanics And Wash Bays								
	Ceramic Tile	5%	Now	\$15,600	2045	**	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Showers And Bathrooms								
	Vinyl Tile	15%			2044	**	3	\$6,200	
Interior Walls									
	Ceramic Tile	5%	Now	\$6,200	2045	**	5	\$1,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Bathrooms And Showers								
	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		
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

100%

2062

* *

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2053

* *

Parking/Driveway

Asphalt

100%

2049

* *

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

95%

2062

* *

5

\$300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Four Main Service Switches One 2,000. One 1,600, And Two 1,200 Amperes*

Photovoltaic Panel(s)

5%

2049

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room And Roof**Explanation : 800 Amperes Service Switch*

Transformers

Dry Type

100%

2053

* *

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Repair Shop**Explanation : One Transformer Rated 37.5 Kilovolt Ampere, Stepdown 240volt / 120 Volt*

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

40%

2053

* *

Drive

Ground

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
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP
Asset # : 130

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
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor Repair Shop							
		Explanation : Water Main Pipe Grounded							
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	10%			2046	* *	1		
	Natural Gas	75%			2046	* *	1		
	Interruptible Gas/Dual Fuel	15%			2056	* *	1		

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** 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

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									
	Conversion Equipment								
	Furnace	20%			2036	\$45,900	1	\$7,300	
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Garage							
		Explanation : 6 Gasoline Fire Modine Heaters							
	Furnace	10%			2041	**	1	\$3,700	
	Hot Water Boiler	70%			2053	**	1	\$25,600	
		Other Observation, Extent : N/A, Area Affected : 75%							
		Location : Boiler Room							
		Explanation : 2 Dual Fuel Hot Water Boilers							
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	15%			2036	\$163,400	1	\$5,100	
	Compr/Chiller								
		R-22 Refrigerant, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	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		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : First Floor							
		Explanation : 1 Unit 75 Gallons							
	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		
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	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Base Of Parapet Wall								
Explanation : Paint Peeling								
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	\$732,200	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	
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : At Stair And Mezzanine Deck In Transfer Area								
Gypsum Board	3%			LIFE	**	5	\$400	
Metal Panel	60%	4+	\$12,200	LIFE	**			
Worn/Erode, Extent : Moderate, Area Affected : 20%								
Location : Transfer Area								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Stair Railings Throughout								
Explanation : Paint Peeling								
Ceilings								
AcousTileSusp.Lay-In	15%			2044	**	5	\$23,900	
Exposed Struc: Steel	85%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Transfer Area Ceiling								
Explanation : Exposed Metal Decking And Trusses								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2041	**			
Site Pavements								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
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%			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		
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%			2051	* *	5		\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Electrical Room 102.1</i> <i>Explanation : One 3,000 Ampere Main Disconnect Switch</i>									

Transformers

Dry Type	100%			2044	* *	5		\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : Three 75 Kilowatts</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2051	* *	5		\$2,600	
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Raceway

Conduit	100%			2051	* *	1			
---------	------	--	--	------	-----	---	--	--	--

Panelboards

Fused Disc Sw	10%			2047	* *	5		\$200	
Molded Case Bkrs	90%			2047	* *	5		\$2,400	

Wiring

Thermoplastic	100%			2051	* *	1			
---------------	------	--	--	------	-----	---	--	--	--

Motor Controllers

Locally Mounted	10%			2044	* *	5		\$100	
Motor Control Center	90%			2044	* *	5		\$2,500	

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room 103</i> <i>Explanation : Ground Observed</i>									

Lighting

Interior Lighting

Fluorescent	45%			2036		\$633,400	10	\$41,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> <i>Location : Offices, Locker Room And Hallway</i>									

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

Lighting

Egress Lighting

Emergency, Battery

50% Now

\$16,800 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Furnace

15%

4+

\$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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	15%	4+	\$151,200	2041	* *	2	\$700	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Units Require Frequent Maintenance							
	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	
		Malfunctioning, Extent : Moderate, Area Affected : 50%							
		Location : Rooftop Fans Require Frequent Maintenance							
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Ground Floor							
		Explanation : Two Water Mains							
	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.

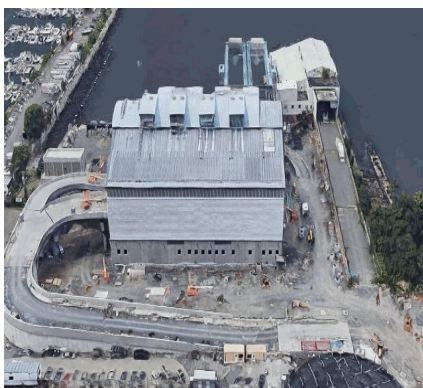
Print Date : 13-Aug-2025

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout Corridors							
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	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Pavers/Stone	5%	Now	\$15,800	2045	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Loading Dock Area							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Loading Dock Area							
	Explanation : None							
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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		
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% 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.

Maintenance \$ are aggregated over a ten-year period. Site 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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators									
	Diesel	100%	Now	\$16,100	2049	* *	1	\$38,400	
Start Syst Needs Repair, Extent : Moderate, Area Affected : 100%									
Location : Outdoor Generator Enclosure									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Outdoor Generator Enclosure									
Explanation : One 900 Kilowatt Generator									
Batteries									
	Lead/Acid	100%			2031	\$2,500	5	\$4,100	
Fuel Storage									
	Main Tank	100%			2071	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Adjacent To Generator Enclosure									
Explanation : One 6,000 Gallon Tank									
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	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Indoor And Outdoors									
Explanation : CCTV Surveillance System									
Fire/Smoke Detection									
	Generic, Digital	100%	Now	\$14,200	2044	* *	1-3	\$61,700	
Devices Damaged, Extent : Moderate, Area Affected : 50%									
Location : Processing Floor And Lower Lidding Area									

