

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 05-Aug-2014 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2
Block : 4974 **Lot** : 28 **BIN** : 2090261

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,671,100	\$2,213,400
Interior Architecture	\$2,826,400	\$375,000
Electrical	\$124,800	\$700,700
Mechanical	\$899,000	\$275,200
Total	\$6,521,400	\$3,564,200
Importance Code A	\$2,801,600	\$2,213,400
Importance Code B	\$3,143,900	\$1,350,800
Importance Code C	\$575,900	
Total	\$6,521,400	\$3,564,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,300			
Interior Architecture	\$30,600			\$1,400
Electrical	\$2,200	\$9,900	\$2,600	\$2,200
Mechanical	\$20,600	\$92,100	\$28,600	\$15,700
Total	\$57,800	\$102,000	\$31,200	\$19,300
Importance Code A	\$8,900	\$6,000	\$5,700	\$5,700
Importance Code B	\$18,200	\$96,100	\$25,500	\$13,600
Importance Code C	\$30,600			
Total	\$57,800	\$102,000	\$31,200	\$19,300



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 12 GARAGE
Asset # : 4133

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$457,700	LIFE	**	5	\$74,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$860,800	2031	**	5	\$116,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$69,400	2042	**	5	\$2,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$4,300	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	0-2	\$101,200	LIFE	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
Roof								
Built-Up (BUR)	85%	Now	\$404,600	2026	\$2,022,900			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanics Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	15%	Now	\$777,300	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$545,800	LIFE	**	5	\$375,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	0-2	\$90,400	2035	**	5	\$22,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$99,200	2036	**	3	\$4,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	\$271,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	0-2	\$211,900	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	0-2	\$28,700	LIFE	**	5	\$3,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$2,000	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$92,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$235,900	2031	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%	Now	\$788,100	LIFE	**	5	\$12,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
Exposed Struc: Steel	40%	4+	\$491,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</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%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Ampere, One 800 Ampere And One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$500	
Raceway								
Conduit	100%			2036	**	1		

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BRONX 12 GARAGE
Asset # : 4133

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$53,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	50%			2031	**	10	\$1,900	
Egress Lighting								
Exit, Service	50%			2031	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Battery	50%			2031	**	10	\$3,900	
Exterior Lighting								
HID	100%			2026	\$447,100	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	\$253,600	5	\$3,400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2021	\$71,600	1	\$8,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$14,300	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	25%			2036	**	5	\$9,000	
Natural Gas	75%			2036	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	20%	Now	\$52,200	2036	**	1	\$10,300	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Approximately 15 Old Gas Fired Modine Units</i>								
Furnace	30%			2031	**	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Approximately 25 Gas Fired Modine Units</i>								
Furnace	30%			2021	\$78,300	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
<i>Explanation : 4 Old Gas Fire Units</i>								
Hot Water Boiler	20%			2039	**	1	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2034	**	4	\$1,100	
No Component	80%							
Terminal Devices								
Air Handler	15%			2021	\$233,900	1	\$10,800	
Convactor/Radiator	5%			2031	**	1	\$1,900	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2020	\$414,600	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Very Old Unit At 2nd Floor Fan Room</i>								
Window/Wall Unit	10%			2021	\$23,100	1		
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2021	\$4,500	2	\$8,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,700	
Exhaust Fans								
Interior	15%			2021	\$59,200	2	\$500	
Roof	85%			2026	\$156,500	2	\$3,000	

Plumbing

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BRONX 12 GARAGE
Asset # : 4133

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2036	**	1	
Water Heater	Gas Fired	70%			2025	\$47,300	2	\$1,200
	Gas Fired	30%			2020	\$20,300	2	\$500
Sanitary Piping	Cast Iron	100%	Now	\$40,600	LIFE	**	1	
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backup At Wash Bay And Garage Floor During Rain</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)	Electric	100%			2026	\$31,900	4	\$4,600
Fixtures	Generic	100%						
<i>Leaking Connections, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Toilets And Showers</i>								
Fire Suppression								
Standpipe	Generic	100%			2036	**	1-5	\$58,500
Sprinkler	Generic	100%			2036	**	1-2	\$32,500
Fire Pump	Generic	100%	Now	\$7,100	2029	\$71,400	1	\$19,500
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Water Supply Room</i>								
Chemical System	Generic	100%			2021	\$26,700	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Top Of Gas Refill Stations, Garage</i>								
<i>Explanation : 2 Sets</i>								

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : BRONX 3A GARAGE
Address : 1661 WEST FARMS ROAD
Borough : BRONX Agency's Number : N/A
Program / Asset # : DOS0068.000 / 14759 Yr Built/Renovated : 1929 /
Area Sq Ft : 14,711 Project Type : SANITATION
Date of Survey : 13-Jun-2016 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3015 Lot : 49 BIN : 2010954

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$962,400	
Interior Architecture	\$339,300	\$38,500
Electrical		\$56,700
Total	\$1,301,800	\$95,200
Importance Code A	\$962,400	
Importance Code B	\$299,900	\$95,200
Importance Code C	\$39,400	
Total	\$1,301,800	\$95,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,700			
Interior Architecture	\$6,300		\$300	\$300
Electrical	\$100	\$200	\$1,200	
Mechanical	\$2,700	\$2,100	\$5,600	\$4,300
Total	\$47,800	\$2,300	\$7,100	\$4,600
Importance Code A	\$40,000	\$1,300	\$1,300	\$1,300
Importance Code B	\$5,400	\$1,000	\$5,700	\$3,200
Importance Code C	\$2,400			
Total	\$47,800	\$2,300	\$7,100	\$4,600



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DEPARTMENT OF SANITATION - 827
BRONX 3A GARAGE
Asset # : 14759

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$304,500	LIFE	**	5	\$16,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East And South Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South, East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Lintels And Above Metal Doors</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And South Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
Masonry: Fieldstone	8%			LIFE	**	5	\$1,200	
Metal Coiling Doors	12%	4+	\$14,300	2032	**	5	\$3,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Doors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Doors</i>								
Windows								
Aluminum	25%	Now	\$2,800	2052	**	5		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exterior Of Windows</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Office Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	10%			2030	**	10	\$100	
No Component	65%							

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DEPARTMENT OF SANITATION - 827
BRONX 3A GARAGE
Asset # : 14759

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$10,800	LIFE	**	5	\$600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping Stone Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Coping Stone Throughout</i>								
Masonry: Brick	85%	Now	\$83,600	LIFE	**	5	\$1,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South, East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Wall - Rear Of Garage</i>								
Masonry: Sandstone	5%	Now	\$7,500	LIFE	**	5	\$100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : This Component Is Actully Bluestone Coping</i>								
Pre-Cast Concrete	5%	Now	\$3,100	LIFE	**	5	\$500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Coping Stones Throughout</i>								
Roof								
Modified Bitumen	90%	Now	\$512,300	2037	**			1
<i>Blisters, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Perimeter Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rear Wall Of Garage And Above Break Room</i>								
Skylight, Metal/Glass	10%	Now	\$62,000	2037	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								
Interior								

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BRONX 3A GARAGE
Asset # : 14759

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	\$56,100	LIFE	**	5	\$38,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2032	**	3	\$1,100	
Vinyl Tile	10%			2022	\$19,100	3	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Offices</i>								
Interior Walls								
Cast Stone/Terra Cotta	40%	Now	\$39,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Wall Of Garage At Offices</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$2,300	
Gypsum Board	40%	4+	\$2,400	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,600	2032	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Offices</i>								
Exposed Struc: Wood	80%	Now	\$224,700	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Perimeter And At Roof Penetrations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Barrel Vault Over Garage</i>								
<i>Explanation : Ceiling Panels Missing</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%			2027	\$1,500	5	\$100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$24,900	5	\$400	
Raceway								
Conduit	100%			2027	\$3,800	1		
Panelboards								
Fused Disc Sw	5%			2026	\$400	5		
Molded Case Bkrs	95%			2026	\$7,200	5	\$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
BRONX 3A GARAGE
Asset # : 14759

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2027	\$8,300	1		
Motor Controllers								
Locally Mounted	100%			2025	\$14,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	**	10	\$700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanic Shop</i>								
Fluorescent	30%			2027	\$9,900	10	\$4,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office And Locker Room</i>								
HID	65%			2032	**	10	\$300	
Egress Lighting								
Exit, Service	100%			2027	\$4,100	1		
Exterior Lighting								
HID	100%			2027	\$56,700	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$4,600	
Conversion Equipment								
Furnace	20%			2032	**	1	\$1,500	
Steam Boiler	80%			2040	**	1	\$11,700	
Terminal Devices								
Fan Coil Unit/Heat	80%			2032	**	1	\$3,800	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	\$2,900	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,200	
Exhaust Fans								
Roof	100%			2032	**	2	\$500	
Plumbing								

*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 3A GARAGE
Asset # : 14759

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	100%			2057	**	1	
Water Heater	Electric	50%			2026	\$6,200	4	
	Oil Fired	50%			2025	\$5,800	1	\$200
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)	Electric	100%			2032	**	4	\$900
Backflow Preventer	Generic	100%			2035	**	1	\$900
Fixtures	Generic	100%						
Fire Suppression								
Standpipe	Generic	100%			2053	**	1-5	\$7,700

*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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 13-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2871 **Lot** : 77 **BIN** : 2008640

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$428,300	\$509,100
Interior Architecture	\$140,200	
Total	\$568,500	\$509,100
Importance Code A	\$428,300	\$509,100
Importance Code B	\$140,200	
Total	\$568,500	\$509,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,700		\$4,200	
Interior Architecture	\$34,700			\$800
Electrical	\$8,700	\$300	\$5,000	\$100
Mechanical	\$2,500	\$2,200	\$7,200	\$2,500
Total	\$67,500	\$2,500	\$16,300	\$3,300
Importance Code A	\$23,000	\$1,400	\$5,600	\$1,400
Importance Code B	\$13,200	\$1,100	\$10,700	\$2,000
Importance Code C	\$31,200			
Total	\$67,500	\$2,500	\$16,300	\$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
BRONX 5 GARAGE
Asset # : 14758

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$6,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,700	
Masonry: Brick	70%	Now	\$178,000	LIFE	**	5	\$19,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, Corners Of Building, At Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Door Openings</i>								
Metal Coiling Doors	10%	Now	\$159,400	2047	**	5	\$4,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Doors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$4,500	
Windows								
Aluminum	65%	4+	\$16,200	2035	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Areas</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Perimeter Of Windows</i>								
Steel	35%	4+	\$5,400	2026	\$54,400	5	\$6,400	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$2,200	
Metal Panel	50%			2047	**	5	\$8,300	

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
BRONX 5 GARAGE
Asset # : 14758

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$90,900	2027	\$454,700			1
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Blisters, Extent : Moderate, Area Affected : 25%</i> <i>Location : Perimeter Curbs, Scuppers And At Clerstory Structures</i> <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Ponding, Extent : Severe, Area Affected : 20%</i> <i>Location : 2nd Floor Roof</i> <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout - 5 To 10 Years Ago</i> <i>Ridging, Extent : Moderate, Area Affected : 25%</i> <i>Location : Lower Roof</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i> <i>Location : Various Locations Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$46,600	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout Garage</i> <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : East Side Of Garage Due To Floor Drain</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout Garage</i>								
Vinyl Tile	30%	2-4	\$54,400	2037	**	3	\$2,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$3,300	
Concrete Masonry Unit	80%	2-4	\$29,600	LIFE	**	5	\$10,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : Womens Locker Room</i>								
Gypsum Board	10%			LIFE	**	5	\$2,000	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,500	2040	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> <i>Location : Office Areas Throughout 2nd Floor</i>								
Exposed Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,300	
Plaster	70%	Now	\$39,200	LIFE	**	5	\$9,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout Garage</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Within Garage From Roof Leak Above</i>								

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

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

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%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 200 Ampere Main Disconnect Switches</i>								
Raceway								
Conduit	95%			2027	\$3,600	1		
Conduit	5%			2047	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$800	5		
Molded Case Bkrs	90%			2026	\$6,900	5	\$300	
Wiring								
Thermoplastic	95%			2027	\$7,900	1		
Thermoplastic	5%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$14,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	35%			2032	**	10	\$4,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room And Hallway</i>								
HID	65%			2032	**	10	\$300	
Egress Lighting								
Exit, Service	100%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$8,600	2037	**	1	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$4,300	
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$13,800	

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 5 GARAGE
Asset # : 14758

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Terminal Devices								
	Convactor/Radiator	20%			2040	**	1	\$900
	Fan Coil Unit/Heat	80%			2032	**	1	\$3,600
Air Conditioning								
Energy Source								
	Electricity	100%			2049	**	1	
Conversion Equipment								
	Window/Wall Unit	10%			2025	\$2,800	1	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800
Exhaust Fans								
	Roof	100%			2027	\$22,200	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Electric	50%			2025	\$5,900	4	\$100
	Gas Fired	50%			2025	\$4,100	2	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$400
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2047	**	1-5	\$7,300

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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 19-Aug-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,976,000	
Interior Architecture	\$825,300	\$181,800
Electrical		\$579,700
Mechanical	\$587,500	\$847,000
Total	\$3,388,800	\$1,608,500
Importance Code A	\$2,104,000	
Importance Code B	\$1,284,800	\$1,608,500
Total	\$3,388,800	\$1,608,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,000			
Interior Architecture	\$3,200			\$2,400
Electrical	\$1,200	\$38,400	\$900	\$1,200
Mechanical	\$75,800	\$45,400	\$16,800	\$8,500
Total	\$100,300	\$83,700	\$17,800	\$12,200
Importance Code A	\$21,500	\$4,300	\$4,100	\$4,100
Importance Code B	\$78,800	\$79,400	\$13,600	\$8,000
Importance Code C				
Total	\$100,300	\$83,700	\$17,800	\$12,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Masonry: Brick Cavity	70%	Now	\$113,200	LIFE	**	5	\$29,600
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
				<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : Columns Flanking Doors</i>				
				<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Metal Coiling Doors	27%	2-4	\$132,100	2039	**	5	\$17,800
				<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>				
				<i>Location : West Facade</i>				
				<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : West Facade</i>				
	Pre-Cast Concrete	3%			LIFE	**	5	\$4,100
				<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>				
				<i>Location : Throughout</i>				
Windows								
	Aluminum	92%	Now	\$145,700	2042	**	5	\$5,700
				<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Throughout</i>				
				<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Throughout</i>				
				<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>				
				<i>Location : East Facade</i>				
				<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : East Facade</i>				
	Glass Block	5%			LIFE	**	5	\$400
	Metal Louvers	3%			2035	**	10	\$2,300
				<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>				
				<i>Location : Throughout</i>				

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	60%	Now	\$113,500	LIFE	**	5	\$9,600	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Face Of All Built-Up Parapets</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Interior Face Of High Walls And Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Steel Supports At Openings Of Built-up Parapets</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of High Walls And Throughout</i>								
Masonry: Brick	20%	Now	\$50,400	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Rail	15%	2-4	\$17,400	2039	**	5	\$15,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$2,600	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%	Now	\$1,344,100	2036	**			1
<i>Blisters, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Side Of Perimeter Wall And At Roof Penetrations</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 6a Garage, 6 Lockerooms</i>								
Skylight, Metal/Glass	5%	Now	\$77,000	2046	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At East Entry Overhang</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Of All Skylights</i>								

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$88,200	LIFE	**	5	\$181,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Both Garages</i>								
Ceramic Tile	5%			2035	**	5	\$6,400	
Quarry Tile	15%			2039	**	5	\$28,800	
Vinyl Tile	15%	Now	\$166,400	2036	**	3	\$7,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$12,800	
Glass Block	5%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$158,400	2039	**	5	\$16,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Second Floor In 6/6a And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Exposed Struc: Steel	75%	4+	\$412,300	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$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
BRONX 6 AND 6A GARAGE
Asset # : 2008

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main, Garage 6A</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2031	**	10	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2031	**	10	\$3,800	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
HID	55%			2031	**	10	\$1,500	
Egress Lighting								
Emergency, Battery	70%			2026		10	\$14,100	
Exit, Service	30%			2026		1	\$6,900	
Exterior Lighting								
HID	100%			2026		10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026		1-3	\$10,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	85%			2036	**	1		
Interruptible Gas/Dual Fuel	15%			2036	**	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Conversion Equipment									
Furnace	35%	Now	\$65,900	2036	**	1	\$13,000		
<i>Abandoned in Place, Extent : Severe, Area Affected : 35%</i>									
<i>Location : 7 Rooftop Units, Roof</i>									
Furnace	30%	Now	\$5,600	2021	\$56,500	1	\$11,200		
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Garage</i>									
<i>Other Observation, Extent : Light, Area Affected : 30%</i>									
<i>Location : Garage</i>									
<i>Explanation : 25 Units</i>									
Furnace	20%			2031	**	1	\$8,300		
Hot Water Boiler	15%			2031	**	1	\$6,200		
<i>Damaged, Extent : Light, Area Affected : 5%</i>									
<i>Location : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>									
<i>Other Observation, Extent : Light, Area Affected : 15%</i>									
<i>Location : 2 Boiler Rooms</i>									
<i>Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>									
Distribution									
Hot Wtr Piping/Pump	15%			2025	\$18,700	4	\$900		
No Component	85%								
Terminal Devices									
Convactor/Radiator	15%			2024	\$64,200	1	\$4,100		
No Component	85%								
Air Conditioning									
Energy Source									
Electricity	100%			2034	**	1			
Conversion Equipment									
Exterior Pkg Unit - Cooling	20%	0-2	\$129,500	2036	**	2	\$800		
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Roof, All Cooling Ext Pkg Units Need Repair Or Replacement</i>									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>									
<i>Location : Roof</i>									
No Component	80%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	4+	\$73,700	LIFE	**	2-5	\$46,600		
<i>Needs Cleaning, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Throughout</i>									
Exhaust Fans									
Roof	50%	Now	\$6,600	2021	\$66,400	2	\$1,000		
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Roof</i>									
Roof	50%	Now	\$66,400	2036	**	2	\$1,000		
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Not In Service, Roof</i>									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	50%			2036	**	1	
	Galvanized Steel	50%	0-2	\$8,800	2031	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Water Supply Room</i>							
	Water Heater							
	Gas Fired	50%			2021	\$24,400	2	\$600
	Oil Fired	50%	Now	\$33,200	2026	\$33,200	1	\$1,100
	<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Boiler Room</i>							
	Sanitary Piping							
	Cast Iron	100%	Now	\$117,000	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Wash Bay Area</i>							
	<i>Cracked, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Under Truck Path</i>							
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%			2036	**	1-5	\$42,200
	Sprinkler							
	Generic	100%			2026	\$782,800	1-2	\$23,400
	Chemical System							
	Generic	100%			2020	\$26,700	1-3	\$4,000

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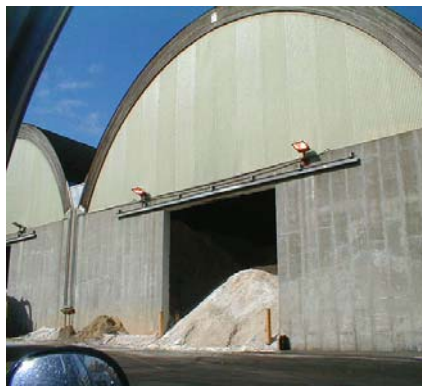
Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 /
Area Sq Ft : 5,500 **Project Type** : SANITATION
Date of Survey : 19-Aug-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2953 **Lot** : 21 **BIN** : 2097278

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$282,800	\$69,200
Interior Architecture	\$382,400	
Electrical	\$45,900	
Total	\$711,000	\$69,200
Importance Code A	\$282,800	\$69,200
Importance Code B	\$428,200	
Total	\$711,000	\$69,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$110,300			
Interior Architecture				
Electrical	\$7,600	\$21,400		
Mechanical				
Total	\$118,000	\$21,400		
Importance Code A	\$110,300			
Importance Code B	\$7,600	\$21,400		
Total	\$118,000	\$21,400		



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
BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING

Asset # : 3001

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	60%	Now	\$239,200	LIFE	**	5	\$69,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entrance, Interior Sill At Base Of Fiberglass Panels</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Interior And Exterior Of Sheds And Entry Points</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%	Now	\$43,700	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Fiberglass Panel	10%	Now	\$5,200	2035	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
Masonry: Brick Cavity	10%	Now	\$17,700	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
Wood	5%	Now	\$30,900	2039	**	5	\$2,900	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE 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								
Parapets								
Cast in Place Concrete	90%	Now	\$8,000	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
Pre-Cast Concrete	10%	Now	\$500	LIFE	**	5	\$400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping On South Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping On South Wall</i>								
Roof								
Asphalt Shingle	90%	Now	\$33,400	2041	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$14,700	2036	**			1
<i>Debris Present, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Buttrresses</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Buttrresses</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$21,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Presence Of Salt Piles Prevented Full Examination</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING

Asset # : 3001

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

Interior

Ceilings

Exposed Struc: Wood	100%	Now	\$382,400	LIFE		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structural Damage</i>								

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

Under 600 Volts

Raceway

Conduit	100%			2026	\$3,800	1		
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Panelboards

Molded Case Bkrs	100%	0-2	\$7,600	2051	**	5	\$100	
<i>Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Structure</i>								

Wiring

Thermoplastic	100%			2026	\$8,300	1		
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Lighting

Interior Lighting

HID	100%			2021	\$45,900	10	\$200	
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Exterior Lighting

HID	100%			2021	\$21,200	10		
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

H/C Water Piping

Galvanized Steel	100%			2024	\$23,100	1		
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Along Side Of Shed

Explanation : Calcium Chloride Spray System

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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Address : 850 ZEREGA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0056.000 / 4199 **Yr Built/Renovated** : 1933 /
Area Sq Ft : 88,000 **Project Type** : SANITATION
Date of Survey : 15-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 3702 **Lot** : 1 **BIN** : 2094842

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,388,300	\$378,400
Interior Architecture	\$6,853,500	\$303,200
Electrical	\$399,700	\$145,100
Mechanical	\$776,800	\$2,131,800
Total	\$11,418,300	\$2,958,500
Importance Code A	\$3,388,300	\$378,400
Importance Code B	\$3,246,100	\$2,507,000
Importance Code C	\$4,784,000	\$73,000
Total	\$11,418,300	\$2,958,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$51,200			
Interior Architecture	\$10,600			\$2,000
Electrical	\$63,900	\$15,900		
Mechanical	\$46,500	\$58,700	\$26,300	\$14,400
Total	\$172,300	\$74,600	\$26,300	\$16,400
Importance Code A	\$64,900	\$8,700	\$8,700	\$8,700
Importance Code B	\$107,400	\$65,900	\$17,600	\$7,600
Importance Code C				
Total	\$172,300	\$74,600	\$26,300	\$16,400



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

DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	10%	Now	\$100,100	2041	**	5	\$25,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$928,700	LIFE	**	5	\$60,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads And Throughout Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads And Throughout Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Building Corners</i>								
Masonry: Brick	25%	Now	\$515,900	LIFE	**	5	\$33,500	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Wall</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
Metal Coiling Doors	10%	Now	\$776,300	2046	**	5	\$20,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$198,100	2031	**	5	\$16,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	5%	Now	\$31,500	2051	**	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	Now	\$4,500	2029	\$22,400			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$39,300	2051	**	5	\$4,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Area Under Ramp</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Area Under Ramp</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Area Under Ramp</i>								
No Component	85%							
Parapets								
Masonry: Brick	25%	Now	\$140,000	LIFE	**	5	\$2,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Upper Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Upper Parapet</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Parapet</i>								
Masonry: Brick	70%	Now	\$117,600	LIFE	**	5	\$6,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$15,200	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$334,800	2036		**		
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Lower Roof</i>								
Roll Roofing	70%	Now	\$237,600	2028	\$237,600	5	\$47,000	
<i>Seams Open/Split, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Upper Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$558,400	LIFE		**	5	\$230,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Area Under Ramp And Shops Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Area Under Ramp</i>								
Ceramic Tile	5%	Now	\$130,100	2041		**	5	\$3,300
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Shower Rooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel Plate	3%	4+	\$147,000	LIFE		**	1	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	12%	Now	\$137,000	2036		**	3	\$5,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lunch Room</i>								

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP
Asset # : 4199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$514,100	2041	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	Now	\$1,655,200	LIFE	**	5	\$73,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$2,614,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room And Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Area Near East Side Exit</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$10,600	2031	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Recreation Room</i>								
Exposed Concrete	30%	Now	\$631,900	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Under Ramp Area</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Ramp Area</i>								
Exposed Concrete	25%			LIFE	**	5	\$5,000	
Exposed Struc: Steel	30%	Now	\$413,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$51,600	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Locker Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Locker Room</i>								

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

Under 600 Volts

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%	2-4	\$4,900	2056	**	5	\$1,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : No Nameplate Ratings Available. On Extended Life</i>								
<hr/>								
Switchgear / Switchboard								
	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : The Room Is Locked No Available Keys</i>								
<hr/>								
Raceway								
	Conduit	100%			2026	\$32,000	1	
<hr/>								
Panelboards								
	Fused Disc Sw	5%			2025	\$2,000	5	\$100
	Molded Case Bkrs	15%			2025	\$5,900	5	\$300
	Molded Case Bkrs	80%	2-4	\$31,500	2051	**	5	\$900
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<hr/>								
Wiring								
	Braided Cloth	65%	2-4	\$18,400	2051	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Thermoplastic	35%			2026	\$9,900	1	
<hr/>								
Motor Controllers								
	Locally Mounted	70%			2024	\$10,300	5	\$400
	Locally Mounted	30%	2-4	\$4,400	2046	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
Ground								
Grounding Devices								
	Not Accessible	100%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : The Room Is Locked No Available Keys</i>								
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	35%			2026	\$85,300	10	\$28,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room And Shower Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	60%			2026	\$53,900	10	\$1,700
	HID	5%	Now	\$4,500	2036	**		
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2021	\$60,600	10	\$10,600
	Exit, Service	50%			2021	\$5,000	1	

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

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

Lighting

Exterior Lighting

HID	100%			2021	\$339,200	10	\$300	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Fuel Oil No 2	100%			2036	**	5	\$27,300	
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Buried Tank(s), Extent : Light, Area Affected : 100%
Location : One Tank Of 15,000 Gallons

Conversion Equipment

Steam Boiler	100%			2039	**	1	\$87,200	
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Other Observation, Extent : Light, Area Affected : 100%
Location : 1st Floor Mechanical Room
Explanation : 2 Units

Distribution

Central Plant Steam Piping/Pmp	10%	0-2	\$142,400	2056	**	4	\$400	
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Insul. Deteriorating, Extent : Moderate, Area Affected : 100%
Location : Throughout

Central Plant Steam Piping/Pmp	90%			2026	\$1,281,300	4	\$3,900	
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : Throughout

Terminal Devices

Air Handler	40%	0-2	\$473,100	2036	**	1	\$19,600	
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Unit Inoperable, Extent : Light, Area Affected : 20%
Location : Second Floor

Convactor/Radiator	20%			2031	**	1	\$5,700	
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Leak Evident, Extent : Moderate, Area Affected : 5%
Location : Stairway At 1st Floor

Fan Coil Unit/Heat	40%			2026	\$503,900	1	\$11,400	
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Air Conditioning

Energy Source

Electricity	100%			2034	**	1		
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Conversion Equipment

Window/Wall Unit	10%			2021	\$17,500	1		
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No Component	90%							
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Distribution

Ductwork/Diffusers	5%			LIFE	**	2	\$5,700	
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No Component	95%							
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Terminal Devices

Fan Coil - 2 Pipe	5%			2026	\$8,000	1	\$1,400	
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No Component	95%							
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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	5%			2026	\$800	2	\$3,100	
No Component	95%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$77,500	LIFE	**	2-5	\$4,900	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Equipment Fresh Air Intake</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$44,200	
Exhaust Fans								
Roof	60%	Now	\$83,800	2036	**	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Wall Unit	40%			2026	\$12,000	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2036	**	1		
Galvanized Steel	80%			2024	\$295,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2024	\$51,300	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Gas Fired Units</i>								
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	5%	0-2	\$30,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South East Corner Of Garage Floor, Severe Blockage Reported</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Non-Submersible	35%			2026	\$4,500	4	\$700	
Submersible	65%			2020	\$1,900	4	\$1,800	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 3rd Floor</i>								

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DEPARTMENT OF SANITATION - 827
BRONX 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2036	**	1-5	\$44,400
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i> <i>Location : First Floor</i>								

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 19-Jun-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,MZ,2
Block : 2212 **Lot** : 1 **BIN** : 1082036

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,539,000	\$1,489,700
Interior Architecture	\$296,900	\$566,000
Mechanical	\$90,400	\$304,900
Total	\$1,926,300	\$2,360,600
Importance Code A	\$1,539,000	\$1,489,700
Importance Code B	\$387,300	\$801,300
Importance Code C		\$69,600
Total	\$1,926,300	\$2,360,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$69,300			
Interior Architecture	\$19,700	\$10,400		\$900
Electrical	\$1,000	\$1,900	\$1,300	\$1,000
Mechanical	\$25,900	\$54,000	\$27,400	\$11,200
Total	\$115,900	\$66,300	\$28,700	\$13,100
Importance Code A	\$75,100	\$5,900	\$5,800	\$5,800
Importance Code B	\$21,100	\$60,400	\$22,900	\$7,300
Importance Code C	\$19,700			
Total	\$115,900	\$66,300	\$28,700	\$13,100



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**DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE**

Asset # : 4134

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	20%	4+	\$23,400	2029	\$117,000	5	\$29,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$434,500	LIFE	**	5	\$47,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhead Doors And Windows Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, Piers, East Facade</i>								
Masonry: Granite	3%	Now	\$28,400	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	2%	Now	\$17,500	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Window Sills</i>								
Metal Coiling Doors	15%	Now	\$68,100	2031	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$674,000	2051	**	5	\$7,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : A / C Window Unit Locations</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Windows</i>								
Parapets								
Masonry: Brick	100%	Now	\$102,500	LIFE	**	5	\$8,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Side Of Parapet</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade, East Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides Of Second Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Piers And South West Corners</i>								

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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								
Roof								
Built-Up (BUR)	85%	Now	\$132,600	2026	\$1,325,600			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor Gymnasium And Officer Pantry</i>								
Skylight, Metal/Glass	15%	4+	\$127,300	2036	**			
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$236,500	LIFE	**	5	\$243,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor, First Floor</i>								
Ceramic Tile	5%			2029	\$137,700	5	\$7,000	
Quarry Tile	10%			2031	**	5	\$20,900	
Vinyl Tile	5%	Now	\$60,400	2036	**	3	\$2,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2029	\$69,600	5	\$2,500	
Concrete Masonry Unit	80%			LIFE	**	5	\$15,800	
Gypsum Board	10%			LIFE	**	5	\$3,000	
Masonry: Brick	5%	Now	\$19,700	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairwells And 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Stairwells</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2024	\$115,000	5	\$13,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5	\$6,500	
Exposed Struc: Steel	60%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</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

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

Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$300	
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$100	
Molded Case Bkrs	90%			2034	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	25%			2031	**	5	\$100	
Motor Control Center	75%			2031	**	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	40%			2034	**	10	\$21,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Locker Rm, Fitness Room And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	60%			2034	**	10	\$1,100	
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$7,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2034	**	10	\$100	
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$10,800	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	**	1		

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**DEPARTMENT OF SANITATION - 827
BRONX DIST.7/8 SANITATION GARAGE**

Asset # : 4134

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2039	**	1	\$57,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
<hr/>								
Distribution Hot Wtr Piping/Pump	100%			2042	**	4	\$2,900	
<hr/>								
Terminal Devices Air Handler	50%			2031	**	1	\$18,100	
Convactor/Radiator	30%			2039	**	1	\$5,700	
Fan Coil Unit/Heat	20%			2026	\$167,200	1	\$3,800	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	20%	0-2	\$90,400	2036	**	2	\$600	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
Window/Wall Unit No Component	20%			2024	\$23,300	1		
	60%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	100%	Now	\$4,500	2026	\$45,000	2	\$32,500	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	
<hr/>								
Exhaust Fans Roof	100%	Now	\$9,300	2026	\$92,700	2	\$1,400	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : One Of Seven Units On Roof</i>								
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	30%			2046	**	1		
Galvanized Steel	70%			2031	**	1		
<hr/>								
Water Heater Gas Fired	100%			2021	\$34,000	2	\$900	
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Non-Submersible	100%			2026	\$8,500	4	\$1,200	
<hr/>								
Backflow Preventer Generic	100%			2026	\$14,200	1	\$3,600	

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
BRONX DIST.7/8 SANITATION GARAGE**

Asset # : 4134

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression	Standpipe							
	Generic	100%			2036	* *	1-5	\$29,500
	Sprinkler							
	Generic	100%			2036	* *	1-2	\$16,400

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Address : 800 ZEREGA AVENUE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS0056.010 / 4241 **Yr Built/Renovated** : 1933 / 2009
Area Sq Ft : 62,050 **Project Type** : SANITATION
Date of Survey : 15-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,3
Block : 3702 **Lot** : 1 **BIN** : 2094842

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,184,900	\$234,800
Interior Architecture	\$631,400	\$172,700
Electrical		\$487,900
Mechanical	\$320,800	\$465,800
Total	\$3,137,100	\$1,361,100
Importance Code A	\$2,184,900	\$339,900
Importance Code B	\$714,200	\$1,021,200
Importance Code C	\$238,000	
Total	\$3,137,100	\$1,361,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$37,400			
Interior Architecture	\$48,400			\$1,200
Electrical	\$53,200	\$700		
Mechanical	\$6,700	\$14,600	\$14,700	\$5,400
Total	\$145,700	\$15,400	\$14,700	\$6,500
Importance Code A	\$38,000	\$100	\$600	
Importance Code B	\$73,200	\$15,300	\$14,100	\$6,500
Importance Code C	\$34,500			
Total	\$145,700	\$15,400	\$14,700	\$6,500



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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$259,700	LIFE	**	5	\$46,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Building Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%	Now	\$26,800	2035	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$959,400	LIFE	**	5	\$77,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$208,200	2031	**	5	\$18,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%	Now	\$35,400	2031	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$478,900	2034	**	5	\$18,700	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2035	**	10	\$12,300	

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$52,500	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Coping</i>								
Masonry: Brick	80%	Now	\$190,800	LIFE	**	5	\$10,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners And Throughout Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	Now	\$10,600	2046	**	5	\$2,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2034	**	10	\$110,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2009</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$167,600	LIFE	**	5	\$172,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area And Corridor Between Incinerator And Garage</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$91,800	2041	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Shower Rooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$80,600	2036	**	3	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Office</i>								

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

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

Interior

Interior Walls

Concrete Masonry Unit	50%	Now	\$99,000	LIFE	**	5	\$17,500	
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Cracking/Crumbling, Extent : Light, Area Affected : 20%
Location : Throughout

Masonry: Brick	40%	Now	\$139,000	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

SGFT/Glazed Masonry	10%	Now	\$34,500	LIFE	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 10%
Location : Throughout

Ceilings

AcousTileSusp.Lay-In	10%	Now	\$7,700	2031	**	5	\$4,600	
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Staining/Discoloring, Extent : Moderate, Area Affected : 30%
Location : Locker Room

Water Penetration, Extent : Moderate, Area Affected : 20%
Location : Locker Room

Exposed Concrete	35%	Now	\$53,400	LIFE	**	5	\$5,100	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Main Garage

Spalling, Extent : Light, Area Affected : 20%
Location : Throughout

Exposed Struc: Steel	50%			LIFE	**			
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Plaster	5%	Now	\$6,200	LIFE	**	5	\$2,900	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Toilets

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2036	**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : Main Service Switch Rated At 600 Amperes.