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	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		
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	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Entrances, Electrical Rooms, Water Meter And Fire Pump Room							
	Explanation : Electric Unit Heaters							
No Component	40%							
	Other Observation, Extent : N/A, Area Affected : 0%							
	Location : Offices And Other Locations							
	Explanation : Reported Under Air Conditioning							
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	
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : 4th Floor							
Split Unit	20%	Now	\$10,500	2041	**			
	Malfunctioning, Extent : Light, Area Affected : 5%							
	Location : Security Room 108							
	R-410a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Security Room 108, Mechanical Room 111, Offices, And Other Locations							
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	
	Noisy/Vibrating, Extent : Severe, Area Affected : 5%							
	Location : Mechanical Room 111							
Plumbing								
H/C Water Piping								
Brass/Copper	15%	0-2	\$10,600	2056	**	1		
	Leak Evident, Extent : Light, Area Affected : 5%							
	Location : Mechanical Room 111							
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		
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	100%			2034	\$23,600	4		
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Odor Control Room					
				Explanation : One Unit, 15kwt 50 Gallons					
	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	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room 111					
				Explanation : One Unit, 315mbh					
	Hot Water Storage Tank								
	Generic	100%			2041	* *	1	\$5,200	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Mechanical Room 111					
				Explanation : One Unit, 432 Gallons					
	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	
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Throughout					
				Explanation : Wet System In Office Areas And Dry System In The Rest Of The Facility					
	Fire Pump								
	Generic	100%	0-2	\$2,100	2045	* *	1	\$18,500	
				Corroded, Extent : Light, Area Affected : 5%					
				Location : Water Meter And Fire Pump Room					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		
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	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Metal Panel	75%			2056	**	5-10	\$415,300	
Windows								
Aluminum	100%	0-2	\$19,500	2052	**	5	\$10,300	
	Air Infiltration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
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	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Top Of Foot Ramp To Upper Level							
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	**			
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Entry Gate							
	Explanation : Steel Gate							
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$1,300	2049	**			
	Other Observation, Extent : Severe, Area Affected : 5%							
	Location : Steel Marine Mooring Bollards							
	Explanation : Severe Rusting							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Batteries								
	Lead/Acid	100%			2031	\$2,500	5	\$3,200	
	Fuel Storage								
	Main Tank	100%			2071	* *	5		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Generator Room								
	Explanation : 400 Gallons Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2041	* *	10	\$31,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Office And Locker Room								
	Explanation : T-8 Lamps								
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Loading Dock And Entrance Driveway								
	Explanation : CCTV Surveillance Camera								
	Generic	50%			2041	* *	1	\$15,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Walkways And Outside								
	Explanation : CCTV Surveillance Camera								
	Fire/Smoke Detection								
	Generic, Digital	100%			2044	* *	1-3	\$52,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Bell, Horn, Manual Pull Box, Smoke Detector And Fire Alarm Panel								

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2046	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Most Of The Mechanical Components Are Still Under Construction And Not Yet Commissioned							
Conversion Equipment									
	Radiant Heater	80%			2036	\$1,771,800	2	\$31,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : 10 Units							
	No Component	20%							
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2-5	\$60,100	
	No Component	20%							
Terminal Devices									
	Fan Coil Unit/Heat	10%			2036	\$168,800	1	\$2,800	
	No Component	90%							
Controls									
	Electrical	100%			2031	\$378,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
Conversion Equipment									
	Interior Pkg Unit - Cooling	10%			2037	**	2	\$500	
	Window/Wall Unit	5%			2031	\$16,100	1		
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$75,100	
Exhaust Fans									
	Interior	80%	Now	\$15,100	2031	\$301,900	2	\$1,700	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor							
	Roof	20%			2031	\$33,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	\$1,093,000	1		
Water Heater With Tanks									
	Electric	100%			2031	\$47,300	4		
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1 Unit 119 Gallons							
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	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.
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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 : 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		
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		
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : Near Abutment Side					
			Explanation : 7 Feet Of Asphalt					
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	
			Cracks, Extent : Light, Area Affected : 2%					
			Location : Random Locations Throughout					
Steel	100%			LIFE		* *		
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : South Side Only					
			Explanation : Steel Fence On Top Of Concrete					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		
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		
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Spalling, Extent : Light, Area Affected : 1%								
Location : Random Locations Throughout								
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		
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	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%			2044	**	4	\$5,700	
Steel	100%			LIFE	**	2-8	\$5,200	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Both Sides								
Explanation : Chain Link Fence								
Scupper								
Cast Iron	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : End Of Ramp								
Explanation : One Trench Drain								
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		
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		* *		
Spalling, Extent : Light, Area Affected : 1%								
Location : Southeast Corner								
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
Cracks, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Embankment								
Earth	100%			LIFE		* *		
Mat (scour & erosion)								
Not Accessible	100%							
Pavement Base								
Not Accessible	100%							
Railings/Parapets								
Steel	100%			LIFE		* *		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout								
Explanation : Steel Box Beam Railing And Chain Link Fence								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Piers								
Footings								
Concrete	100%			LIFE		**		
	Other Observation, Extent : N/A, Area Affected : 25%							
	Location : Throughout							
	Explanation : Limited Access/ Visibility							
Pedestals								
Not Accessible	100%							
Piles								
Concrete	100%			LIFE		**		
	Other Observation, Extent : N/A, Area Affected : 50%							
	Location : Throughout							
	Explanation : Limited Access/ Visibility							
Deck Elements								
Railings/Parapets								
Concrete	100%	4+	\$215,300	2045		**	4	
	Cracks, Extent : Light, Area Affected : 20%							
	Location : Random Locations Throughout							
	Efflorescence, Extent : Light, Area Affected : 2%							
	Location : Random Locations Throughout							
	Spalling, Extent : Severe, Area Affected : 10%							
	Location : Random Locations Throughout							
Timber	100%	0-2	\$15,900	LIFE		**		
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : North Side							
Wearing Surface								
Asphalt	100%	2-4	\$61,600	2037		**	5	
	Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Random Locations Throughout							
	Spalling, Extent : Moderate, Area Affected : 10%							
	Location : Adjacent To The Parapets							
Scupper								
Cast Iron	100%			LIFE		**		
	Drains Clogged, Extent : Moderate, Area Affected : 43%							
	Location : 6 Drains Clogged Throughout							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : 12 Of 14 Scuppers Observed							
Superstructure								
Deck,Structural								
Concrete	100%			LIFE		**	5	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : Component Is Actually Prestressed Concrete I Beam							
Joints								
Steel	100%			LIFE		**		
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		
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%							
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		* *		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southeast Corner								
Explanation : Sheet Piling Observed								
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	
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Random Locations Throughout								
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Southeast Corner								
Explanation : Missing Elements								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railings/Parapets								
Concrete	100%	4+	\$50,400	2045		* *	4	
	Cracks, Extent : Light, Area Affected : 10%							
	Location : Random Locations Throughout							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Random Locations Throughout							
Timber	100%	Now	\$104,000	LIFE		* *		
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Wearing Surface								
Asphalt	100%	4+	\$14,400	2037		* *	5	
	Cracks, Extent : Light, Area Affected : 10%							
	Location : Random Locations Throughout							
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Adjacent To The Parapets							
Scupper								
Cast Iron	100%			LIFE		* *		
	Drains Clogged, Extent : Severe, Area Affected : 33%							
	Location : 14 Drains Clogged Throughout							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Throughout							
	Explanation : 42 Scuppers Observed							
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		
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	* *			
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	
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations Throughout								
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			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
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		
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	* *			
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	
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations Throughout								
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	* *			
Other Observation, Extent : N/A, Area Affected : 100% Location : End Of The Ramp Explanation : Trench Drain & 6 Scuppers								

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		
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	
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations Throughout								
Superstructure								
Deck,Structural								
Concrete	100%			LIFE	* *	5	\$12,800	
Joints								
Steel	100%			LIFE	* *			
Primary Member								
Concrete	100%			LIFE	* *	5	\$79,400	
Efflorescence, Extent : Light, Area Affected : 1% Location : Random Locations 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 : 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		
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	**			
Backwall Concrete	100%			LIFE	**			
Brngs,Ancr Blts,Pads Elastomeric	100%			2055	**			
Footings Not Accessible	100%							
Joint with Deck Steel	100%			LIFE	**			
Mat (scour & erosion) Riprap	100%			LIFE	**			
Pedestals Concrete	100%			LIFE	**			
Stem (breastwall) Concrete	100%			LIFE	**			
Wingwalls								
Footings Not Accessible	100%							
Mat (scour & erosion) Concrete	100%			LIFE	**			
Walls Concrete	100%			LIFE	**			
Cracks, Extent : Light, Area Affected : 3% Location : Random Locations Throughout Efflorescence, Extent : Light, Area Affected : 2% Location : Random Locations Throughout Spalling, Extent : Light, Area Affected : 1% Location : East Side								
Feature Crossed								
Mat (scour & erosion) Generic	100%			LIFE	**			
Approaches								
Pavement Concrete	100%			2044	**	4	\$59,800	
Cracks, Extent : Light, Area Affected : 1% Location : Random Locations Throughout								
Mat (scour & erosion) Earth	100%			LIFE	**			
Median Concrete	100%			LIFE	**	5	\$1,200	
Pavement Base Not Accessible	100%							
Railings/Parapets Concrete	100%			2044	**	4	\$10,600	
Cracks, Extent : Light, Area Affected : 2% Location : Random Locations Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
NORTH SHORE MARINE TRANSFER STA APPROACH STRU & TIPPING RAMP
Asset # : 15735

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
Approaches								
Sidewalks								
Concrete	100%			LIFE	**			
Scupper								
Cast Iron	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : South Side								
Explanation : 6 Scuppers								
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	**			
Rust Stains, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%			2044	**	4	\$18,600	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Steel	100%			LIFE	**	2-8	\$17,000	
Sidewalks								
Concrete	100%			2040	**	5	\$3,100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : West Side Only								
Explanation : Sidewalk								
Wearing Surface								
Concrete	100%	4+	\$32,200	2044	**	5	\$45,300	
Cracks, Extent : Moderate, Area Affected : 5%								
Location : Random Locations Throughout								
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		
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	
			Cracks, Extent : Light, Area Affected : 3%					
			Location : Random Locations Throughout					
			Spalling, Extent : Light, Area Affected : 1%					
			Location : Random Locations Throughout					
Steel	100%			LIFE	**	2-8	\$4,900	
			Other Observation, Extent : N/A, Area Affected : 100%					
			Location : West Side Only					
			Explanation : Steel Fence					
Sidewalks								
Concrete	100%			2040	**	5	\$900	
Wearing Surface								
Concrete	100%			2044	**	5	\$14,200	
			Cracks, Extent : Light, Area Affected : 2%					
			Location : Random Locations Throughout					
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		
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		**		
Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Side								
Spalling, Extent : Light, Area Affected : 5%								
Location : North Side								
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	
Cracks, Extent : Light, Area Affected : 25%								
Location : Random Locations Throughout, South Side								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Random Locations Throughout, South Side								
Curbs								
Concrete	100%	4+	\$1,500	LIFE		**		
Cracks, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Spalling, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Mat (scour & erosion)								
Not Accessible	100%							
Pavement Base								
Not Accessible	100%							
Scupper								
Cast Iron	100%			LIFE		**		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Southeast								
Explanation : 1 Scupper Observed								
Piers								
Footings								
Concrete	100%			LIFE		**		
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISL TRANSFER STATION BRIDGE NO 1
Asset # : 15836