Fused Disc Sw	50%			2026	\$13,900	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room

Explanation : Main Service Switch Rated At 800 Amperes.

Switchgear / Switchboard

Fused Disc Sw	30%			2026	\$52,400	5	\$100	
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Molded Case Bkrs	70%			2026	\$122,200	5	\$1,100	
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Raceway

Conduit	95%			2026	\$46,600	1		
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Conduit	5%			2036	**	1		
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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Panelboards									
Fused Disc Sw	5%			2025	\$5,000	5	\$100		
Molded Case Bkrs	70%			2025	\$69,400	5	\$1,100		
Molded Case Bkrs	20%			2034	**	5	\$300		
Molded Case Bkrs	5%	2-4	\$5,000	2051	**	5			
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
Wiring									
Braided Cloth	40%	2-4	\$22,500	2051	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic	50%			2026	\$28,100	1			
Thermoplastic	10%			2036	**	1			
Motor Controllers									
Locally Mounted	80%			2024	\$61,700	5	\$300		
Locally Mounted	20%	2-4	\$15,400	2046	**	5			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
Ground									
Grounding Devices									
Generic	100%	0-2	\$9,700	LIFE	**	5	\$900		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : Corroded</i>									
Lighting									
Interior Lighting									
Fluorescent	60%			2034	**	10	\$34,100		
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
HID	40%			2034	**	10	\$800		
Egress Lighting									
Exit, Service	100%			2026	\$7,000	1			
Exterior Lighting									
HID	100%			2034	**	10	\$200		
Lightning Protection									
Arresters/Cabling									
Generic	100%			2029	\$135,700	5	\$1,800		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Outside</i>									
<i>Explanation : Located In The Stacks Only</i>									
Mechanical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Heating									

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Asset # : 4241

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%			2036	* *	1		
	No Component	90%							
Conversion Equipment									
	Radiant Heater	10%			2026	\$105,100	2	\$2,900	
	No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : First Floor</i>									
<i>Explanation : Incinerators Are No Longer In Service</i>									
Distribution									
	Central Plant Steam Piping/Pmp	100%			2026	\$100,400	4	\$3,100	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : First Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>									
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Terminal Devices									
	Air Handler	90%			2021	\$75,100	1	\$34,500	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Garage Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>									
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>									
<i>Location : First Floor</i>									
	Convactor/Radiator	10%			2031	* *	1	\$2,000	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout, Locker Rooms And Office Spaces, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>									
Air Conditioning									
Energy Source									
	Electricity	10%			2034	* *	1		
	No Component	90%							
Conversion Equipment									
	Window/Wall Unit	10%			2024	\$12,400	1		
	No Component	90%							
Distribution									
	Ductwork/Diffusers	10%			LIFE	* *	2	\$8,100	
<i>Not in Service, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mezzanine Level</i>									
	No Component	90%							
Ventilation									

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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 DISTRICT 11 GARAGE FORMER INCINERATOR
Asset # : 4241

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$54,700	LIFE	**	2-5	\$3,500	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Equipment Fresh Air Intake</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$31,100	
Exhaust Fans								
Roof	100%	0-2	\$98,500	2036	**	2	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2024	\$260,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Oil Fired	100%			2021	\$49,200	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One Unit - 275 Gallons</i>								
Sanitary Piping								
Cast Iron	10%	0-2	\$43,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tunnel Area, Occassional Blockage Reported</i>								
Cast Iron	90%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backflow Preventer								
Generic	5%	0-2	\$800	2036	**	1	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Water Meter Room</i>								
<i>Explanation : Leaky Back Flow Preventer Observed</i>								
Generic	95%			2026	\$14,300	1	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$31,300	

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 13-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2864 **Lot** : 20 **BIN** : 2117800

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$103,500
Total		\$103,500
Importance Code A		\$103,500
Total		\$103,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,500		\$400	
Interior Architecture	\$6,300	\$500	\$30,700	\$400
Electrical	\$1,700	\$100	\$2,500	
Mechanical	\$300	\$200	\$500	\$200
Total	\$39,700	\$800	\$34,000	\$700
Importance Code A	\$31,600	\$100	\$600	\$100
Importance Code B	\$8,100	\$300	\$33,500	\$600
Importance Code C		\$400		
Total	\$39,700	\$800	\$34,000	\$700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$6,800	
Metal Panel	3%			2047	**	5-10	\$1,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$500	
Windows								
Aluminum	100%			2035	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Concrete Masonry Unit	5%			LIFE	**	5		
Metal Panel	5%			2047	**	5		
No Component	90%							
Roof								
Modified Bitumen	100%	Now	\$31,000	2027	\$103,500			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Stepped Up Parapets And Roof Penetrations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South East Corner</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$400	
Ceramic Tile	5%			2036	**	5	\$200	
Vinyl Tile	90%	Now	\$3,100	2022	\$30,700	3	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Kitchen Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Gypsum Board	92%			LIFE	**	5	\$8,700	
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$3,200	2040	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Offices</i>								

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	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%			2037	**	5	
	Raceway							
	Conduit	100%			2037	**	1	
	Panelboards							
	Fused Disc Sw	5%			2035	**	5	
	Molded Case Bkrs	95%			2035	**	5	\$100
	Wiring							
	Thermoplastic	100%			2037	**	1	
	Motor Controllers							
	Locally Mounted	100%			2032	**	5	
Ground								
	Grounding Devices							
	Generic	100%			LIFE	**	5	
Lighting								
	Interior Lighting							
	Fluorescent	100%			2032	**	10	\$2,400
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Egress Lighting							
	Exit, Service	100%			2032	**	1	
	Exterior Lighting							
	HID	100%			2032	**	10	
Alarm								
	Security System							
	No Component	80%						
	Generic	20%	Now	\$1,600	2037	**	1	\$200
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fire/Smoke Detection							
	No Component	80%						
	Generic, Digital	20%			2027	\$5,600	1-3	\$300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Energy Source							
	Natural Gas	100%			2047	**	1	
	Conversion Equipment							
	Hot Water Boiler	100%			2040	**	1	\$1,300
	Terminal Devices							
	Fan Coil Unit/Heat	100%			2032	**	1	\$900
Air Conditioning								
	Energy Source							
	Electricity	100%			2043	**	1	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	10%			2032	**	2	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$1,500
Exhaust Fans								
	Roof	100%			2032	**	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Gas Fired	100%			2025	\$1,500	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2032	**	1	\$200
Fixtures								
	Generic	100%						

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 26-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3015 **Lot** : 58 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$717,500	
Interior Architecture	\$470,600	\$90,400
Electrical	\$117,600	
Mechanical		\$335,900
Total	\$1,305,700	\$426,300
Importance Code A	\$717,500	
Importance Code B	\$543,300	\$426,300
Importance Code C	\$44,900	
Total	\$1,305,700	\$426,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,100			\$1,300
Interior Architecture	\$69,800			\$600
Electrical	\$20,600	\$100	\$300	\$40,400
Mechanical	\$22,200	\$5,100	\$3,900	\$54,000
Site Enclosure	\$7,300			
Site Pavements	\$2,100			
Total	\$151,200	\$5,200	\$4,100	\$96,300
Importance Code A	\$32,400	\$3,200	\$3,200	\$4,600
Importance Code B	\$81,800	\$2,000	\$900	\$91,700
Importance Code C	\$37,100			
Total	\$151,200	\$5,200	\$4,100	\$96,300



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$3,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,000	
Masonry: Brick	79%	Now	\$148,700	LIFE	**	5	\$24,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wrapped Edges Of Street Facade And At Door / Window Openings</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corners Of Building</i>								
Masonry: Granite	1%	Now	\$3,700	LIFE	**	5	\$200	
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Door Openings</i>								
Metal Panel	2%	Now	\$200	2038	**	5	\$1,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Jambs At Door Openings - Street Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Door Openings At Street Facade</i>								
<i>Explanation : Component Type Actually Steel Plate</i>								
Metal Sect. OHD	10%	Now	\$97,400	2048	**	5	\$4,800	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
Pre-Cast Concrete	1%			LIFE	**	5	\$1,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	20%	Now	\$500	2036	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sashes At Stairs And Second Floor</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	5%	Now	\$800	2043	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Vents Throughout</i>								
Steel	75%	Now	\$20,700	2053	**	5	\$2,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Windows Throughout Garage</i>								
<i>Explanation : Single Pane Windows Well Beyond Useful Life</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$45,700	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Parapet Walls Above Garage And At Chimney</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Parapet Wall Above Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Saturated North Parapet Wall At Garage</i>								
Masonry: Limestone	7%	Now	\$3,200	LIFE	**	5	\$400	
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Above Garage</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Above Garage</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping Above Garage - South Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping Above Garage</i>								
Metal Panel	3%			2048	**	5	\$500	
Roof								
Built-Up (BUR)	74%	Now	\$425,800	2038	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North And South Walls Above Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Walls Above Garage</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof Above Garage</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Above Garage</i>								
<i>Explanation : Component Type Well Beyond Useful Life</i>								
Copper/Terne	1%			2043	**	10	\$1,000	
Modified Bitumen	25%			2036	**	10	\$10,400	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$87,800	LIFE	**	5	\$90,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Curbing Throughout, Driveway At Entry Bay, Area Around Trench Drain In Garage</i>								
Ceramic Tile	5%	0-2	\$9,600	2031	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Vinyl Tile	10%	Now	\$42,200	2038	**	3	\$1,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout First And Second Floor Offices</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	7%			LIFE	**			
Ceramic Tile	3%	Now	\$4,000	2031	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$1,900	
Gypsum Board	7%	Now	\$1,400	LIFE	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st Floor Offices And 2nd Floor Corridor</i>								
Masonry: Brick	48%	Now	\$44,900	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Openings At Garage</i>								
Metal Panel	3%			LIFE	**			
SGFT/Glazed Masonry	12%	Now	\$22,300	LIFE	**			
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Stairwell And Entry Walls</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Walls</i>								
<i>Explanation : Paint Peeling</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$40,200	2048	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Offices</i>								
Exposed Concrete	80%	Now	\$255,600	LIFE	**	5	\$6,100	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Girders In Garage, Oil Tank Room In Basement</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Beams Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Girders In Garage And Basement Beams</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage, Oil Tank Room, Boiler Room</i>								
Gypsum Board	5%			LIFE	**	5	\$3,000	
Plaster	5%	Now	\$32,600	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Stairwell And Front Storage Areas</i>								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$3,900	2038		**		
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Side Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$3,400	2048		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Perimeter Walls</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2048		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033		**		
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,100	2033		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North And West Area Ways</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And West Area Ways</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$24,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : I- Vertical Section</i>								
Raceway								
Conduit	100%			2028	\$3,800	1		
Panelboards								
Fused Disc Sw	10%			2027	\$1,500	5	\$100	
Molded Case Bkrs	50%			2027	\$7,600	5	\$400	
Molded Case Bkrs	40%	0-2	\$6,100	2053		**	\$200	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Wiring								
Thermoplastic	100%			2028	\$8,300	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 ENFORCEMENT GARAGE
Asset # : 14810

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2026	\$29,400	5	\$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%			2023	\$36,300	10	\$14,900	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%	Now	\$14,500	2038		**		
		<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
HID	30%			2023	\$81,300	10	\$300	
Exterior Lighting								
HID	20%			2023	\$25,100	10		
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$10,100	
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$32,200	
Distribution								
Steam Piping/Pump	100%	Now	\$13,700	2028	\$137,400			
		<i>Corroded, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Vacuum Pump In Basement And Throughout</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Throughout</i>						
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Vacuum Pump, Basement</i>						
Terminal Devices								
Convactor/Radiator	45%			2026	\$74,800	1	\$4,700	
Fan Coil Unit/Heat	5%			2023	\$23,300	1	\$500	
Unit Heater - Steam	50%			2028	\$55,500	4	\$2,200	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$12,900	1		
No Component	80%							

Ventilation

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 ENFORCEMENT GARAGE
Asset # : 14810

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork Stainless Steel	30%			LIFE	**			
No Component	70%							
Exhaust Fans								
Roof	20%			2033	**	2	\$200	
Wall Unit	70%			2023	\$7,700	2	\$700	
No Component	10%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%	Now	\$2,300	2038	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Insulation Deteriorated</i>								
Galvanized Steel	50%	Now	\$1,400	2026	\$68,200	1		
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Insulation Deteriorated</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	Now	\$100	2021	\$1,100	4	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2038	**	1-5	\$3,400	

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Address : 1824 SHORE PARKWAY
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 : 19-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 6943 **Lot** : 2 **BIN** : 3378180

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,477,300	\$138,600
Interior Architecture	\$564,200	\$158,100
Electrical	\$88,900	\$336,500
Mechanical	\$675,300	\$2,005,200
Site Pavements	\$133,200	
Total	\$4,939,000	\$2,638,300
Importance Code A	\$3,477,300	\$138,600
Importance Code B	\$1,319,500	\$2,499,700
Importance Code C	\$142,100	
Total	\$4,939,000	\$2,638,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$17,800			\$11,300
Interior Architecture	\$2,700	\$12,900	\$3,600	\$2,600
Electrical	\$1,300	\$2,200	\$2,700	\$35,300
Mechanical	\$81,600	\$21,300	\$16,200	\$27,300
Site Pavements	\$13,600			
Total	\$116,900	\$36,400	\$22,500	\$76,500
Importance Code A	\$21,200	\$3,400	\$3,400	\$14,900
Importance Code B	\$79,500	\$33,000	\$19,100	\$61,600
Importance Code C	\$16,300			
Total	\$116,900	\$36,400	\$22,500	\$76,500



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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 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%	0-2	\$277,400	LIFE	**	5	\$72,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	30%	Now	\$2,099,000	2048	**	5	\$56,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2045	**	5	\$18,900	
Window Wall	5%			2038	**	5	\$22,700	
Windows								
Aluminum	100%	Now	\$693,800	2053	**	5	\$8,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$8,300	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
Masonry: Brick Cavity	90%	Now	\$81,600	LIFE	**	5	\$5,800	1
<i>Loose Units, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above 2nd Floor Offices</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parapet Walls Above 2nd Floor Offices</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Parapet Walls Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above Main Entry To Administration Offices</i>								
Roof								
Modified Bitumen	78%	2-4	\$53,100	2033	**			
<i>Alligatoring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Above Garages</i>								
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Above Garages</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Above Garages</i>								
Modified Bitumen	20%	0-2	\$272,400	2038	**			
<i>Blisters, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Above 2nd Floor Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof Above 2nd Floor Offices</i>								
Skylight, Plastic	2%			2041	**	1		

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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 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$158,100	
Ceramic Tile	7%			2037	**	5	\$7,200	
Panel/Paver: Cer/Brk	3%			2044	**	5	\$7,000	
Vinyl Tile	20%	Now	\$179,100	2038	**	3	\$7,700	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	55%	2-4	\$52,300	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
Gypsum Board	15%	Now	\$2,700	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors And Garage Workshops</i>								
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2041	**	5	\$25,800	
Exposed Struc: Steel	30%	4+	\$332,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garages</i>								
Exposed Struc: Steel	40%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$6,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$43,400	2033	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Truck Bay Entrances</i>								
On-Site Walkways								
Cast in Place Concrete	60%			2041	**			
Pavers/Stone	40%	0-2	\$13,600	2031	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Walkway To Administrative Office Entrance</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Walkway To Administrative Office Entrance</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$89,800	2031	**			
<i>Potholes, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Parking Area And Delivery Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Parking Area And Delivery Area</i>								