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
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	
Cracks, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Spalling, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%	4+	\$8,100	2045		* *	4	
Delaminations, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout, Bottom Of Concrete Barriers								
Superstructure								
Deck,Structural								
Concrete	100%	4+	\$608,100	LIFE		* *	5	
Cracks, Extent : Light, Area Affected : 5%								
Location : Random Locations Throughout								
Efflorescence, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Near The Beginning Of The Ramp								
Explanation : 6 Scuppers								
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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Piers								
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								
Median								
Concrete	100%			LIFE	* *	5	\$300	
Mono Deck Surface								
Concrete	100%			2055	* *	5	\$26,600	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
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		
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	
Cracks, Extent : Light, Area Affected : 2%								
Location : Random Locations Throughout								
Spalling, Extent : Light, Area Affected : 1%								
Location : Random Locations Throughout								
Railings/Parapets								
Concrete	100%			2044	**	4	\$6,600	
Scupper								
Cast Iron	100%			LIFE	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Top Of The Ramp Adjacent To Building								
Explanation : One Long Trench Drain								
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)	
Structural Deck	Concrete	54%	Now	\$3,208,700	LIFE	**	5	\$40,700
		Other Observation, Extent : Severe, Area Affected : 70% Location : Offshore 410 Feet Of The Pier Explanation : Collapsed/Failed						
	Concrete	30%	4+	\$1,782,600	LIFE	**	5	\$22,600
		Cracking, Extent : Moderate, Area Affected : 10% Location : Horizontal Cracking Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Steel	1%	0-2	\$74,300	2041	**	5	\$1,700
		Corrosion, Extent : Severe, Area Affected : 100% Location : Full Area Of Steel Grate Wash Station						
	Not Accessible	15%						
Firewalls	Concrete	40%			LIFE	**	5-10	\$3,600
		Cracking, Extent : Light, Area Affected : 5% Location : 215 Feet From Inshore End Of Pier Spalling, Extent : Light, Area Affected : 5% Location : 215 Feet From Inshore End Of Pier						
	Concrete	40%	Now	\$280,300	LIFE	**	5	\$1,800
		Missing Elements, Extent : Severe, Area Affected : 100% Location : South Half Of Firewall Located 215 Feet From Inshore End Of Pier						
	Not Accessible	20%						
Pile Caps	Timber	55%	Now	\$1,925,400	LIFE	**	4	\$174,800
		Other Observation, Extent : Severe, Area Affected : 80% Location : Offshore 410 Feet Of Pier Explanation : Collapsed/Failed						
	Timber	20%	4+	\$700,200	LIFE	**	4	\$63,600
		Rotting/Splitting, Extent : Moderate, Area Affected : 10% Location : Between 285 Feet And 495 Feet From The Inshore End Of The Pier						
	Timber	15%			LIFE	**	4	\$71,500
		Rotting/Splitting, Extent : Light, Area Affected : 2% Location : Ends Of Pile Caps At Inshore 285 Feet Of Pier						
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Timber	55%	Now	\$13,794,600	LIFE	* *	4-5	\$99,700	
		Missing Pile, Extent : Severe, Area Affected : 15%							
		Location : Isolated Locations Between 285 Feet And 495 Feet From The Inshore End Of The Pier							
		Other Observation, Extent : Severe, Area Affected : 80%							
		Location : Offshore 400 Feet Of Pier							
		Explanation : Collapsed/Failed							
	Timber	10%			LIFE	* *	4-5	\$33,700	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Within Inshore 285 Feet Of Pier							
	Not Accessible	35%							
Fender									
	Buffer								
	Rubber	60%			2045	* *	4-5	\$28,800	
	Rubber	5%	Now	\$32,200	2051	* *	4-5	\$1,500	
		Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Isolated Locations At Inshore End Of Pier, North Side							
	No Component	35%							
Wales and Chocks									
	Timber	85%	Now	\$2,013,300	2051	* *	4	\$84,600	
		Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : North Side Of Pier And Offshore 615 Feet Of Pier On The South Side							
	Timber	15%			2045	* *	4	\$14,900	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Inshore End Of Pier At South Side							
Piles									
	Timber	85%	Now	\$3,189,500	2051	* *	4	\$39,100	
		Missing Pile, Extent : Severe, Area Affected : 100%							
		Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier On South Side							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End Of Pier							
		Explanation : Corrosion							
	Timber	10%	4+	\$375,200	2051	* *	4	\$4,600	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Inshore End Of Pier, South Side							
	Not Accessible	5%							
Deck Elements									
	Railing								
	Fencing	2%			2037	* *	3		
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Repaired Sections At Base Of Pier							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Coping/Curb Concrete	100%			LIFE		* *		
Spalling, Extent : Light, Area Affected : 10%									
Location : Isolated Along Length Of Concrete Curb									
Electrical									
	Lighting Fixture Sodium	100%	Now	\$46,300	2031	\$46,300			
Broken, Extent : Severe, Area Affected : 100%									
Location : All 14 Lights									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	40%			LIFE	**	5	\$54,300	
	Steel	10%	4+	\$66,900	2039	**	5	\$30,400	
Other Observation, Extent : Light, Area Affected : 10%									
Location : Steel Catwalk Along Berthing Faces Of Pier									
Explanation : Corrosion									
	Not Accessible	50%							
Deck Surface									
	Brick Pavers	20%			2048	**	5	\$166,300	
	Concrete	35%			2048	**	5	\$17,400	
Cracking, Extent : Light, Area Affected : 80%									
Location : Throughout									
Spalling, Extent : Light, Area Affected : 2%									
Location : By Crane Rails									
	Not Accessible	45%							
Pile Caps									
	Concrete	20%			LIFE	**	5	\$1,000	
Cracking, Extent : Light, Area Affected : 25%									
Location : Cracking At Pile Cap Ends									
	Not Accessible	80%							
Piles and Bracing									
	Steel	25%			LIFE	**	5	\$280,000	
Missing Coating, Extent : Light, Area Affected : 25%									
Location : In The Top 3 Feet Of Piles									
	Not Accessible	75%							
Fender									
Buffer									
	Rubber	100%			2048	**	4-5	\$27,900	
Facing									
	Composite	45%			2034			\$134,700	
Surface Wearing/Scaling, Extent : Light, Area Affected : 20%									
Location : In Berthing Area									
	Timber	5%			2048	**	3	\$2,400	
Surface Wearing/Scaling, Extent : Light, Area Affected : 20%									
Location : In Berthing Area									
	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	5%			LIFE	**	5	\$4,100	
	Timber	50%			LIFE	**	5	\$93,400	
Surface Wearing/Scaling, Extent : Moderate, Area Affected : 30%									
Location : Primarily At Center Pier Offshore Deck Surface									
	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	
Broken, Extent : Severe, Area Affected : 20%									
Location : At Offshore Mooring/ Berthing Dolphins									
Worn, Extent : Light, Area Affected : 20%									
Location : Isolated Locations At Mean Low Water									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Broken Steel Wire Wraps At Two Locations Offshore									
Explanation : Broken									
	No Component	75%							
	Not Accessible	10%							
Deck Elements									
Railing									
	Steel	15%			2034	\$119,200			
	Steel	5%	Now	\$39,700	2036	\$39,700			
Broken, Extent : Severe, Area Affected : 100%									
Location : Broken Handrail And Stairs On West Side Of Facility									
	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.