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$2,600	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 3000 Amperes Each</i>							
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$49,900	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : 3- Vertical Sections</i>							
<hr/>								
Raceway								
Conduit	95%			2028	\$9,100	1		
Conduit	5%			2048	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2027	\$1,500	5	\$100	
Molded Case Bkrs	95%			2027	\$29,000	5	\$1,900	
<hr/>								
Wiring								
Thermoplastic	5%			2048	**	1		
Thermoplastic	95%			2028	\$19,800	1		
<hr/>								
Motor Controllers								
Locally Mounted	20%			2026	\$11,700	5	\$100	
Motor Control Center	80%			2026	\$10,800	5	\$1,700	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	50%			2033	**	10	\$31,600	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And Locker Room</i>							
HID	50%			2033	**	10	\$1,100	
<hr/>								
Egress Lighting								
Emergency, Battery	45%			2028	\$42,700	10	\$7,500	
Emergency, Battery	5%			2033	**	10	\$800	
Exit, Service	40%			2028	\$7,600	1		
Exit, Service	10%			2033	**	1		
<hr/>								
Exterior Lighting								
HID	30%			2023	\$88,900	10	\$100	
No Component	70%							
<hr/>								
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2028	\$243,900	1-3	\$14,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways And Mechanical Rooms</i>							
	<i>Explanation : Alarm Bells And Manual Pull Stations Only</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$21,400	
Conversion Equipment								
Hot Water Boiler	100%			2033	**	1	\$34,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$20,500	2027	\$102,700	4	\$3,400	
		<i>Corroded, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout The Garage</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>						
		<i>Location : Throughout Garage</i>						
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Circulating Pump In Boiler Room</i>						
Terminal Devices								
Convactor/Radiator	20%	Now	\$7,100	2026	\$70,600	1	\$4,000	
		<i>Damaged, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Throughout</i>						
Unit Heater - Hot Water	60%			2028	\$148,100			
Unit Heater - Hot Water	20%			2036	**			
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%	Now	\$133,500	2038	**	2	\$800	
		<i>Abandoned in Place, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : 2 Units, Roof</i>						
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Roof</i>						
Split Unit	20%	Now	\$281,400	2038	**			
		<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : 4 Units, Roof</i>						
Split Unit	5%			2028	\$70,400			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 1 Unit, Roof</i>						
Window/Wall Unit	10%			2021	\$13,700	1		
No Component	40%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$37,600	1	\$1,100	
Fan Coil - 2 Pipe	20%	Now	\$150,500	2038	**	1	\$4,000	
		<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Office Area</i>						
No Component	75%							
Ventilation								

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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 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11
Asset # : 122

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$60,700	LIFE	**	2-5	\$38,500	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sheet Metal Stack Is Broken</i>								
<hr/>								
Exhaust Fans								
Roof	100%	Now	\$21,900	2028	\$109,400	2	\$1,700	
<i>Not in Service, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$49,100	2028	\$491,400	1		
<i>Not Insulated, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<hr/>								
Water Heater								
Oil Fired	100%			2026	\$54,700	1	\$2,000	
<hr/>								
HW Heat Exchanger								
HTHW/HW	100%			2038	**			
<hr/>								
Sanitary Piping								
Cast Iron	100%	Now	\$24,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Backflow Preventer								
Generic	100%			2028	\$16,800	1	\$4,200	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2028	\$274,700	1-5	\$34,800	
<hr/>								
Sprinkler								
Generic	100%			2028	\$645,500	1-2	\$19,300	

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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-May-2015	Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1,2		
Block	: 5480	Lot	: 42
		BIN	: 3253262

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,766,900	\$321,500
Interior Architecture	\$2,101,300	\$259,200
Electrical	\$3,000	\$763,900
Mechanical	\$512,000	\$572,500
Total	\$7,383,200	\$1,917,100
Importance Code A	\$4,766,900	\$321,500
Importance Code B	\$1,282,400	\$1,595,600
Importance Code C	\$1,333,800	
Total	\$7,383,200	\$1,917,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$61,800			\$2,500
Electrical	\$800	\$19,700		
Mechanical	\$22,700	\$56,000	\$13,200	\$8,100
Total	\$85,200	\$75,700	\$13,200	\$10,600
Importance Code A	\$3,300	\$3,400	\$3,300	\$3,300
Importance Code B	\$82,000	\$72,300	\$10,000	\$7,300
Importance Code C				
Total	\$85,200	\$75,700	\$13,200	\$10,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$1,886,300	LIFE	**	5	\$122,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair(s), Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Stories, No Elevator</i>								
Wood Overhead Doors	10%	Now	\$131,900	2031	**	5	\$34,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$1,268,600	2051	**	5	\$148,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$45,700	LIFE	**	5	\$9,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$622,700	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	50%			2036	**	10	\$50,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	50%	Now	\$811,700	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$78,500	LIFE	**	5	\$161,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$29,200	2029	\$97,500	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$171,100	2036	**	3	\$7,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
Interior Walls								
Masonry: Brick	70%	Now	\$1,137,100	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$89,100	LIFE	**	5	\$8,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
SGFT/Glazed Masonry	10%	Now	\$107,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%	Now	\$32,600	2031	**	5	\$9,900	
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Broken/Missing Elements, Extent : Moderate, Area Affected : 30%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 40%

Location : Throughout

Exposed Concrete	80%	Now	\$518,000	LIFE	**	5	\$12,300	
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Cracking/Crumbling, Extent : Light, Area Affected : 30%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$2,600	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Fused Disc Sw	100%			2026	\$49,900	5	\$300	
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Raceway

Conduit	90%			2026	\$8,600	1		
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Conduit	10%			2036	**	1		
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Panelboards

Fused Disc Sw	10%			2025	\$3,100	5	\$200	
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Molded Case Bkrs	80%			2025	\$24,400	5	\$1,400	
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Molded Case Bkrs	10%			2034	**	5	\$200	
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Wiring

Thermoplastic	90%			2026	\$18,800	1		
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Thermoplastic	10%			2036	**	1		
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Motor Controllers

Locally Mounted	80%			2024	\$41,100	5	\$400	
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Locally Mounted	20%			2031	**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : Basement

Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible. Covered With Insulations.

Lighting

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DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE MAIN BUILDING

Asset # : 4196

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2026	\$44,200	10	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2021	\$3,000	10	\$1,200	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets And Basement</i>								
HID	68%			2026	\$374,300	10	\$1,500	
Egress Lighting Exit, Service	100%			2021	\$18,200	1		
Exterior Lighting HID	100%			2026	\$254,400	10	\$200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	**	1		
Conversion Equipment Hot Water Boiler	100%			2039	**	1	\$32,600	
Distribution Hot Wtr Piping/Pump	10%	0-2	\$9,800	2051	**	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room H W Valve</i>								
Hot Wtr Piping/Pump	90%			2025	\$88,500	4	\$4,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	40%	0-2	\$354,800	2036	**	1	\$14,700	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
Convactor/Radiator	20%	Now	\$6,800	2024	\$67,600	1	\$3,800	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	40%			2026	\$377,900	1	\$8,500	

Air Conditioning

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

Asset # : 4196

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2034	**	1	
Conversion Equipment								
	Window/Wall Unit	20%			2021	\$26,300	1	
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$36,800
Exhaust Fans								
	Interior	70%			2021	\$157,100	2	\$1,400
				<i>Not in Service, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>				
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Second Floor Mechanical Room</i>				
	Roof	30%			2026	\$31,400	2	\$600
				<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>				
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
Water Heater								
	Gas Fired	100%			2026	\$38,500	2	\$1,000
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
Sump Pump(s)								
	Non-Submersible	100%			2021	\$9,600	4	\$2,100
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
Backflow Preventer								
	Generic	100%			2026	\$16,000	1	\$4,000
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2036	**	1-5	\$33,300

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : BROOKLYN 12 GARAGE Q.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-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5494 **Lot** : 89 **BIN** : 3328495

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$118,700	
Interior Architecture	\$88,100	
Electrical	\$2,900	\$93,800
Total	\$209,800	\$93,800
Importance Code A	\$118,700	
Importance Code B	\$91,000	\$93,800
Total	\$209,800	\$93,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$16,100			
Interior Architecture	\$25,000		\$500	\$1,300
Electrical	\$9,700	\$500		
Mechanical	\$2,500	\$2,500	\$2,000	\$900
Total	\$53,400	\$2,900	\$2,500	\$2,200
Importance Code A	\$16,600	\$500	\$500	\$500
Importance Code B	\$17,800	\$2,400	\$2,000	\$1,700
Importance Code C	\$19,000			
Total	\$53,400	\$2,900	\$2,500	\$2,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	100%	Now	\$118,700	2031	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$16,100	2034	**	5	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%			2034	**	10	\$30,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Vinyl Tile	70%	Now	\$88,100	2036	**	3	\$3,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%			2031	**	3	\$1,600	
Interior Walls								
Gypsum Board	100%	Now	\$19,000	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$6,000	2031	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</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%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Womens Locker Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$300	
Wiring								
Thermoplastic	100%			2036	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2024	\$30,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,700	LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Corroded</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2026	\$55,200	10	\$8,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2021	\$2,900	10	\$500	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
Exterior Lighting								
HID	100%			2026	\$38,500	10		
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$3,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : 2 - 500 Gallon Tanks</i>						
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 - Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$500	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2024	\$19,900	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	10%	Now	\$1,600	2036	**	2	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 67%</i>						
		<i>Location : Roof, 2 Of 3 Defective Exhaust Fans</i>						
	Roof	90%			2026	\$14,300	2	\$300
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2036	**	1	
	Water Heater							
	Oil Fired	100%			2024	\$7,900	1	\$300
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2031	**	1	\$600
	Fixtures							
	Generic	100%						

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : **BROOKLYN 14 GARAGE WINTHROP ST.**
Address : **356 WINTHROP STREET @ NEW YORK AVE**
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 : **20-May-2015** Landmark Status : NONE
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4827** Lot : 24 BIN : 3332514

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$498,700	\$39,400
Interior Architecture	\$54,500	\$38,100
Electrical	\$193,800	\$42,900
Total	\$747,000	\$120,400
Importance Code A	\$498,700	\$39,400
Importance Code B	\$193,800	\$81,000
Importance Code C	\$54,500	
Total	\$747,000	\$120,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,900		\$600	
Interior Architecture	\$37,600	\$19,300		\$700
Electrical	\$600	\$40,900	\$200	\$200
Mechanical	\$18,800	\$6,300	\$5,700	\$3,000
Total	\$76,900	\$66,500	\$6,500	\$3,900
Importance Code A	\$21,200	\$1,300	\$1,800	\$1,300
Importance Code B	\$36,300	\$65,200	\$4,600	\$2,600
Importance Code C	\$19,400			
Total	\$76,900	\$66,500	\$6,500	\$3,900



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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 14 GARAGE WINTHROP ST.
Asset # : 4197

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$17,900	
Masonry: Brick	18%	Now	\$14,200	LIFE	**	5	\$4,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Masonry: Limestone	2%	Now	\$5,700	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Metal Sect. OHD	10%			2039	**	5	\$8,000	
Windows								
Aluminum	15%			2042	**	5	\$1,100	
Steel	85%	Now	\$336,000	2051	**	5	\$39,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%	Now	\$106,700	LIFE	**	5	\$9,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	5%			LIFE	**	5	\$600	
Roof								
Modified Bitumen	100%			2031	**	10	\$56,000	
Interior								
Floors								
Ceramic Tile	5%			2029		5	\$1,900	
Traffic Topping	80%			2031	**	5	\$38,500	
Vinyl Tile	15%	Now	\$15,000	2031	**	3	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 14 GARAGE WINTHROP ST.
Asset # : 4197

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	20%	Now	\$17,700	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$1,700	LIFE	**	5	\$2,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	70%	Now	\$54,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$3,200	2031	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2039	**	5	\$1,900	
Exposed Concrete	65%			LIFE	**	5	\$3,900	
Exposed Struc: Steel	15%			LIFE	**			
Plaster	5%			LIFE	**	5	\$1,200	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$24,900	5	\$100	
Raceway								
Conduit	95%			2026	\$3,600	1		
Conduit	5%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$800	5		
Molded Case Bkrs	90%			2025	\$13,700	5	\$700	
Molded Case Bkrs	5%			2042	**	5		
Wiring								
Thermoplastic	95%			2026	\$7,900	1		
Thermoplastic	5%			2046	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$17,600	5	\$200	
Locally Mounted	20%			2039	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	

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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.

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DEPARTMENT OF SANITATION - 827
BROOKLYN 14 GARAGE WINTHROP ST.
Asset # : 4197

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	10%			2026	\$5,800	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor Locker Room</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	30%			2021	\$17,300	10	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	40%			2021	\$85,800	10	\$300	
HID	20%			2026	\$42,900	10	\$200	
Egress Lighting								
Emergency, Battery	20%			2031	* *	10	\$1,200	
Emergency, Battery	30%			2021	\$10,600	10	\$1,900	
Exit, Service	20%			2031	* *	1		
Exit, Service	30%			2021	\$2,100	1		
Exterior Lighting								
HID	100%			2021	\$108,000	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$17,300	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Motion Sensors Only</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	\$12,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	* *	4	\$1,900	
Terminal Devices								
Air Handler	50%			2034	* *	1	\$8,000	
Convactor/Radiator	30%			2039	* *	1	\$2,500	
Fan Coil Unit/Heat	20%			2034	* *	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		

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

**DEPARTMENT OF SANITATION - 827
BROOKLYN 14 GARAGE WINTHROP ST.**

Asset # : 4197

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Window/Wall Unit	10%			2024	\$5,100	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,300	
Exhaust Fans								
Interior	30%			2034	**	2	\$200	
Roof	70%			2034	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2020	\$15,000	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2046	**	1-5	\$13,000	

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : **06-Nov-2014** Landmark Status : NONE
Areas Surveyed : **Roof, Floors 1,2**
Block : **4388** Lot : 28 BIN : 3256631

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,984,300	\$95,800
Interior Architecture	\$1,058,600	\$161,400
Electrical	\$95,800	\$396,000
Mechanical	\$61,300	\$748,900
Total	\$3,199,900	\$1,402,100
Importance Code A	\$1,984,300	\$95,800
Importance Code B	\$1,099,100	\$1,306,300
Importance Code C	\$116,600	
Total	\$3,199,900	\$1,402,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,700			
Interior Architecture	\$44,400	\$5,400		\$1,100
Electrical	\$42,700	\$200		
Mechanical	\$35,700	\$47,800	\$9,800	\$6,700
Total	\$152,500	\$53,400	\$9,800	\$7,700
Importance Code A	\$33,800	\$4,200	\$4,100	\$4,100
Importance Code B	\$106,600	\$49,200	\$5,700	\$3,600
Importance Code C	\$12,100			
Total	\$152,500	\$53,400	\$9,800	\$7,700



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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$331,800	LIFE	**	5	\$35,900	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Window Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Chimney, South West Corner And Throughout</i>								
Metal Coiling Doors	10%	Now	\$111,000	2031	**	5	\$7,500	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bay 2 East Facade</i>								
Pre-Cast Concrete	5%	Now	\$80,800	LIFE	**	5	\$7,800	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Window Sills</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	10%	Now	\$154,700	2046	**	5	\$12,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Doors</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Doors</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bay 2</i>								

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Windows	Steel	100%	Now	\$510,700	2051	**	5	\$59,900
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i> <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> <i>Location : Transom Windows</i> <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : 2nd Floor Locker Rooms</i>								
Parapets								
Masonry: Brick		90%	Now	\$344,400	LIFE	**	5	\$14,600
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Inside Face - Throughout</i> <i>Efflorescence, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i> <i>Location : At Pre Cast Concrete Coping - Inside Face</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i> <i>Location : South - East Facade - Rotating</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Inside Face - Throughout</i>								
Pre-Cast Concrete		10%	Now	\$29,700	LIFE	**	5	\$10,200
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%</i> <i>Location : Throughout</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i> <i>Location : Coping</i>								
Roof								
Modified Bitumen		100%	Now	\$450,800	2031	**		1
<i>Blisters, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i> <i>Location : At Areas Of Ponding</i> <i>Ponding, Extent : Severe, Area Affected : 30%</i> <i>Location : Builtup Rood At South East/west Corners And Throughout</i>								

Interior

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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	85%	Now	\$156,600	LIFE	**	5	\$161,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Wash Bay - Built Up Residue Is Hazardous And Slick</i>								
Mosaic Tile	5%			2031	**	5	\$10,900	
Vinyl Tile	10%	Now	\$75,300	2036	**	3	\$3,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Electrical Room, Lunch Room, 2nd Floor, Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room, Lunch Room, Locker Rooms, Offices</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$1,500	2029		5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	25%	Now	\$6,200	LIFE	**	5	\$2,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Stair Well</i>								
Masonry: Brick	45%	Now	\$116,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$4,400	LIFE	**	5	\$1,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor Locker Room</i>								

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$10,800	2031	**	5	\$8,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$21,500	2031	**	5	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Electrical Room And Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Exposed Concrete	40%	0-2	\$57,000	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	Now	\$559,800	LIFE	**			
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Garage</i>								
Exposed Struc: Steel	5%	2-4	\$93,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Locker Room</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%			2026	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated At 1200 Amperes And 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$24,900	5	\$200	
Raceway								
Conduit	90%			2026	\$3,400	1		
Conduit	10%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$1,500	5	\$100	
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	65%			2025	\$9,900	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Thermoplastic	90%			2026	\$7,500	1		
Thermoplastic	10%			2036	**	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	80%			2024	\$29,400	5		\$200
Locally Mounted	20%	0-2	\$7,300	2046	**	5		
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5		\$600
Lighting								
Interior Lighting								
Fluorescent	50%			2026	\$48,900	10		\$20,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Locker Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
HID	50%			2026	\$182,600	10		\$700
Egress Lighting								
Exit, Service	90%			2026	\$10,900	1		
Exit, Service	10%	Now	\$1,200	2036	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Exterior Lighting								
HID	80%			2026	\$135,100	10		\$100
HID	20%	Now	\$33,800	2036	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$95,800	2066	**	5		\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Disconnected</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	90%			2036	**	5		\$12,200
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank - 10,000 Gallons</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : B-5 Fuel</i>								
Natural Gas	10%			2036	**	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	10%			2031	**	1	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Explanation : 2 Gas Fire Modine Heaters</i>								
Steam Boiler	90%			2039	**	1	\$39,000	
<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	90%			2026	\$637,700	4	\$1,900	
No Component	10%							
Terminal Devices								
Convactor/Radiator	25%			2024	\$56,000	1	\$3,500	
Unit Heater - Steam	65%			2031	**	4	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Garage Ceiling</i>								
<i>Explanation : 4 Condemned Ahus And 4 Condemned Fan Coil Units Need To Be Removed</i>								
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2020	\$17,400	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$24,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Not Used For Long Time</i>								
Exhaust Fans								
Interior	20%			2021	\$29,800	2	\$300	
Roof	20%			2026	\$13,900	2	\$300	
No Component	60%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2036	**	1		
Galvanized Steel	30%			2024	\$55,100	1		
Water Heater								
Electric	50%			2024	\$18,400	4	\$200	
Gas Fired	50%			2020	\$12,800	2	\$300	

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DEPARTMENT OF SANITATION - 827
BROOKLYN 16 GARAGE
Asset # : 4198

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing	Sanitary Piping Cast Iron	100%	Now	\$61,300	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Underground Of Garage Floor</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Outside Of The Building</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
<i>Leaking Connections, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets, 2nd Floor Locker Room</i>								
Fire Suppression	Standpipe Generic	100%			2036	**	1-5	\$22,100

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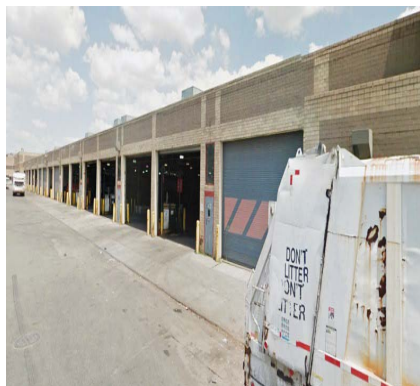
Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5426 **Lot** : 1 **BIN** : 3378181

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$8,256,400	\$223,200
Interior Architecture	\$2,311,100	\$520,300
Electrical	\$366,300	\$784,900
Mechanical	\$792,300	\$261,000
Total	\$11,726,100	\$1,789,500
Importance Code A	\$8,391,300	\$281,000
Importance Code B	\$3,083,100	\$1,419,600
Importance Code C	\$251,700	\$88,800
Total	\$11,726,100	\$1,789,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,300			
Interior Architecture		\$3,800	\$23,100	\$2,600
Electrical	\$36,100	\$2,600	\$18,100	\$2,900
Mechanical	\$66,200	\$19,500	\$83,200	\$23,400
Total	\$140,500	\$26,000	\$124,400	\$28,800
Importance Code A	\$68,900	\$8,500	\$8,800	\$8,500
Importance Code B	\$71,700	\$17,500	\$115,600	\$20,300
Total	\$140,500	\$26,000	\$124,400	\$28,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	50%	Now	\$893,200	LIFE	**	5	\$58,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Flanking Door Openings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Story Walls Flanking Garages</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Flanking Of Door Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Where 2nd Story Towers Meet Garage Roof Line. Both Sides</i>								
Metal Coiling Doors	50%	Now	\$337,900	2032	**	5	\$91,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East And West Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Facades</i>								
Windows								
Aluminum	100%	Now	\$88,500	2043	**	5	\$3,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	60%	Now	\$616,900	LIFE	**	5	\$73,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Crazing, Extent : Severe, Area Affected : 30%</i> <i>Location : Above Garages And 2nd Floor Roofs</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i> <i>Location : North East Corner - 2nd Story Roof</i> <i>Spalling, Extent : Severe, Area Affected : 25%</i> <i>Location : Low Parapet Walls Above Garages</i>								
Concrete Masonry Unit	20%	Now	\$8,400	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Interior Face</i> <i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i> <i>Location : Below Coping Stone - Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i> <i>Location : Interior Parapet Wall, Throughout</i>								
Masonry: Brick Cavity	20%	Now	\$29,900	LIFE	**	5	\$3,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : At Corners Of 2nd Story Roofs</i> <i>Efflorescence, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Exterior Parapet Walls Throughout</i> <i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i> <i>Location : 2nd Floor Roof - South West Corner</i>								
Roof								
Built-Up (BUR)	95%	Now	\$6,319,900	2037	**			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, Garage 18</i> <i>Expansion Jnt 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>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</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Garage Floor</i>								
Skylight, Plastic	5%			2040	**	1		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	77%	Now	\$628,100	LIFE	**	5	\$431,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Back Up From Oil Seperator Floods Garage Regularly</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Both Garages - Receive Back Up From Oil Seperator.</i>								
<i>Explanation : Floor Drains Dysfunctional</i>								
Ceramic Tile	3%			2036	**	5	\$7,700	
Quarry Tile	12%			2032	**	5	\$46,100	
Vinyl Tile	8%	Now	\$177,800	2037	**	3	\$7,700	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout First Floor Offices</i>								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$251,700	LIFE	**	5	\$88,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Walls Facing Garages. Water From Roof Above</i>								
SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$317,200	2047	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office, Locker Room And Corridors</i>								
Exposed Struc: Steel	85%	Now	\$936,100	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 (Garage 17) And 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%			2037	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room/ Garage 17</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 2000 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$700	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Raceway								
	Conduit	80%			2037	**	1	
	Conduit	20%			2027	\$4,600	1	
Panelboards								
	Fused Disc Sw	5%			2035	**	5	\$200
	Molded Case Bkrs	85%			2035	**	5	\$3,800
	Molded Case Bkrs	10%			2026	\$6,100	5	\$500
Wiring								
	Thermoplastic	90%			2037	**	1	
	Thermoplastic	10%			2027	\$5,000	1	
Motor Controllers								
	Locally Mounted	20%			2025	\$29,400	5	\$200
	Motor Control Center	80%			2032	**	5	\$3,700
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage 17</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
	Fluorescent	30%			2027	\$114,800	10	\$47,100
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
	Fluorescent	10%			2027	\$38,300	10	\$15,700
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Repair Shops</i>								
	HID	35%			2032	**	10	\$1,900
	HID	5%	Now	\$71,400	2037	**		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	HID	20%			2027	\$285,500	10	\$1,100
Egress Lighting								
	Emergency, Battery	40%			2027	\$94,200	10	\$16,500
	Emergency, Battery	10%			2022	\$23,600	10	\$4,100
	Exit, Service	35%			2027	\$16,500	1	
	Exit, Service	15%			2022	\$7,100	1	
Exterior Lighting								
	HID	15%			2027	\$99,000	10	\$100
	HID	5%	Now	\$33,000	2037	**		
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	No Component	80%						
Alarm								

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

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

Alarm

Security System

No Component

85%

Generic

15%

2027

\$79,300

1

\$9,600

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

Fire/Smoke Detection

No Component

85%

Generic, Analog

15% Now

\$271,400 2037

**

1-3

\$14,400

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Throughout*

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

Heating

Energy Source

Natural Gas

85%

2047

**

1

Interruptible Gas/Dual

15%

2037

**

1

Fuel

*Other Observation, Extent : Light, Area Affected : 15%**Location : Buried In The Street**Explanation : 1 8500 Gallon Tank*

Conversion Equipment

Furnace

15%

2027

\$57,800

1

\$12,700

Furnace

35% 0-2

\$134,900 2037

**

1

\$26,700

*Malfunctioning, Extent : Moderate, Area Affected : 35%**Location : Garage Ceiling, 24 Of 32 Modine Space Heaters And 13 Of 18 Make-up Air**Units Have Multiple Mechanical And Or Electrical Defects*

Hot Water Boiler

48%

2032

**

1

\$40,600

*Other Observation, Extent : Light, Area Affected : 15%**Location : Boiler Room**Explanation : 2 Dual Fuel Hot Water Boilers*

Hot Water Boiler

2% 0-2

\$25,200 2047

**

1

\$1,500

*Damaged, Extent : Moderate, Area Affected : 100%**Location : Boiler Room, Defective Boiler Combustion Air Dampers, 1 Of 2 Defective**Opacimeter*

Distribution

Hot Wtr Piping/Pump

15%

2035

**

4

\$1,300

No Component

85%

Terminal Devices

Convactor/Radiator

10%

2032

**

1

\$5,500

Convactor/Radiator

5% 0-2

\$43,800 2047

**

1

\$2,500

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Throughout, Defective Climate Control System*

No Component

85%

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	Now	\$132,500	2037	**	2	\$800	
<i>Broken, Extent : Severe, Area Affected : 15%</i>								
<i>Location : District 17 Roof, Multiple Mechanical And Or Electrical Defects On 1 Of 2 Units, Unit Over Garage 18 As A Defective Compressor</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2022	\$17,000	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$150,800	LIFE	**	2-5	\$9,500	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$85,900	
Exhaust Fans								
Roof	50%	0-2	\$135,800	2037	**	2	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof, 30 Of 60 Exhaust Fan With Multiple Mechanical And Or Electrical Defects</i>								
Roof	50%			2027	\$135,800	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	25%	0-2	\$24,900	2027	\$24,900	2	\$500	
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Both Garages, 2 Of 4 Deteriorated Hot Water Heater</i>								
Gas Fired	75%			2020	\$74,800	2	\$1,900	
Sanitary Piping								
Cast Iron	10%	0-2	\$119,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backup On Garage Floor During Heavy Rain, Staff Complains Of Foul Odor During Heavy Rain Event</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$89,500	
Sprinkler								
Generic	100%			2047	**	1-2	\$47,900	

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
BROOKLYN 17/18 SANITATION GARAGE**

Asset # : 4136

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression								
Chemical System								
	No Component	50%						
	Generic	50%			2022	\$13,300	1-3	\$1,900

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : **20-May-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **803** **Lot** : **5** **BIN** : **3332515**

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$909,900	\$176,300
Interior Architecture	\$374,600	\$503,900
Electrical	\$388,800	\$531,600
Mechanical	\$408,800	\$121,800
Total	\$2,082,100	\$1,333,600
Importance Code A	\$909,900	\$176,300
Importance Code B	\$1,172,200	\$1,115,300
Importance Code C		\$42,000
Total	\$2,082,100	\$1,333,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,400			
Interior Architecture	\$30,900			\$3,400
Electrical	\$4,600	\$14,400	\$2,600	\$3,400
Mechanical	\$50,200	\$52,200	\$17,300	\$9,100
Total	\$129,100	\$66,600	\$19,900	\$15,800
Importance Code A	\$47,400	\$4,200	\$4,000	\$4,000
Importance Code B	\$50,800	\$62,400	\$15,800	\$11,800
Importance Code C	\$30,900			
Total	\$129,100	\$66,600	\$19,900	\$15,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$64,400	
Metal Panel	5%	Now	\$10,500	2036	**	5	\$13,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$829,200	2031	**	5	\$111,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	10%	Now	\$32,900	2034	**	5	\$1,000	
<i>Crtrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$4,600	
Metal Rail	40%			2039	**	5-10	\$54,900	
Roof								
Modified Bitumen	100%	Now	\$80,700	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$90,900	LIFE	**	5	\$187,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2029		5	\$3,700	
Steel Grating	5%	Now	\$173,200	2046	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	22%	Now	\$70,100	2031	**	3	\$10,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations, Corridors, Cafeteria</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout, Corridors, Cafeteria, Lockers</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BROOKLYN 7/10 GARAGE
Asset # : 2790

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$8,400	2029	\$42,000	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	Now	\$22,500	LIFE	**	5	\$8,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area</i>								
SGFT/Glazed Masonry	57%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$40,400	2024	\$202,000	5	\$12,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	80%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$49,900	5	\$400	
Raceway								
Conduit	100%			2026	\$9,600	1		
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5	\$100	
Molded Case Bkrs	95%			2025	\$29,000	5	\$2,300	
Wiring								
Thermoplastic	100%			2026	\$20,800	1		
Motor Controllers								
Locally Mounted	40%			2024	\$29,400	5	\$200	
Motor Control Center	60%			2024	\$10,100	5	\$1,500	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$37,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Locker Room, Hallway And Bath Room</i>						
		<i>Explanation : Using T-8 Lamps</i>						
HID	50%			2031	**	10	\$1,300	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$9,900	
Exit, Service	50%			2026	\$11,300	1		
Exterior Lighting								
HID	100%			2021	\$351,300	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2026	\$481,700	1-3	\$28,900	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$25,300	
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$40,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2025	\$121,800	4	\$6,000	
Terminal Devices								
Air Handler	10%			2031	**	1	\$5,100	
Convactor/Radiator	20%			2031	**	1	\$5,300	
Unit Heater - Steam	70%	Now	\$19,500	2021	\$195,500	4	\$5,200	
		<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Garage</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	50%			2031	**	2	\$2,500
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 10 Units</i>								
	Window/Wall Unit	10%			2021	\$16,300	1	
	No Component	40%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$36,000	LIFE	**	2-5	\$45,600
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office Ceiling</i>								
	Exhaust Fans	100%	Now	\$13,000	2021	\$129,700	2	\$2,000
	Roof							
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2036	**	1	
Water Heater								
	Gas Fired	100%			2021	\$47,600	2	\$1,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%	Now	\$8,100	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Garage</i>								
	Sump Pump(s)	100%			2026	\$13,300	4	\$1,900
	Non-Submersible							
<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
	Backflow Preventer	100%			2026	\$19,900	1	\$5,000
	Generic							
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2036	**	1-5	\$41,200
Sprinkler								
	No Component	20%						
	Generic	80%			2036	**	1-2	\$18,300

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : **25-Apr-2017** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **1336** **Lot** : **18** **BIN** : **3330693**

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,570,400	
Interior Architecture	\$959,200	\$69,200
Electrical		\$114,600
Mechanical	\$173,100	\$850,600
Site Pavements	\$121,800	
Total	\$2,824,400	\$1,034,400
Importance Code A	\$1,570,400	\$24,400
Importance Code B	\$1,254,000	\$1,010,000
Total	\$2,824,400	\$1,034,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,600			
Interior Architecture	\$90,100			\$1,800
Electrical	\$600	\$700	\$1,300	\$28,700
Mechanical	\$94,300	\$30,800	\$8,200	\$13,800
Site Enclosure	\$15,500			
Site Pavements	\$2,200			
Total	\$233,300	\$31,500	\$9,500	\$44,300
Importance Code A	\$64,200	\$1,800	\$1,800	\$1,900
Importance Code B	\$99,800	\$29,800	\$7,700	\$42,500
Importance Code C	\$69,200			
Total	\$233,300	\$31,500	\$9,500	\$44,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	70%	Now	\$179,800	LIFE	**	5	\$13,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Entry Doors - North And South Street Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade At Expansion Joint</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade At Entrance Doors</i>								
Metal Coiling Doors	30%	Now	\$530,800	2048	**	5	\$14,300	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Garage Doors</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Doors - Both Facades</i>								
Windows								
Aluminum	100%	Now	\$6,600	2036	**	5	\$300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Broken Screens - Lounge, Corridor And Locker Rooms</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Windows Throughout</i>								
Parapets								
Concrete Masonry Unit	80%	Now	\$9,200	LIFE	**	5	\$3,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Parapet Walls</i>								
Metal Panel	5%	2-4	\$1,700	2038	**	5	\$400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	15%	Now	\$13,100	2048	**	5	\$2,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And West Parapets</i>								
Roof								
Built-Up (BUR)	95%	Now	\$546,600	2038	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Above Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof Well Beyond Useful Life - Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$313,200	2058	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Above Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Garage</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$100,700	LIFE	**	5	\$69,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : South West Corner Of Garage And Entry From Pacific And Atlantic Avenues</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 80%</i>								
<i>Location : Garage Surface Throughout</i>								
Ceramic Tile	5%	Now	\$14,400	2031	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Area In Locker Rooms</i>								
Vinyl Tile	30%	Now	\$126,600	2038	**	3	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$6,600	2031	**	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Shower Areas Within Locker Rooms</i>								
Concrete Masonry Unit	62%	4+	\$33,000	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Diagonal Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanics Area And 1st Floor Offices</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Mechanics Area And 1st Floor Offices</i>								
Glass: Single Pane	3%			LIFE	**	5	\$500	
Gypsum Board	30%	Now	\$11,900	LIFE	**	5	\$4,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$24,100	2033	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Lounge And Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 1st And 2nd Floors Throughout</i>								
Exposed Struc: Steel	70%	4+	\$731,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South West Corner Of Garage</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$15,500	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gates At Pacific Avenue</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$121,800	2048		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenues</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sidewalks At Pacific And Atlantic Avenues</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2041		**		
Parking/Driveway								
Asphalt	100%	Now	\$2,200	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Side Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$24,900	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Vertical Sections</i>								
Raceway								
Conduit	100%			2028	\$3,800	1		
Panelboards								
Fused Disc Sw	5%			2027	\$800	5		
Molded Case Bkrs	95%			2027	\$14,500	5	\$900	
Wiring								
Thermoplastic	100%			2028	\$8,300	1		
Motor Controllers								
Locally Mounted	100%			2026	\$29,400	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$500
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	60%			2033	**	10	\$19,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices And Locker Rooms</i>					
Fluorescent	10%			2033	**	10	\$3,300	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanic Shop</i>					
HID	30%			2033	**	10	\$400	
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$4,400	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	20%			2028		10	\$27,900	
No Component	80%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028		1-3	\$6,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Hallways, Offices And Garage</i>					
			<i>Explanation : Srobe Lights, Manual Pull Stations, Alarm Bells</i>					
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	30%			2038	**	5	\$3,400	
Natural Gas	70%			2038	**	1		
Conversion Equipment								
Furnace	40%	Now	\$32,600	2038	**	1	\$6,400	
			<i>Abandoned in Place, Extent : Severe, Area Affected : 40%</i>					
			<i>Location : 4 Roof Top Package Units, Roof</i>					
Furnace	20%			2028		1	\$3,600	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Garage</i>					
			<i>Explanation : 4 Gas Fired Modine Heaters</i>					
Furnace	10%			2028		1	\$1,800	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 1 Roof Top Package Unit</i>					
Hot Water Boiler	30%			2033	**	1	\$5,400	
			<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units</i>					