Note: All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site 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)	
Structural	Deck							
	Concrete	25%			LIFE	**	5	\$59,600
	Not Accessible	75%						
	Deck Surface							
	Asphalt Pavers	5%			2045	**		
	Concrete	25%			2045	**	5	\$10,900
				Cracking, Extent : Light, Area Affected : 20%				
				Location : Entire Length				
				Surface Wearing/Scaling, Extent : Light, Area Affected : 20%				
				Location : Entire Length				
	Not Accessible	70%						
Fender	Pile Caps							
	Concrete	25%			LIFE	**	5	\$2,100
	Not Accessible	75%						
	Piles and Bracing							
	Steel	20%			LIFE	**	5	\$393,100
				Corrosion, Extent : Light, Area Affected : 5%				
				Location : In Tidal Zone				
				Missing Coating, Extent : Light, Area Affected : 5%				
				Location : In Tidal Zone				
	Not Accessible	80%						
Fender	Facing							
	Composite	50%	4+	\$16,900	2034	\$169,100		
				Surface Wearing/Scaling, Extent : Light, Area Affected : 10%				
				Location : Along Two Berthing Faces				
				Other Observation, Extent : Severe, Area Affected : 5%				
				Location : Nine Panels On The West Face And Four Panels On The South Face				
				Explanation : Loose Or Missing Panels				
	Timber	4%			2045	**	3	\$2,200
				Surface Wearing/Scaling, Extent : Light, Area Affected : 10%				
				Location : Throughout				
Fender	Timber	1%	Now	\$5,100	2051	**	3	\$400
				Broken, Extent : Severe, Area Affected : 100%				
				Location : Two Planks Due To Impact Damage				
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Pile Cluster Timber	50%	4+	\$73,400	2037	* *	4	\$4,500	
	Abrasion, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Loose Cable Ties, Extent : Moderate, Area Affected : 25%							
	Location : Cable Wraps Being Used For Mooring							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Four Pile Clusters							
	Explanation : Quantity							
Not Accessible	50%							
Deck Elements								
Railing Steel	50%			2034	\$312,300			
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : At Welds							
	Explanation : Pitting							
No Component	50%							
Coping/Curb Timber								
	50%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Checking							
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.
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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 : 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	
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>							
	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>							
	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>							
Piles and Bracing	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>							
	Timber	60%							
	Not Accessible	60%							
Fender	Wales and Chocks	100%	Now	\$671,200	2051	**	4	\$28,200	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Entire Fender System</i>							
	Piles	100%	Now	\$1,063,400	2051	**	4	\$13,000	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>							
		<i>Location : Entire Fender System</i>							
	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.
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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)	
Structural Deck	Composite	3%			2045	* *		
		Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50% Location : Ultraviolet Damage To All Fiberglass Deck Elements Comprising The Composite Deck Platform						
	Composite	2%	Now	\$48,800	2065	* *		
		Broken, Extent : Severe, Area Affected : 100% Location : Isolated Loose Or Missing Sections Of Fiberglass Deck On West Side And Offshore Other Observation, Extent : Severe, Area Affected : 50% Location : Moderate To Severe Corrosion To All Steel Elements Comprising The Composite Deck Platform Explanation : Corrosion						
	Concrete	59%			LIFE	* *	5	\$18,200
		Cracking, Extent : Light, Area Affected : 10% Location : At All Concrete Access Walkways						
	Timber	1%	Now	\$800	LIFE	* *	5	\$700
		Missing Elements, Extent : Severe, Area Affected : 5% Location : Missing Plank At Interior Steps On South Side						
	Not Accessible	35%						
	Pile Caps							
	Concrete	2%			LIFE	* *	5	
		Erosion, Extent : Moderate, Area Affected : 20% Location : At Top Of Exposed Pile Caps At Offshore End Of Slip						
	Not Accessible	98%						
	Piles and Bracing							
	Steel	10%	4+	\$114,200	LIFE	* *	5	\$25,500
		Corrosion, Extent : Moderate, Area Affected : 100% Location : In And Above Tidal Zone On Sheet Pile Cells At Two Offshore Dolphins And At Inshore End Of Slip						
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Facing Timber	30%	Now	\$127,800	2050	**	3	\$10,400	
	Broken, Extent : Severe, Area Affected : 60%							
	Location : Within Slip And At Offshore							
	Missing Elements, Extent : Severe, Area Affected : 40%							
	Location : Within Slip And At Offshore							
Timber	30%	2-4	\$127,800	2050	**	3	\$10,400	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Fender Panel							
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : Within Slip And At Offshore							
	Worn, Extent : Moderate, Area Affected : 40%							
	Location : Splash Zone Within Slip							
Timber	40%			2038	**	3	\$13,800	
	Worn, Extent : Moderate, Area Affected : 50%							
	Location : On Southeast Face Within Active Slip Area Marine Transfer Station							
Wales and Chocks								
Steel	20%	Now	\$164,900	2050	**	3-5	\$5,900	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : At And Above The Waterline At Both Offshore Sections							
Steel	10%	4+	\$16,500	2038	**	3-5	\$3,000	
	Corrosion, Extent : Moderate, Area Affected : 100%							
	Location : Above Mean Low Water Elevation							
Timber	40%	Now	\$454,900	2050	**	4	\$19,100	
	Broken, Extent : Severe, Area Affected : 100%							
	Location : 220 Feet To 600 Feet From The Southeast							
Not Accessible	30%							
Deck Elements								
Railing								
Steel	2%	Now	\$200	2035	\$200			
	Corrosion, Extent : Severe, Area Affected : 50%							
	Location : Hands Rails At Interior Steps							
	Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Hands Rails At The Exterior Steps							
No Component	98%							
Coping/Curb								
Timber	40%			LIFE	**			
	Rotting/Splitting, Extent : Light, Area Affected : 5%							
	Location : Isolated Locations Along Perimeter Of Slip							
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck									
	Concrete	61%			LIFE	* *	5	\$112,300	
	Concrete	2%	4+	\$87,100	LIFE	* *	5	\$1,800	
		Cracking, Extent : Moderate, Area Affected : 10%							
		Location : Multiple Locations							
		Spalling, Extent : Severe, Area Affected : 2%							
		Location : Spalling With Exposed Bar At Multiple Locations							
	Steel	1%			2037	* *	5	\$4,100	
	Steel	1%	Now	\$90,700	2041	* *	5	\$2,100	
		Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Missing Catwalk Multiple Locations							
	No Component	35%							
Pile Caps									
	Concrete	4%			LIFE	* *	5	\$300	
	Concrete	1%	0-2	\$50,800	LIFE	* *	5		
		Spalling, Extent : Severe, Area Affected : 10%							
		Location : Spalling With Exposed Bar At Multiple Locations							
	Timber	1%	4+	\$42,800	LIFE	* *	4	\$3,900	
		Rotting/Splitting, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Timber	4%			LIFE	* *	4	\$23,300	
	Not Accessible	90%							
Piles and Bracing									
	Concrete	5%			LIFE	* *	5	\$15,600	
		Erosion, Extent : Moderate, Area Affected : 25%							
		Location : Tidal Zone Of Inshore Pedestals							
	Steel	5%			LIFE	* *	5	\$75,900	
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Splash Zone							
	Timber	5%			LIFE	* *	4-5	\$20,600	
		Rotting/Splitting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
	Facing								
	Timber	5%	Now	\$40,100	2051	* *	3	\$3,300	
		Broken, Extent : Severe, Area Affected : 75%							
		Location : Along Portions Of South Face							
		Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%							
		Location : South End							
	Timber	35%			2045	* *	3	\$30,400	
	No Component	50%							
	Not Accessible	10%							
Wales and Chocks									
	Timber	7%	Now	\$150,000	2051	* *	4	\$6,300	
		Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Several Sections Along North Side							
	Timber	43%			2045	* *	4	\$38,700	
	Not Accessible	50%							
Piles									
	Timber	10%	Now	\$339,500	2051	* *	4	\$4,200	
		Broken, Extent : Severe, Area Affected : 100%							
		Location : North Side							
		Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : West End							
	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)	
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>						
Wales and Chocks	No Component	50%						
	Not Accessible	10%						
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Piles and Bracing								
	Steel	60%			LIFE	* *	5	\$55,600	
		Corrosion, Extent : Light, Area Affected : 15%							
		Location : In The Splash Zone							
		Missing Coating, Extent : Light, Area Affected : 15%							
		Location : In The Tidal Zone And Splash Zone							
	Not Accessible	40%							
Fender									
	Buffer								
	Rubber	5%	2-4	\$5,300	2051	* *	4-5	\$300	
		Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Vertical Tearing Through Fender At Two Piles							
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	5%			LIFE	* *	5		
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Throughout Gravity Wall At South End							
	No Component	95%							
Revetment									
	Stone	70%			LIFE	* *	5	\$900	
	No Component	30%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : North End							
		Explanation : Natural Shoreline							
Sheet Piles									
	Steel	65%			LIFE	* *			
		Corrosion, Extent : Light, Area Affected : 100%							
		Location : Uncoated Steel With Minor Corrosion Above The Tidal Zone							
	Steel	30%	4+	\$66,100	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Tidal Zone							
	No Component	5%							
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$700	
		Cracking, Extent : Light, Area Affected : 15%							
		Location : Top Surface And Offshore Face							
		Spalling, Extent : Light, Area Affected : 5%							
		Location : Isolated Locations At Top Offshore Corner							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Brick Pavers	100%			2041	* *	5	\$2,500	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Behind Steel Sheet Pile Wall							
		Explanation : Settlement							