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	30%	Now	\$300	2036	**	4	\$500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
No Component	70%							
Terminal Devices								
Convactor/Radiator	20%			2026	\$37,000	1	\$2,300	
Unit Heater - Steam	10%			2028	\$12,400	4	\$500	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2028	\$43,300	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Roof Top Unit, R-22, Roof</i>								
Ext Pkg Unit - Heating/Cooling	40%			2023	\$173,100	2	\$900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 4 Roof Top Package Units, R-22, Roof</i>								
Window/Wall Unit	5%			2023	\$3,600	1		
No Component	45%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$31,800	LIFE	**	2-5	\$20,200	
<i>Corroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage, Pacific Street Side</i>								
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage, Pacific Street Side</i>								
Exhaust Fans								
Roof	100%	Now	\$11,500	2028	\$57,400	2	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2028	\$206,100	1		
Galvanized Steel	20%	0-2	\$1,500	2026	\$30,300	1		
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Water Main Area</i>								
Water Heater								
Gas Fired	100%			2026	\$21,100	2	\$500	
Sanitary Piping								
Cast Iron	100%	Now	\$12,600	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Wash Bay Area</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%			2028	\$144,000	1-5	\$18,200
	Sprinkler							
	Generic	100%			2028	\$338,400	1-2	\$10,100
	Chemical System							
	Generic	100%			2021	\$26,700	1-3	\$3,700
			<i>Other Observation, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Garage Fuel Station</i>					
			<i>Explanation : 1 Set</i>					

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 4555 **Lot** : 1 **BIN** : 3099064

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,646,300	\$241,000
Interior Architecture	\$614,900	\$183,300
Electrical	\$603,900	
Mechanical	\$55,500	
Total	\$3,920,500	\$424,300
Importance Code A	\$2,646,300	\$241,000
Importance Code B	\$922,800	\$183,300
Importance Code C	\$351,400	
Total	\$3,920,500	\$424,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,800	\$10,600	\$200	
Interior Architecture	\$2,500			\$3,700
Electrical	\$26,800	\$33,900		
Mechanical	\$6,200	\$45,000	\$9,300	\$8,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,100	\$93,400	\$13,400	\$15,800
Importance Code A	\$24,600	\$14,700	\$2,500	\$4,100
Importance Code B	\$34,500	\$78,700	\$10,900	\$11,600
Importance Code C				
Total	\$59,100	\$93,400	\$13,400	\$15,800



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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$8,500		
Masonry: Brick Cavity	70%	Now	\$729,200	LIFE	**	5	\$95,300	1	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Bulkheads</i>									
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Bulkheads</i>									
Masonry: Granite	5%			LIFE	**	5	\$5,100		
Metal Coiling Doors	5%			2031	**	5	\$21,300		
Pre-Cast Concrete	5%	Now	\$45,900	LIFE	**	5	\$22,100		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : West Facade</i>									
Wood Overhead Doors	5%	Now	\$219,800	2046	**	5	\$17,000		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : West Facade</i>									
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>									
<i>Location : West Facade</i>									
Windows									
Aluminum	2%			2042	**	5	\$500		
Steel	98%	Now	\$1,243,200	2051	**	5	\$145,700	1	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Bulkheads</i>									
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Parapets									
Masonry: Brick Cavity	95%	Now	\$157,600	LIFE	**	5	\$11,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Pre-Cast Concrete	5%	Now	\$10,700	LIFE	**	5	\$3,700		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Coping</i>									
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Coping</i>									

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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	\$9,000	2039	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Slope Roof Over Second Floor</i>								
Modified Bitumen	90%	Now	\$250,500	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage, Archives Room, Heating Room</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$177,900	LIFE	**	5	\$183,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Shops</i>								
Ceramic Tile	5%			2035	**	5	\$4,900	
Vinyl Tile	10%	0-2	\$85,500	2036	**	3	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Rooms</i>								
Interior Walls								
Cast in Place Concrete	20%	Now	\$351,400	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Third Floor - Unoccupied</i>								
<i>Explanation : Exposed Steel Structure Rusting Due To Water Penetration</i>								
Plaster	10%			LIFE	**	5	\$4,100	
SGFT/Glazed Masonry	70%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,900	
Exposed Concrete	85%			LIFE	**	5	\$13,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shops</i>								
Plaster	10%			LIFE	**	5	\$6,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Archives Room, Heating Room</i>								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Air Circuit Breaker	100%	2-4	\$2,600	2056	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches No Available Ratings And On Extended Life.</i>								
<hr/>								
Switchgear / Switchboard								
	Air Circuit Breaker	90%	2-4	\$44,900	2056	**	5	\$200
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
	Molded Case Bkrs	10%	2-4	\$5,000	2056	**	5	\$100
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
	Conduit	95%			2026	\$9,100	1	
	Conduit	5%			2036	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	15%			2025	\$4,600	5	\$200
	Molded Case Bkrs	80%			2025	\$24,400	5	\$1,400
	Molded Case Bkrs	5%			2034	**	5	\$100
<hr/>								
Wiring								
	Braided Cloth	60%	2-4	\$12,500	2051	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	5%			2036	**	1	
	Thermoplastic	35%			2026	\$7,300	1	
<hr/>								
Motor Controllers								
	Locally Mounted	10%			2031	**	5	
	Locally Mounted	40%			2024	\$20,600	5	\$200
	Motor Control Center	50%	2-4	\$5,900	2046	**	5	\$400
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
Ground								
	Grounding Devices	100%						
	Not Accessible							
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	60%			2021	\$88,300	10	\$36,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	8%			2031	**	10	\$4,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
	HID	32%			2021	\$175,800	10	\$700

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	40%			2021	\$13,200	1		
Emergency, Battery	10%			2021	\$9,100	10	\$1,600	
Exit, Service	50%			2021	\$9,100	1		
Exterior Lighting								
HID	100%			2021	\$253,900	10	\$200	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	30%			2036	**	1		
Fuel Oil No 2	70%			2036	**	5	\$14,300	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried In Yard</i>								
<i>Explanation : 1 4000 Gallon Tank</i>								
Conversion Equipment								
Furnace	70%			2031	**	1	\$22,800	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout Mechanical Shop Of Garage Floor</i>								
<i>Explanation : Oil Fired Space Heaters</i>								
Radiant Heater	30%			2031	**	2	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Administrative Spaces And Locker Rooms</i>								
<i>Explanation : Electric Space Heaters</i>								
Terminal Devices								
Fan Coil Unit/Heat	100%			2031	**	1	\$21,300	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2021	\$19,700	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	**	2-5	\$22,000	
No Component	40%							
Exhaust Fans								
Roof	60%			2031	**	2	\$1,200	
Wall Unit	40%			2026	\$9,000	2	\$800	
Plumbing								

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**DEPARTMENT OF SANITATION - 827
BROOKLYN LOT CLEANING GARAGE**

Asset # : 4194

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	50%			2036	**	1	
	Galvanized Steel	50%			2031	**	1	
	Water Heater							
	Electric	100%			2021	\$55,500	4	\$600
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Backflow Preventer							
	Generic	100%			2026	\$16,000	1	\$4,000
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement - 4 Fl</i>				
				<i>Explanation : 1 Unit Not In Service</i>				
Fire Suppression								
	Standpipe							
	Generic	100%			2036	**	1-5	\$33,200

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Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 21-Aug-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1020 **Lot** : 1 **BIN** : 3022747

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$899,500	
Interior Architecture	\$879,700	\$311,900
Electrical	\$119,500	\$129,300
Mechanical	\$133,500	\$606,600
Total	\$2,032,200	\$1,047,800
Importance Code A	\$899,500	
Importance Code B	\$984,000	\$816,900
Importance Code C	\$148,700	\$230,900
Total	\$2,032,200	\$1,047,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$900
Interior Architecture	\$26,000	\$2,900		
Electrical	\$300	\$11,600		
Mechanical	\$39,900	\$7,800	\$7,000	\$3,700
Total	\$66,300	\$22,300	\$7,000	\$4,600
Importance Code A	\$11,400	\$1,600	\$1,500	\$1,500
Importance Code B	\$28,800	\$20,700	\$5,500	\$3,100
Importance Code C	\$26,000			
Total	\$66,300	\$22,300	\$7,000	\$4,600



*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
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$178,800	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
Masonry: Brick	55%	Now	\$360,200	LIFE	**	5	\$19,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Interior / Exterior Of Main Garage</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window And Door Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Interior / Exterior Of Main Garage</i>								
Metal Coiling Doors	5%	Now	\$102,600	2046	**	5	\$2,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood Overhead Doors	10%	Now	\$114,500	2046	**	5	\$8,900	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	30%	0-2	\$36,700	2051	**	5	\$400	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	70%	Now	\$106,800	2051	**	5	\$12,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$2,500	
Masonry: Brick	40%			LIFE	**	5	\$3,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$900	
Pre-Cast Concrete	10%			LIFE	**	5	\$4,700	
Stucco Cement	10%			2039	**	5	\$1,900	
Roof								
Modified Bitumen	100%			2034	**	10	\$30,600	
Interior								
Floors								
Cast in Place Concrete	80%	0-2	\$393,100	LIFE	**	5	\$81,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%			2031	**	5	\$5,800	
Vinyl Tile	15%	Now	\$60,300	2036	**	3	\$2,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2029	\$230,900	5	\$8,200	
Concrete Masonry Unit	40%	Now	\$148,700	LIFE	**	5	\$13,100	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors Throught Annex</i>								
Gypsum Board	25%	Now	\$26,000	LIFE	**	5	\$12,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Baseboards Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Offices / Hallways</i>								
Masonry: Brick	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$57,300	2046	**	5	\$3,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%	Now	\$99,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Garage</i>								
Plaster	65%	Now	\$120,900	LIFE	**	5	\$18,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Left Overhead Door On 2nd Ave</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Through Main Garage</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$24,900	5	\$100	
Raceway								
Conduit	100%			2026	\$3,800	1		
Panelboards								
Fused Disc Sw	2%			2025	\$300	5		
Molded Case Bkrs	80%			2025	\$12,200	5	\$700	
Molded Case Bkrs	18%			2034	**	5	\$100	
Wiring								
Thermoplastic	80%			2026	\$6,700	1		
Thermoplastic	20%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$23,500	5	\$200	
Locally Mounted	20%			2031	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2026	\$27,700	10	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Locker Rooms And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$2,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	50%			2026	\$129,300	10	\$500	
Egress Lighting								
Exit, Service	100%			2021	\$8,500	1		
Exterior Lighting								
HID	100%			2021	\$119,500	10	\$100	
Mechanical								
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
BROOKLYN SOUTH 6 GARAGE BK S6
Asset # : 4193

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$11,400	2031	**	1	\$13,800	
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Boiler Breaching</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units, Need Boiler Emergency Stop Switches</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$50,200	2036	**	4	\$1,500	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Terminal Devices								
Air Handler	50%			2026	\$208,300	1	\$9,600	
Convactor/Radiator	20%	Now	\$3,200	2024	\$31,700	1	\$1,800	
			<i>Damaged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Fan Coil Unit/Heat	30%	0-2	\$39,900	2026	\$133,100	1	\$2,700	
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Garage</i>					
			<i>Explanation : Uh 001-008 Are Beyond Their Useful Life Cycle Rating</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2026	\$12,600	1	\$700	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Garage</i>					
Exterior Pkg Unit - Cooling Window/Wall Unit	5%			2026	\$12,000	2	\$100	
Window/Wall Unit	15%	0-2	\$900	2020	\$9,300	1		
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Garage, AC-014</i>					
No Component	75%							
Terminal Devices								
Air Handler/Dir Expansion	5%			2026	\$4,100	1		
No Component	95%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Heat Rejection								
	Air Cooled Condenser Unit	5%			2026	\$700	2	\$1,100
	No Component	95%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300
Exhaust Fans								
	Interior	10%			2026	\$10,500	2	\$100
	Roof	90%	0-2	\$8,900	2026	\$44,300	2	\$700
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Ef 001 - Ef 003 Are Defective</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%	0-2	\$4,400	2026	\$220,900	1	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Main Shutoff Valve Corroded</i>								
Water Heater								
	Gas Fired	100%			2025	\$18,100	2	\$500
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
	Cast Iron	100%	0-2	\$43,400	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Floor Drain</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2046	**	1-5	\$15,600

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 20-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6
Block : 2361 **Lot** : 268 **BIN** : 4054170

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,536,500	\$2,208,300
Interior Architecture	\$9,036,000	\$2,261,500
Electrical	\$857,900	\$1,100,000
Mechanical	\$9,937,700	\$10,835,000
Site Enclosure	\$56,500	
Site Pavements	\$179,800	\$673,700
Total	\$23,604,400	\$17,078,400
Importance Code A	\$3,536,500	\$2,208,300
Importance Code B	\$19,208,500	\$14,459,800
Importance Code C	\$859,500	\$410,300
Total	\$23,604,400	\$17,078,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$28,400	\$21,000		
Interior Architecture		\$66,900		\$13,700
Electrical	\$74,600	\$100,500	\$97,700	\$81,600
Mechanical	\$77,900	\$104,000	\$185,600	\$65,300
Site Enclosure	\$13,100			
Site Pavements	\$1,500			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$219,100	\$316,100	\$307,000	\$184,300
Importance Code A	\$28,400	\$42,800		\$1,900
Importance Code B	\$178,800	\$261,300	\$307,000	\$182,400
Importance Code C	\$11,900	\$12,000		
Total	\$219,100	\$316,100	\$307,000	\$184,300



*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.
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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$136,600	LIFE	**	5	\$44,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And South Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
Masonry: Brick	65%			LIFE	**	5	\$288,300	
Metal Panel	5%			2048	**	5-10	\$152,500	
Metal Coiling Doors	15%	Now	\$385,300	2041	**	5	\$104,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Window Wall	5%			2048	**	5	\$83,200	
Windows								
Aluminum	40%	Now	\$1,150,200	2053	**	5	\$13,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 4th Floor Offices</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st And 4th Floor Offices</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1st And 4th Floor Offices</i>								
Aluminum	55%			2050	**	5	\$37,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4-6 Floors</i>								
Metal Louvers	5%			2031	**	10	\$21,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$24,000	
Metal Panel	5%	Now	\$9,900	2048	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	20%	Now	\$485,800	2028	\$1,619,200			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor Body Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Fifth Floor Body Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Fifth Floor Body Shop</i>								
Modified Bitumen	80%	Now	\$1,295,400	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Covers At Expansion Joints</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 6th Floor Roof</i>								
<i>Ridging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout 6th Floor Roof</i>								
Interior								
Floors								
Carpet	5%			2024	\$715,900	3	\$82,400	
Cast in Place Concrete	77%	Now	\$1,796,600	LIFE	**	5	\$1,851,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 5th Floor Throughout And Wash Bay Area</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Wash Bay Area</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 4th And 5th Floor Slabs</i>								
Ceramic Tile	5%			2031	**	5	\$55,000	
Terrazzo	3%			LIFE	**	5	\$25,800	
Vinyl Tile 9" X 9"	10%	2-4	\$1,235,600	2038	**	3	\$41,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd, 3rd, 4th, 6th Floor Corridors, Stairs And Offices</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$24,000	
Concrete Masonry Unit	75%	Now	\$814,800	LIFE	**	5	\$143,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Mechanical Area And Stairwell 9</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1st Floor Storage, Receiving And Electrical Room - From Wash Bays Above</i>								
Gypsum Board	15%			LIFE	**	5	\$43,100	
Plaster	5%			LIFE	**	5	\$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
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	15%	Now	\$136,100	2033	**	5	\$103,000		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Near Freight Elevator On Fifth Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 6th Floor Corridors</i>									
Exposed Concrete	70%	Now	\$5,052,900	LIFE	**	5	\$120,200		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>									
<i>Location : At Beams</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : 4th Floor</i>									
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 4th Floor Elevator Lobby, At Beams</i>									
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 4th Floor Ceiling</i>									
Exposed Struc: Steel	15%			LIFE	**				
Site Enclosure									
Fence/Gates									
Chain Link	100%	4+	\$10,400	2038	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Retaining Walls									
Cast in Place Concrete	50%	0-2	\$2,700	2048	**				
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : 59th Place Receiving Entrance</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Receiving Entrance</i>									
Masonry: Brick	50%	Now	\$56,500	2038	**				
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Truck Entry At 58th Street</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>									
<i>Location : Truck Entry At 58th Street</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$135,100	2026	\$450,300				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Perimeter Entire</i>									
<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Perimeter Entire</i>									
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$1,500	2026	\$15,000				
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : 58th Street Entrance</i>									