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

Maintenance \$ are aggregated over a 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall	Concrete	2%			LIFE	**	5-10	\$100	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Under Pier							
	No Component	90%							
	Not Accessible	8%							
Revetment									
Stone		10%	4+	\$45,400	LIFE	**	5	\$400	
		Settlement, Extent : Moderate, Area Affected : 20%							
		Location : At Top And Mid Slope							
	No Component	90%							
Sheet Piles									
Steel		10%			LIFE	**	10		
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Southwest Of Inshore End Of 52nd Street Pier							
Timber		80%	Now	\$1,754,400	LIFE	**	4	\$8,800	
		Rotting/Splitting, Extent : Light, Area Affected : 25%							
		Location : Above Mean Low Water Elevation							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Fill Loss Through Sheet Piles Evident By Settlement/sinkholes In Asphalt							
		Explanation : Fill Loss							
	No Component	10%							
Wales									
Timber		60%			LIFE	**	4	\$7,900	
	No Component	40%							
Backfill									
Fill									
Topsoil		80%	Now	\$103,200	2076	**			
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Inshore Of Gravity Wall And Along Timber Bulkhead							
		Explanation : Sinkholes							
	Not Accessible	20%							
Surface									
Asphalt		65%	Now	\$106,800	2051	**	5	\$2,200	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : Sinkholes Along Timber Bulkhead							
Asphalt		20%			2045	**	5	\$1,300	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Isolated Locations							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Fencing	20%			2037	* *	3		
	Fencing	70%	Now	\$32,400	2041	* *	3	\$200	
Displaced Elements, Extent : Moderate, Area Affected : 50%									
Location : Inshore Of Sinkholes Along The Southern Length Of The Bulkhead									
Impact Damage, Extent : Severe, Area Affected : 50%									
Location : South Of, And Adjacent To, Salt Shed Structure									
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Gravity Wall	Conc w/Stone Face	33%			LIFE	**	5	\$31,600	
		Cracking, Extent : Light, Area Affected : 20% Location : Isolated Locations Throughout							
	Conc w/Stone Face	2%	Now	\$168,500	LIFE	**	5	\$1,900	
		Displaced Elements, Extent : Severe, Area Affected : 2% Location : Displaced Cap Stone At 725 Feet From North Spalling, Extent : Severe, Area Affected : 50% Location : At Expansion Joints							
	Conc w/Stone Face	20%	4+	\$337,000	LIFE	**	5	\$19,200	
		Erosion, Extent : Moderate, Area Affected : 50% Location : In Tidal Zone And At Expansion Joints							
	Not Accessible	45%							
Backfill									
Fill	Topsoil	2%	Now	\$4,700	2075	**			
		Sinkhole, Extent : Severe, Area Affected : 100% Location : Sinkholes At 683, 725, 767, And 806 From The North							
	Not Accessible	98%							
Surface									
Asphalt	Asphalt	20%			2044	**	5	\$2,400	
		Worn, Extent : Light, Area Affected : 100% Location : 830 To 875 Feet From North							
	Brick Pavers	25%			2051	**	5	\$3,000	
	Brick Pavers	5%	0-2	\$50,000	2060	**	5	\$300	
		Missing Elements, Extent : Moderate, Area Affected : 20% Location : From 0 To 90 And 750 To 810 Feet From The North							
	Cobblestone	20%			2055	**	5	\$3,200	
		Settlement, Extent : Light, Area Affected : 100% Location : 875 To 990 Feet From North							
	Gravel	5%	2-4	\$3,600	2044	**	2-5	\$100	
		Erosion, Extent : Moderate, Area Affected : 50% Location : 90 To 150 Feet From North Other Observation, Extent : Light, Area Affected : 2% Location : Throughout Gravel Area Explanation : Exposed Filter Fabric							
	Topsoil	25%			2033	\$26,700	5	\$1,200	
	Other Observation, Extent : N/A, Area Affected : 100% Location : 0 To 90 And 150 To 380 Feet From The North End Of Asset Explanation : Topsoil Location								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Steel	80%	4+	\$50,500	2033	\$504,900			
		Corrosion, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	No Component	20%							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2029	\$31,500			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 14 Lights							
		Explanation : Light Count							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Steel	40%	2-4	\$62,100	LIFE		**		
		Corrosion, Extent : Severe, Area Affected : 75% Location : Along Entire Length Of Asset							
	Steel	40%			LIFE		**		
		Corrosion, Extent : Light, Area Affected : 75% Location : Along Entire Length Of Asset							
	Steel	15%	Now	\$23,300	LIFE		**		
		Other Observation, Extent : Severe, Area Affected : 100% Location : Between 220 And 274 Feet, 380 And 480 Feet, And 665 And 715 Feet From The Eastern End Explanation : Broken And Displaced							
	No Component	5%							
	Sheet Piles								
	Steel	5%			LIFE		**		
	Corrosion, Extent : Light, Area Affected : 10% Location : Visible At Missing Fenders								
	Not Accessible	95%							
Backfill	Fill								
	Topsoil	15%	Now	\$31,400	2075		**		
		Sinkhole, Extent : Severe, Area Affected : 100% 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							
	Not Accessible	85%							
Surface	Asphalt	15%	Now	\$40,000	2050		**	5	\$800
		Erosion, Extent : Severe, Area Affected : 100% Location : Eastern 100 Feet And Isolated Locations Along Asset							
	Asphalt	25%			2038		**	5	\$2,700
		Cracking, Extent : Light, Area Affected : 10% Location : Isolated Across Entire Asset							
	Asphalt	25%	Now	\$26,700	2044		**	5	\$1,400
		Broken, Extent : Severe, Area Affected : 25% Location : Failed Behind Sheet Piles Due To Fill Loss At Isolated Locations Along Asset							
	Asphalt	5%	Now	\$13,300	2050		**	5	\$300
		Settlement, Extent : Severe, Area Affected : 100% Location : 715 To 760 Feet From The East End							
Concrete	30%			2038		**	5	\$3,300	
	Cracking, Extent : Light, Area Affected : 5% Location : Isolated Locations Across Entire Asset								
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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Facing									
	Timber	35%	0-2	\$48,200	2044	* *	3	\$13,100	
Rotting/Splitting, Extent : Moderate, Area Affected : 25%									
Location : Isolated Locations Across Fendering									
	Timber	35%	Now	\$160,800	2050	* *	3	\$13,100	
Broken, Extent : Severe, Area Affected : 100%									
Location : Primarily In The Western Half									
	No Component	5%							
	Not Accessible	25%							
Piles									
	Timber	5%	4+	\$97,100	2050	* *	4	\$1,100	
Marine Borer Infestation, Extent : Moderate, Area Affected : 25%									
Location : Tidal Zone									
	Timber	10%	Now	\$194,300	2050	* *	4	\$2,300	
Broken, Extent : Severe, Area Affected : 100%									
Location : Throughout Asset									
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Steel	20%	4+	\$17,900	LIFE		* *		
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Along Entire Length Of Asset							
	Steel	55%			LIFE		* *		
	Steel	15%	Now	\$13,500	LIFE		* *		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet And Isolated Connections Throughout							
		Explanation : Displaced							
	Steel	10%	Now	\$9,000	LIFE		* *		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Between 400 And 450 Feet From The East End							
	Explanation : Broken/ Displaced								
Sheet Piles	Steel	10%	Now	\$273,900	LIFE		* *		
		Excess Deflection, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet							
	Steel	20%	2-4	\$547,700	LIFE		* *		
		Corrosion, Extent : Severe, Area Affected : 50%							
		Location : Tidal Zone							
Not Accessible		70%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Behind Fender System							
Backfill	Fill								
	Topsoil	30%	Now	\$36,300	2075		* *		
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet Behind Sheet Piles Extending Under The Adjacent Building And Platform, 15 Feet Deep							
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
		Sinkhole, Extent : Severe, Area Affected : 100%							
		Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep							

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

Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Coping/Curb Timber	100%			LIFE	* *	5	\$700	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 5%							
		Location : Minor Wear Throughout							
Sheet Piles									
	Steel	3%	4+	\$30,500	LIFE	* *			
		Corrosion, Extent : Moderate, Area Affected : 50%							
		Location : Southwest End Of Asset And Inshore Face Of Sheet Pile							
	Steel	7%			LIFE	* *	10		
	Not Accessible	90%							
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$4,100	
		Cracking, Extent : Light, Area Affected : 25%							
		Location : Previously Repaired Map Cracking On South Side Of Slip							
Backfill									
	Fill								
	Not Accessible	100%							
Fender									
	Buffer								
	Rubber	19%			2045	* *	4-5	\$3,400	
	Rubber	1%	2-4	\$2,400	2051	* *	4-5	\$100	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Top 1 Foot							
		Explanation : Torn							
	No Component	80%							
Facing									
	Timber	90%			2045	* *	3	\$32,100	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : On Offshore Face							
		Explanation : Abrasion							
	No Component	10%							
Piles									
	Steel	40%			2045	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Along East Face Of Slip							
		Explanation : Exposed Steel H-piles							
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Wales and Chocks								
Steel	25%			2045	* *	3-5	\$8,900	
	Corrosion, Extent : Moderate, Area Affected : 10%							
	Location : On Shackles And Tension Chains At The Fender Panels							
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : Along East Face Of Slip							
	Explanation : Wales Supporting Fender Panels							
Timber	10%			2045	* *	4	\$3,700	
	Other Observation, Extent : N/A, Area Affected : 100%							
	Location : At South And North Dolphins							
	Explanation : Supporting Fender Clusters							
No Component	65%							
Pile Cluster								
Timber	20%	4+	\$97,900	2041	* *	4	\$3,600	
	Broken, Extent : Light, Area Affected : 5%							
	Location : Loose Wire Rope Around Top Of Cluster At East Dolphin							
Timber	80%			2037	* *	4-10	\$110,200	
	Rotting/Splitting, Extent : Moderate, Area Affected : 50%							
	Location : Top 2 Feet							