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

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

Site Pavements

Parking/Driveway
Asphalt

100% 0-2 \$44,700 2024 \$223,400

Potholes, Extent : Moderate, Area Affected : 20%

Location : At 58th Street Lot And Receiving Area

Sinking/Subsiding, Extent : Moderate, Area Affected : 25%

Location : At 58th Street Lot And Receiving Area

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

75% 2028 \$3,700 5 \$3,000

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

Location : Electrical Room

Explanation : 3- Main Service Disconnect Switches Rated At 3000 Amperes Each

Fused Disc Sw

25% 2048 * * 5 \$800

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 3000 Amperes

Transformers

Dry Type

100% 2033 * * 5 \$2,800

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

Location : Electrical Room

Explanation : 2-150 Kilo-volt-ampere, 75 Kilo-volt-ampere, 45 Kilo-volt-ampere, 480/208/120 Volts

Switchgear / Switchboard

Air Circuit Breaker

80% 2028 \$39,900 5 \$3,200

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

Location : Electrical Room

Explanation : 8- Vertical Sections

Molded Case Bkrs

20% 2028 \$10,000 5 \$4,000

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

Location : Electrical Room

Explanation : 2- Vertical Sections

Raceway

Busway

20% 2026 \$6,400 1

Busway

5% 2041 * * 1

Conduit

60% 2028 \$19,200 1

Conduit

15% 2038 * * 1

Panelboards

Fused Disc Sw

10% 2027 \$3,900 5 \$1,800

Molded Case Bkrs

65% 2027 \$25,600 5 \$13,100

Molded Case Bkrs

25% 2036 * * 5 \$5,000

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$230,500	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Busway	25%			2026	\$7,100	1		
Busway	5%			2033	**	1		
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	20%			2026	\$2,900	5	\$1,000	
Locally Mounted	5%			2033	**	5	\$300	
Motor Control Center	75%			2026	\$11,000	5	\$15,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$235,400	
Generators								
Diesel	100%			2037	**	1	\$296,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Emergency Generator Rated At 375 Kva</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$28,300	
Fuel Storage								
Main Tank	100%			2056	**	5	\$21,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2033	**	10	\$538,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	20%			2028	\$149,800	10	\$4,800	
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$88,600	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	30%			2028	\$884,700	10	\$700	
No Component	70%							
Alarm								

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

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

Alarm

Security System

No Component

70%

Generic

30%

2033

**

1

\$85,700

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

Location : Hallways And Outside

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2033

**

1-3

\$141,400

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

Location : Hallways

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

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

Heating

Energy Source

Plant Campus Steam /

100%

PRV

2038

**

1

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

Location : 58-73 53rd Avenue

Explanation : Steam Coming From Former Betts Avenue Incinerator Building

Conversion Equipment

Pres. Reducing

100%

Valve/LP Steam

2031

**

5

\$43,600

Distribution

Steam Piping/Pump

100%

Now

\$155,200

2028

\$3,103,800

Insul. Deteriorating, Extent : Moderate, Area Affected : 25%

Location : Steam Rooms In 1st And 5th Floors

Steam Traps Faulty, Extent : Moderate, Area Affected : 30%

Location : Throughout

Terminal Devices

Air Handler

45%

Now

\$1,332,500

2023

\$4,441,700

1

\$183,900

Broken, Extent : Moderate, Area Affected : 10%

Location : Pneumatic Controls Inoperable For Many Years

Leak Evident, Extent : Severe, Area Affected : 50%

Location : Heating Coils, Throughout

Air Handler

5%

2036

**

1

\$22,700

Recent Installation, Extent : Light, Area Affected : 5%

Location : 2 Units For Office Area

Convector/Radiator

10%

2026

\$375,800

1

\$23,700

Fan Coil Unit/Heat

10%

2023

\$1,051,300

1

\$23,700

Unit Heater - Steam

30%

2023

\$752,800

4

\$20,200

Air Conditioning

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2036	**	1	
Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2036	**	1	\$17,000
		<i>Recent Installation, Extent : Light, Area Affected : 5% Location : 2 Units For Office Area, R-410a. Outside The Building</i>						
	Reciprocating Compr/Chiller	10%	Now	\$29,800	2028	\$595,800	1	\$30,700
		<i>Not in Service, Extent : Moderate, Area Affected : 5% Location : #1 And #4, Roof R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 5 Units, Roof</i>						
	Exterior Pkg Unit - Cooling	5%	Now	\$284,200	2038	**	2	\$1,800
		<i>Malfunctioning, Extent : Severe, Area Affected : 5% Location : Roof Other Observation, Extent : Severe, Area Affected : 5% Location : Roof Explanation : 1 Obsolete Unit With R-22, For Laboratory Section</i>						
	Exterior Pkg Unit - Cooling	5%			2033	**	2	\$2,300
		<i>Other Observation, Extent : Light, Area Affected : 5% Location : Roof Explanation : 2 Units, R-410a</i>						
	Window/Wall Unit	10%			2021	\$146,300	1	
	No Component	65%						
Distribution								
	CW & CHW Wtr Pipe/Pump	5%			2054	**	4	\$1,800
	CW & CHW Wtr Pipe/Pump	10%			2038	**	4	\$3,600
	No Component	85%						
Terminal Devices								
	Air Handler/Dir Expansion	5%			2036	**	1	
	Air Handler/Cool/Ht	10%			2028	\$275,500	1	\$45,400
	No Component	85%						
Heat Rejection								
	Air Cooled Condenser Unit	10%			2028	\$49,500	2	\$51,100
	Air Cooled Condenser Unit	5%			2036	**	2	\$25,600
	No Component	85%						
Ventilation								

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DEPARTMENT OF SANITATION - 827
CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE

Asset # : 120

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$323,400	LIFE	**	2-5	\$409,500	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Ducts And Fan Housings</i>								
Exhaust Fans								
Interior	20%			2023	\$499,500	2	\$4,500	
Roof	80%	Now	\$46,600	2028	\$932,300	2	\$14,400	
<i>Corroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Exhaust Fans</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	70%	Now	\$183,100	2038	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Zone Valves Are Malfunctioning</i>								
Galvanized Steel	30%	Now	\$46,200	2026	\$924,000	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations On 5th Floor Ceilings</i>								
HW Heat Exchanger								
Steam Fired	100%			2054	**	4	\$72,600	
Sanitary Piping								
Cast Iron	100%	Now	\$256,900	LIFE	**	1		
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Leaking To 1st Floor From 2nd Floor Wash Bay</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : The Oil Separator Is Leaking And On Extended Useful Life Time</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%	Now	\$111,500	2038	**	4	\$16,200	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Adjacent To Old Incinerator Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Adjacent To Old Incinerator Building</i>								
<i>Explanation : Pump House Located Adjacent To Old Incinerator Building. Needs To Be Renovated Or Relocated</i>								
Sewage Ejector(s)								
Electric	100%	Now	\$210,600	2038	**	4	\$30,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : The Housing, 1st Floor</i>								
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1st Fl.</i>								
Fixtures								
Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) Passenger - 1st To 6th Floor, (1) Passenger - 4th To 6th Floor, (4) Freight - 1st To 6th Floor</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2028	\$2,925,400	1-5	\$370,300
Sprinkler								
	No Component	80%						
	Generic	20%			2028	\$1,374,700	1-2	\$41,100
Chemical System								
	Dry	100%			2021	\$26,700	1-3	\$3,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : Refill Station</i>								

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 19-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,186,900	\$75,100
Interior Architecture	\$6,836,900	\$297,300
Electrical		\$424,100
Mechanical	\$986,700	\$756,000
Site Pavements	\$683,800	
Total	\$13,694,200	\$1,552,400
Importance Code A	\$5,328,900	\$75,100
Importance Code B	\$7,587,600	\$1,477,300
Importance Code C	\$777,700	
Total	\$13,694,200	\$1,552,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$64,300			
Interior Architecture	\$36,800	\$4,900		\$2,000
Electrical	\$1,700	\$2,600	\$2,100	\$11,300
Mechanical	\$41,300	\$21,800	\$13,600	\$7,900
Site Enclosure	\$31,000			
Site Pavements	\$12,000			
Total	\$187,100	\$29,400	\$15,800	\$21,200
Importance Code A	\$66,700	\$3,500	\$3,500	\$3,600
Importance Code B	\$52,600	\$21,000	\$12,300	\$17,600
Importance Code C	\$67,800	\$4,900		
Total	\$187,100	\$29,400	\$15,800	\$21,200



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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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	81%	Now	\$978,700	LIFE	**	5	\$72,800	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i> <i>Location : Street And Rear Facades At Transverse Joints</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : All Facades</i> <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i> <i>Location : At Window Openings</i> <i>Spalling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Base Of Building</i>								
Metal Panel	2%	2-4	\$2,100	2048	**	5	\$5,400	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : North Facade</i> <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i> <i>Location : Street Facade At Administration Entrance</i>								
Metal Coiling Doors	15%	Now	\$1,248,700	2048	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i> <i>Location : Bay Doors On All Facades</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i> <i>Location : All Doors</i> <i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i> <i>Location : Various Doors Throughout</i>								
Pre-Cast Concrete	2%	Now	\$9,700	LIFE	**	5	\$9,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : Window Sills Throughout</i>								
Windows								
Aluminum	95%	Now	\$43,400	2053	**	5	\$500	
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i> <i>Location : Headers And Sill Throughout - Improper Installation</i>								
Aluminum	5%			2027		5	\$100	
Parapets								
Concrete Masonry Unit	80%	2-4	\$27,000	LIFE	**	5	\$23,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Throughout</i>								
Metal Rail	10%	4+	\$6,900	2033	**	5	\$18,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> <i>Location : Various Locations Throughout</i>								
Pre-Cast Concrete	10%	Now	\$18,600	LIFE	**	5	\$16,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i> <i>Open Joints, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$2,916,100	2038	**			1
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around AC Units And Perimeter Walls</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Shops And Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$144,200	LIFE	**	5	\$297,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Garage/ Shops</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage/ Shops</i>								
<i>Explanation : Exposed Reinforcing</i>								
Ceramic Tile	5%	2-4	\$158,100	2043	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
Vinyl Tile	10%	2-4	\$138,700	2038	**	3	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Offices, Break Room, Stock Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices, Break Room, Stock Room</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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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	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	2-4	\$27,800	2043	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Bathrooms And Locker Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Walls - Bathrooms And Locker Rooms</i>								
Concrete Masonry Unit	70%	Now	\$93,900	LIFE	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Proximate To Window Openings</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pilasters And Corners Of Mezzanine</i>								
Glass: Single Pane	2%	2-4	\$2,400	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Gypsum Board	5%	0-2	\$400	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%			2036	**	5	\$9,900	
SGFT/Glazed Masonry	8%	2-4	\$6,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$131,700	2048	**	5	\$8,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fiberglass Room, Main Office, Locker Rooms, 2nd Floor Break Room</i>								
Exposed Struc: Steel	90%	Now	\$6,170,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Above Shops And Mezzanine And Transverse Expansion Joints</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Fireproofing Compromised Due To Chronic Water Penetration</i>								
Site Enclosure								
Fence/Gates								
Chain Link	98%	Now	\$28,000	2038	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Side And Rear Yards</i>								
Exposed Struc: Steel	2%	0-2	\$3,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Security Gate</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Main Security Gate</i>								
<i>Explanation : Unit Inoperable</i>								

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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	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$12,000	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Curb Along Avenue D And Entry Apron To Side Lot</i>								

Parking/Driveway

Asphalt	100%	Now	\$683,800	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Side And Rear Lots</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Side And Rear Lots</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038	**	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 2000 Amperes And 1600 Amperes.</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2038	**	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%			2038	**	1		
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Panelboards

Fused Disc Sw	15%			2036	**	5	\$200	
Molded Case Bkrs	85%			2036	**	5	\$1,600	

Wiring

Thermoplastic	100%			2038	**	1		
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Motor Controllers

Locally Mounted	15%			2033	**	5	\$100	
Motor Control Center	85%			2033	**	5	\$1,600	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000	
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Lighting

Interior Lighting

Fluorescent	40%			2028	\$77,700	10	\$25,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Basement</i>								

HID	60%			2028	\$42,900	10	\$1,400	
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DEPARTMENT OF SANITATION - 827
CIOFFE REPAIR SHOP
Asset # : 2003

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$8,500	
Exit, Service	50%			2033	**	1		
Exterior Lighting								
HID	30%			2028	\$81,100	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	**	1	\$5,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2028	\$222,400	1-3	\$13,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Toilets</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>						
Mechanical								
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%			2038	**	1		
Conversion Equipment								
Furnace	60%			2023	\$94,700	1	\$20,800	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 13 Big Package Units On Roof</i>						
		<i>Explanation : 13 Rooftop Package Units. All Of Them Have Been Scheduled To Be Replaced.</i>						
Furnace	30%	Now	\$47,400	2038	**	1	\$9,400	
		<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : All 15 Units In Garage.</i>						
Hot Water Boiler	10%			2033	**	1	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$500	2027	\$10,400	4	\$300	
		<i>On Extended Life, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Circulating Pump, Boiler Room</i>						
No Component	90%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	10%			2026	\$35,900	1	\$2,300	
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2022	\$125,300	2	\$200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Office</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : For Office Area</i>					
			<i>Explanation : 1 Unit</i>					
Ext Pkg Unit - Heating/Cooling	70%			2023	\$587,500	2	\$3,000	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : All 13 Old Package Units Scheduled To Be Replaced</i>					
Window/Wall Unit	10%			2021	\$14,000	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$30,900	LIFE	**	2-5	\$39,100	
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout Roof</i>					
Exhaust Fans								
Roof	100%			2023	\$111,300	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	50%			2027	\$20,400	2	\$500	
Gas Fired	50%	Now	\$2,000	2023	\$20,400	2	\$400	
			<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Boiler Room</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$10,200	4	\$2,200	
Backflow Preventer								
Generic	100%			2028	\$17,000	1	\$4,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2028	\$656,500	1-2	\$19,700
	Fire Pump							
	Generic	100%			2024	\$43,200	1	\$13,100

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 12-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 504 **Lot** : 49 **BIN** : 5013317

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$513,000	
Interior Architecture	\$623,300	
Electrical		\$48,200
Mechanical		\$313,400
Total	\$1,136,400	\$361,600
Importance Code A	\$513,000	
Importance Code B	\$379,300	\$361,600
Importance Code C	\$244,000	
Total	\$1,136,400	\$361,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$30,300	\$200		
Interior Architecture	\$37,400			\$100
Electrical	\$4,600	\$35,500	\$200	\$100
Mechanical	\$1,800	\$6,700	\$2,100	\$1,800
Total	\$74,200	\$42,400	\$2,300	\$2,000
Importance Code A	\$31,500	\$1,400	\$1,300	\$1,200
Importance Code B	\$27,600	\$41,000	\$900	\$900
Importance Code C	\$15,100			
Total	\$74,200	\$42,400	\$2,300	\$2,000



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$297,300	LIFE	**	5	\$19,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Metal Coiling Doors	20%	Now	\$167,800	2031	**	5	\$7,500	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	50%	Now	\$19,200	2034	**	5	\$700	
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Steel	50%	Now	\$47,900	2034	**	5	\$9,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Roof								
Asphalt Shingle	10%			2041	**	10	\$200	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Asphalt Shingle	50%	Now	\$11,100	2029	\$22,200			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Modified Bitumen	40%			2036	**	10	\$5,100	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$82,900	LIFE	**	5	\$34,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Quarry Tile	5%	Now	\$12,700	2031	**	5	\$700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	5%	Now	\$3,800	2026	\$7,500	3	\$300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	5%	Now	\$1,700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$244,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$13,400	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,400	2031	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%	Now	\$50,400	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	45%	2-4	\$246,000	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$4,400	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes.</i>								
Raceway								
Conduit	50%			2026	\$1,900	1		
Conduit	50%			2052	**	1		
Panelboards								
Fused Toggle Switch	5%	2-4	\$400	2051	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Molded Case Bkrs	50%			2048	**	5	\$200	
Molded Case Bkrs	45%			2025	\$3,400	5	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$4,200	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$14,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$25,100	10	\$10,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2026	\$10,400	10		
Egress Lighting								
Exit, Service	100%			2026	\$3,400	1		
Exterior Lighting								
HID	100%			2026	\$48,200	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried</i>								
<i>Explanation : 1 1000 Gallon Tank</i>								
Conversion Equipment								
Furnace	10%			2026	\$2,800	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Supervisor Office</i>								
<i>Explanation : Unit Serves Supervisor's Office</i>								
Steam Boiler	90%			2031	**	1	\$11,100	
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$202,200	4	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2024	\$64,000	1	\$4,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Air Conditioning