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

Maintenance \$ are aggregated over a 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Relieving Platform Top Concrete/Stone	30%			LIFE	**	10		
		Erosion, Extent : Moderate, Area Affected : 90%							
		Location : Bottom 6 Inches Of Stone Fascia							
	Concrete/Stone	70%	4+	\$352,500	LIFE	**			
		Broken, Extent : Severe, Area Affected : 2%							
		Location : Broken Masonry Panel At North End							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Widespread Spalls And Delaminating Concrete Above The Masonry Panels, Northern 310 Feet							
Piles and Bracing									
	Timber	10%	Now	\$115,400	2051	**	4	\$6,600	
		Rotting/Splitting, Extent : Severe, Area Affected : 75%							
		Location : Top 6 Inches Of Exposed Timber Piles							
	Not Accessible	90%							
Pile Caps									
	Timber	10%	Now	\$56,900	LIFE	**	4	\$300	
		Rotting/Splitting, Extent : Severe, Area Affected : 100%							
		Location : Offshore Line Cap For Full Length Of Asset							
	Not Accessible	90%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt Pavers	70%			2045	**	5	\$3,500	
		Settlement, Extent : Light, Area Affected : 15%							
		Location : Offshore 3 Feet, Intermittently In Northern 310 Feet							
	Gravel	15%			2045	**	2-5	\$200	
	Topsoil	15%			2034	\$6,600	5	\$300	
Deck Elements									
	Railing								
	Steel	100%			2034	\$259,800			
		Missing Coating, Extent : Light, Area Affected : 5%							
		Location : Isolated Areas							
Electrical									
	Lighting Fixture								
	LED	100%			2034	\$26,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 6 Light Fixtures							
		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 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	20%			LIFE	* *	5-10	\$900	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	No Component	80%							
Revetment									
	Stone	30%			LIFE	* *	5	\$2,000	
	Stone	70%	4+	\$498,400	LIFE	* *	5	\$2,300	
		Erosion, Extent : Moderate, Area Affected : 100%							
		Location : Insufficient Stone Along Length Of Shoreline North Of Marine Transfer Station							
		Access Bridge							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	60%			2045	* *	5	\$3,800	
		Surface Wearing/Scaling, Extent : Light, Area Affected : 25%							
		Location : North Of Ramp							
	Concrete	10%			2045	* *	5	\$600	
	Topsoil	30%			2034	\$16,600	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 : REVETMENT - 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	100%			LIFE	* *	5	\$2,200	
		Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Light Coverage Southern 40 Feet							
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : 155 Feet From 58th Road							
		Explanation : State Pollutant Discharge Elimination System Permit Outfall							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Topsoil	100%			2033	\$37,700	5	\$1,800	
		Other Observation, Extent : Moderate, Area Affected : 75%							
		Location : Northern 350 Feet Of Asset							
		Explanation : Vegetation							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : REVETMENT - 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)	
Structural	Coping/Curb							
	Concrete	30%			LIFE	**	5-10	\$600
		Spalling, Extent : Light, Area Affected : 5%						
		Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers						
		Other Observation, Extent : Light, Area Affected : 10%						
		Location : At Southwest Corner						
		Explanation : Rotation						
	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
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Southern 200 Feet						
		Explanation : Inadequate Placement/ Protection						
	No Component	35%						
	Sheet Piles							
	Steel	12%			LIFE	**	10	
		Corrosion, Extent : Light, Area Affected : 30%						
		Location : Exposed Surface Of Sheeting						
	No Component	88%						
Backfill	Fill							
	Topsoil	5%	Now	\$11,100	2076	**		
		Erosion, Extent : Severe, Area Affected : 75%						
		Location : 30 Feet To 60 Feet From South End Of Asset Above Revetment						
	Not Accessible	95%						
	Surface							
	Asphalt	10%	4+	\$5,600	2045	**	5	\$600
		Settlement, Extent : Moderate, Area Affected : 10%						
		Location : At Terminus Of 216th Street						
	Concrete	5%			2045	**	5	\$600
Deck Elements	Gravel	65%			2045	**	2-5	\$2,000
	Topsoil	20%			2034	\$20,200	5	\$900
		Erosion, Extent : Light, Area Affected : 25%						
		Location : Section 60 Feet To 275 Feet From Southern End Of Asset						
	Railing							
	Fencing	25%			2040	**	3	\$100
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Along The Full Length Of Stone Gabion						
		Explanation : Location Noted						
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	**			
				Corrosion, Extent : Moderate, Area Affected : 30%					
				Location : Splash Zone At West And East Ends Of Asset					
	Not Accessible	75%							
Backfill									
	Fill								
	Not Accessible	100%							
	Surface								
	Asphalt	8%			2049	**	5	\$700	
				Settlement, Extent : Light, Area Affected : 2%					
				Location : One Location 183 Feet From East End, Adjacent To Light Pole					
	Concrete	72%			2049	**	5	\$6,600	
	Not Accessible	20%							
Fender									
	Buffer								
	Rubber	50%	2-4	\$14,000	2049	**	4-5	\$6,700	
				Loose Connections, Extent : Severe, Area Affected : 2%					
				Location : Loose/corroded Connection Hardware To Seawall At 11 Locations					
	No Component	50%							
	Facing								
	Timber	70%			2049	**	3	\$22,000	
	No Component	30%							
	Piles								
	Steel	20%			2045	**	10		
				Corrosion, Extent : Light, Area Affected : 15%					
				Location : Sheet H-piles Supporting Timber Facing					
	Steel	5%	2-4	\$32,800	2049	**			
				Buckling, Extent : Moderate, Area Affected : 20%					
				Location : Impact Damage At Top Of 2 H-piles					
	No Component	50%							
	Not Accessible	25%							
	Wales and Chocks								
	Steel	70%			2049	**	3-5	\$25,100	
				Corrosion, Extent : Light, Area Affected : 25%					
				Location : Splash Zone					
	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
	Railing								
	Steel	45%	4+	\$42,700	2034	\$213,600			
		Corrosion, Extent : Light, Area Affected : 20%							
		Location : West End Of Asset							
	No Component	55%							
Parapet									
	Concrete	40%			2037		* *		
		Spalling, Extent : Light, Area Affected : 2%							
		Location : Offshore Face Of The East Parapet Wall							
	No Component	60%							
Electrical									
	Conduit								
	PVC	12%			2033	\$14,600			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 130 To 220 Feet From East End							
		Explanation : Conduits							
	No Component	88%							
Lighting Fixture									
	LED	100%			2035	\$26,800			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 6 Light Fixtures							
		Explanation : Other							

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

Maintenance \$ are aggregated over a 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)	
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>						
	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>						
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender									
Wales and Chocks									
	Steel	50%	Now	\$319,100	2050	* *	3-5	\$12,800	
Broken, Extent : Severe, Area Affected : 100%									
Location : Full Length Of Asset									
Corrosion, Extent : Severe, Area Affected : 100%									
Location : Full Length Of Asset									
	Timber	50%	Now	\$440,200	2050	* *	4	\$18,500	
Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Full Length Of Asset									
Rotting/Splitting, Extent : Moderate, Area Affected : 100%									
Location : Full Length Of Asset									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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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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)	
Structural	Sheet Piles							
	Steel	25%			LIFE	**		
		Displaced Elements, Extent : Light, Area Affected : 10% Location : Sheet Pile Is Separating From Concrete Coping With Gap Up To 2 Inches Wide On East Side						
	Not Accessible	75%						
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	80%			2044	**	5	\$4,100
		Cracking, Extent : Light, Area Affected : 10% Location : Isolated Locations						
	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
		Rotting/Splitting, Extent : Moderate, Area Affected : 30% Location : Eastern 55 Feet Of Asset						
	No Component	40%						
	Wales and Chocks							
	Timber	40%			2044	**	4	\$14,700
		Rotting/Splitting, Extent : Light, Area Affected : 10% Location : Isolated On Upper Wale						
	Timber	10%	2-4	\$58,100	2050	**	4	\$2,400
		Rotting/Splitting, Extent : Moderate, Area Affected : 100% Location : Eastern 60 Feet Of Asset						
	Not Accessible	50%						
Deck Elements	Railing							
	Steel	90%			2033	\$240,200		
		Corrosion, Extent : Light, Area Affected : 50% Location : Entire Railing Missing Coating, Extent : Moderate, Area Affected : 50% Location : Entire Railing Risers						
	Steel	10%	Now	\$13,300	2033	\$26,700		
		Other Observation, Extent : Severe, Area Affected : 80% Location : At East End Of Asset Explanation : Impact Damage						

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

DEPARTMENT OF SANITATION - 827
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements									
Parapet									
	Concrete	95%			2036	\$312,400			
Surface Wearing/Scaling, Extent : Light, Area Affected : 100%									
Location : Entire Parapet Wall									
	Concrete	5%	4+	\$3,300	2036	\$16,400			
Excess Deflection, Extent : Light, Area Affected : 2%									
Location : Parapet Wall Separating At Joint 240 Feet From East End Of Asset									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : At Areas With Railing Impact Damage And Isolated Locations									

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 : 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Coping/Curb								
	Concrete	5%	Now	\$4,000	LIFE	* *	5		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Vehicle Impact Damage At 400 Feet To 450 Feet From East End Of Asset							
	Concrete	95%			LIFE	* *	5	\$700	
		Cracking, Extent : Light, Area Affected : 10%							
		Location : Intermittent Locations							
	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.
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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**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

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