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**DEPARTMENT OF SANITATION - 827
ENCUMBRANCE DEPOT GARAGE 70-A**

Asset # : 14780

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	10%			2034	**	1	
	No Component	90%						
Conversion Equipment								
	Window/Wall Unit	10%			2024	\$2,500	1	
	No Component	90%						
Plumbing								
H/C Water Piping								
	Brass/Copper	10%			2036	**	1	
	Galvanized Steel	90%			2024	\$47,200	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
	Electric	10%			2021	\$1,100	4	
	Electric	30%			2025	\$3,200	4	
	Gas Fired	60%			2025	\$4,400	2	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2036	**	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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 07-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$53,800	\$37,900
Interior Architecture		\$65,800
Electrical	\$219,000	
Mechanical		\$60,400
Total	\$272,800	\$164,100
Importance Code A	\$53,800	\$37,900
Importance Code B	\$219,000	\$126,200
Total	\$272,800	\$164,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$21,900			
Interior Architecture	\$31,900			
Electrical	\$100	\$300	\$33,700	
Mechanical	\$1,600	\$1,700	\$27,600	\$3,000
Total	\$55,500	\$2,000	\$61,300	\$3,000
Importance Code A	\$23,000	\$1,000	\$1,100	\$1,000
Importance Code B	\$32,500	\$1,000	\$60,200	\$2,000
Importance Code C				
Total	\$55,500	\$2,000	\$61,300	\$3,000



*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 I BOAT HOUSE
Asset # : 2022

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$2,500	
Metal Panel	80%	2-4	\$7,400	2047	**	5	\$37,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Flashing Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
Metal Sect. OHD	18%	2-4	\$14,500	2040	**	5	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Doors</i>								
<i>Explanation : Paint Peeling, Corrosion - Perimeter Of Frames</i>								
Windows								
Aluminum	100%			2049	**	5	\$600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Roof								
Metal Panel	95%			2040	**	10	\$53,800	
Skylight, Metal/Glass	5%			2047	**	10	\$5,200	
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$31,900	LIFE	**	5	\$65,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Garage Area</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$1,400	
Gypsum Board	5%			LIFE	**	5	\$700	
No Component	80%							
Ceilings								
Exposed Struc: Steel	10%			LIFE	**			
Metal Panel	90%			LIFE	**	5	\$33,800	

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%			2027	\$1,500	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$24,900	5	\$500	
Raceway								
Conduit	100%			2027	\$3,800	1		
Panelboards								
Fused Disc Sw	10%			2026	\$1,500	5		
Molded Case Bkrs	90%			2026	\$13,700	5	\$500	
Wiring								
Thermoplastic	100%			2027	\$8,300	1		
Motor Controllers								
Locally Mounted	100%			2025	\$22,000	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2022	\$9,300	10	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Stoaage And Bath Room</i>						
		<i>Explanation : T-12 Lamps</i>						
HID	80%			2022	\$138,800	10	\$500	
Egress Lighting								
Emergency, Battery	50%			2022	\$14,300	10	\$2,500	
Exit, Service	50%			2022	\$2,900	1		
Exterior Lighting								
HID	100%			2022	\$80,200	10	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$6,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Above Ground In Back Of Building</i>						
		<i>Explanation : (1) 4,000 Gallon Tank</i>						
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$10,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room Accessed From Outside Of Main Building</i>						
		<i>Explanation : (1) #2 Oil Burning Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2035	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	15%			2032	**	1	\$1,000	
Unit Heater - Steam	85%			2027	\$60,400	4	\$1,600	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2043	**	1	
Conversion Equipment								
	Window/Wall Unit	5%			2022	\$2,100	1	
	No Component	95%						
Ventilation								
Exhaust Fans								
	Roof	100%			2027	\$33,000	2	\$600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2037	**	1	
Water Heater								
	Electric	100%			2022	\$17,500	4	\$100
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	No Component	50%						
	Generic	50%			2027	\$2,500	1	\$600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boiler Only</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2037	**	1-5	\$10,500

*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.*

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 07-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$723,900	\$68,000
Interior Architecture	\$35,500	
Electrical	\$138,900	
Total	\$898,300	\$68,000
Importance Code A	\$723,900	\$68,000
Importance Code B	\$174,400	
Total	\$898,300	\$68,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$82,700			
Interior Architecture	\$30,000			
Electrical	\$9,900	\$200	\$14,400	
Mechanical	\$700	\$700	\$18,100	\$700
Total	\$123,400	\$900	\$32,500	\$700
Importance Code A	\$83,400	\$700	\$800	\$700
Importance Code B	\$23,100	\$200	\$31,800	
Importance Code C	\$16,900			
Total	\$123,400	\$900	\$32,500	\$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
FRESH KILLS I BUCKET SHOP
Asset # : 2020

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$93,900	LIFE	**	5	\$13,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$150,700	LIFE	**	5	\$8,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corners Of Building</i>								
Metal Panel	20%	Now	\$8,000	2037	**	5	\$6,800	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2040	**	5	\$5,700	
Metal Sect. OHD	5%	Now	\$28,900	2047	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken, Corroded And Missing Elements</i>								
Weathering Steel	5%	Now	\$12,400	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gantry Supports</i>								
<i>Explanation : Corrosion / Rusting - Structural Steel Columns</i>								
Windows								
Glass Block	5%	Now	\$1,000	LIFE	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location :</i>								
Metal Louvers	95%	Now	\$10,800	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$52,400	LIFE	**	5	\$10,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$154,800	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	25%							

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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								
Roof								
Built-Up (BUR)	60%	Now	\$272,100	2037	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	25%	Now	\$18,900	2032	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Gantry Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gantry Garage</i>								
Modified Bitumen	15%			2027	\$68,000	10	\$4,900	
Interior								
Floors								
Asphalt Poured	30%	Now	\$1,300	2032	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gantry Garage Area</i>								
Cast in Place Concrete	70%	2-4	\$11,800	LIFE	**	5	\$24,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Storage Area</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$16,900	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%			LIFE	**			
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : In Gantry Area</i>								
<i>Explanation : No Interior Walls</i>								
Ceilings								
Exposed Concrete	70%	Now	\$35,500	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 : 0%</i>								
<i>Location : Shop Area</i>								
Exposed Struc: Steel	30%			LIFE	**			

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	50%			2027	\$800	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes</i>								
	Molded Case Bkrs	50%			2027	\$800	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$24,900	5	\$300
Raceway								
	Conduit	100%			2027	\$3,800	1	
Panelboards								
	Fused Disc Sw	10%			2026	\$800	5	
	Molded Case Bkrs	90%			2026	\$6,900	5	\$300
Wiring								
	Thermoplastic	100%			2027	\$8,300	1	
Motor Controllers								
	Locally Mounted	100%			2025	\$14,700	5	\$100
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$200
Lighting								
Interior Lighting								
	Fluorescent	15%			2022	\$4,400	10	\$1,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Store Room And Bath Room</i>								
<i>Explanation : T-12 Lamps</i>								
	HID	80%			2022	\$88,100	10	\$300
	HID	5%	Now	\$5,500	2037	**		
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Shop</i>								
Egress Lighting								
	Emergency, Battery	20%	Now	\$3,600	2037	**		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Emergency, Battery	30%			2022	\$5,500	10	\$1,000
	Exit, Service	30%			2022	\$1,100	1	
	Exit, Service	20%	Now	\$700	2037	**	1	
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
	HID	100%			2022	\$50,900	10	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault</i>								
<i>Explanation : (1) 5,000 Gallon Tank</i>								
Conversion Equipment								
Furnace	100%			2032	**	1	\$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$2,600	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	50%			2022	\$10,500	2	\$200	
Wall Unit	50%			2022	\$2,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Electric	100%			2025	\$11,100	4	\$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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 07-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,986,000	\$255,700
Interior Architecture	\$540,600	
Electrical	\$419,300	\$85,300
Mechanical	\$166,800	
Total	\$4,112,600	\$341,000
Importance Code A	\$2,986,000	\$255,700
Importance Code B	\$1,019,800	\$85,300
Importance Code C	\$106,900	
Total	\$4,112,600	\$341,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$41,200			
Interior Architecture	\$23,000			\$1,000
Electrical	\$33,800	\$900	\$35,300	
Mechanical	\$32,500	\$10,700	\$32,500	\$9,000
Total	\$130,600	\$11,600	\$67,700	\$10,000
Importance Code A	\$48,100	\$6,900	\$7,900	\$6,900
Importance Code B	\$80,200	\$4,700	\$59,900	\$3,000
Importance Code C	\$2,200			
Total	\$130,600	\$11,600	\$67,700	\$10,000



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 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	\$189,600	LIFE	**	5	\$32,900	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All Facades Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades Throughout</i>								
Concrete Masonry Unit	10%	Now	\$11,100	LIFE	**	5	\$1,600	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$202,900	LIFE	**	5	\$13,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners And Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Wall Penetrations Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$1,900	2037	**	5	\$2,500	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2025		5	\$8,200	
Windows								
Aluminum	15%	Now	\$41,500	2043	**	5	\$2,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	85%	Now	\$1,465,100	2052	**	5	\$171,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site 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								
Parapets								
Cast in Place Concrete	85%	Now	\$106,400	LIFE	**	5	\$33,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Sides Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Sides Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Concrete Masonry Unit	15%	0-2	\$3,100	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	10%	Now	\$126,300	2037	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Bulkhead</i>								
IRMA/Protected Membrane	30%	Now	\$222,600	2037	**			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Area</i>								
Metal Panel	10%	Now	\$21,000	2032	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covers Over Former Skylights Are Actually Wood</i>								
Modified Bitumen	50%	Now	\$631,600	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC

Asset # : 2791

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Asphalt Poured	85%	Now	\$37,900	2032	**	5	\$11,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Various Locations Throughout Garage Area</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i> <i>Location : Garage Area</i> <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : Tractor Repair Area</i>								
Vinyl Tile	15%	Now	\$69,300	2037	**	3	\$3,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i> <i>Location : First Floor Corridor</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i> <i>Location : First Floor Corridor</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$26,700	LIFE	**	5	\$1,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i> <i>Location : Garage Area</i>								
Concrete Masonry Unit	65%	0-2	\$38,600	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$2,200	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$41,600	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i> <i>Location : Roof Stair</i> <i>Water Penetration, Extent : Severe, Area Affected : 30%</i> <i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$40,000	2047	**	5	\$2,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i> <i>Location : Mens Restroom</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Mezzanine Offices</i>								
Exposed Concrete	90%	Now	\$286,500	LIFE	**	5	\$13,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i>								
Exposed Struc: Steel	5%	Now	\$20,800	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i> <i>Location : Auto Repair Area</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF SANITATION - 827
FRESH KILLS I TRACTOR REPAIR SHOP/OFFC

Asset # : 2791

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$4,900	5	\$1,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amperes Main Disconnect Switch</i>						
Transformers								
Dry Type	100%			2032	**	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 75 Kva 480v Pri - 208/120v Sec</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$49,900	5	\$1,800	
Raceway								
Conduit	100%			2027	\$32,000	1		
Panelboards								
Fused Disc Sw	10%			2026	\$3,900	5	\$200	
Molded Case Bkrs	90%			2026	\$35,400	5	\$1,700	
Wiring								
Braided Cloth	50%	2-4	\$14,200	2052	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	50%			2027	\$14,200	1		
Motor Controllers								
Locally Mounted	100%			2025	\$14,700	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	30%			2022	\$58,200	10	\$19,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lunch Room, Storage, Bath Room And Locker Room</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%	Now	\$19,400	2037	**			
		<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
HID	60%			2022	\$42,900	10	\$1,400	
Egress Lighting								
Emergency, Battery	50%			2022	\$48,200	10	\$8,500	
Exit, Service	50%			2022	\$4,000	1		
Exterior Lighting								
HID	100%			2022	\$270,000	10	\$200	

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

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$21,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Ground Vault In Yard</i>								
<i>Explanation : (1) 20,000 Gallon Tank</i>								
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$69,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : (1) #2 Oil Burning Steam Boiler</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2047	**	4	\$3,500	
Terminal Devices								
Convactor/Radiator	5%			2025	\$17,900	1	\$1,100	
Unit Heater - Steam	95%			2032	**	4	\$9,100	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$14,000	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$22,200	2022	\$111,200	2	\$1,700	
<i>Broken, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	**	1		
Water Heater								
Oil Fired	100%			2022	\$55,600	1	\$2,000	
HW Heat Exchanger								
Steam Fired	100%			2037	**	4	\$10,400	
Sanitary Piping								
Cast Iron	100%			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.

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 08-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2685 **Lot** : 100 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$171,200	
Electrical	\$36,100	
Total	\$207,400	
Importance Code A	\$171,200	
Importance Code B	\$36,100	
Total	\$207,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,400			
Interior Architecture	\$14,900			
Electrical		\$100	\$20,600	
Mechanical	\$200	\$200	\$8,900	\$200
Total	\$46,600	\$300	\$29,500	\$200
Importance Code A	\$31,700	\$200	\$1,200	\$200
Importance Code B	\$7,900	\$100	\$28,300	
Importance Code C	\$7,000			
Total	\$46,600	\$300	\$29,500	\$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 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	\$9,100	2047	**	5	\$23,200		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Perimeter At Foundation Wall</i>									
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations - All Facades</i>									
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Various Locations</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : North Facade</i>									
<i>Explanation : Vegetative Growth</i>									
Metal Sect. OHD	10%			2040	**	5	\$4,400		
Windows									
Aluminum	95%	Now	\$171,200	2052	**	5	\$2,000	1	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
No Component	5%								
Roof									
Metal Panel	100%			2040	**	10	\$20,200		
Interior									
Floors									
Cast in Place Concrete	100%			LIFE	**	5	\$12,800		
Interior Walls									
Concrete Masonry Unit	20%			LIFE	**	5	\$300		
Metal Panel	80%	Now	\$7,000	LIFE	**				
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Wash Area</i>									
<i>Explanation : Mold Issues</i>									
Ceilings									
Fiber Board	100%	Now	\$7,800	2032	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Wash 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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2012

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	70%			2027	\$1,100	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	30%			2027	\$500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2027	\$24,900	5		
Raceway								
Conduit	100%			2027	\$3,800	1		
Panelboards								
Fused Disc Sw	10%			2026	\$800	5		
Molded Case Bkrs	90%			2026	\$6,900	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$8,300	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,300	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
HID	100%			2022	\$36,100	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$2,700	10	\$500	
Exit, Service	50%			2022	\$500	1		
Exterior Lighting								
HID	100%			2022	\$16,700	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$1,300	

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
FRESH KILLS II EQUIPMENT WASH BLDG.**

Asset # : 2012

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Conversion Equipment								
	Furnace	90%			2027	\$8,800	1	\$1,900
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 2 Units</i>								
	Furnace	10%			2022	\$1,000	1	\$200
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 1 Unit</i>								
Ventilation								
Distribution								
	Ductwork/Diffusers	50%			LIFE	**	2-5	\$1,200
	No Component	50%						
Exhaust Fans								
	Roof	100%			2022	\$6,900	2	\$100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 21-May-2015 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2508 **Lot** : 1 **BIN** : 3064006

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$781,500	\$477,500
Interior Architecture	\$595,700	\$155,300
Electrical	\$610,500	\$566,300
Mechanical	\$1,004,000	
Total	\$2,991,600	\$1,199,100
Importance Code A	\$826,100	\$515,200
Importance Code B	\$2,165,500	\$683,800
Total	\$2,991,600	\$1,199,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$29,100			
Interior Architecture	\$96,100			\$500
Electrical	\$10,500	\$2,600		\$100
Mechanical	\$33,300	\$2,900	\$2,900	\$3,900
Total	\$169,000	\$5,500	\$2,900	\$4,500
Importance Code A	\$29,100	\$1,000		\$200
Importance Code B	\$110,600	\$4,500	\$2,900	\$4,300
Importance Code C	\$29,300			
Total	\$169,000	\$5,500	\$2,900	\$4,500



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
GREENPOINT MARINE TRANSFER STA.**

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$163,800	2046	**	5	\$209,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Unoccupied And Scheduled To Be Demolished. Report To Follow Is A Carryover From July 2010</i>								
Windows								
Aluminum	10%	Now	\$29,100	2051	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Office</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Office</i>								
Fiberglass Panel	90%	Now	\$194,800	2034	**	5	\$11,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	100%	Now	\$205,800	2031	**	5	\$268,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	25%	Now	\$36,700	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
Metal Panel	75%	Now	\$180,400	2031	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$150,700	LIFE	**	5	\$155,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$78,000	2041	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$34,200	2036	**	3	\$1,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$12,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	Now	\$2,300	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Equipment Room</i>								
Concrete Masonry Unit	35%			LIFE	**	5	\$2,800	
Glass: Single Pane	5%	Now	\$6,100	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$7,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Offices</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$32,600	2046	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$129,500	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Level</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Level</i>								
Exposed Struc: Steel	70%	4+	\$237,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garbage Disposal Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$37,800	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2024	\$16,100	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480v/208/120v</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$174,600	5	\$1,600	

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

Asset # : 2017

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$49,000	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$99,200	5	\$1,600	
Wiring								
Thermoplastic	100%			2026	\$56,300	1		
Motor Controllers								
Locally Mounted	10%			2024	\$3,800	5		
Motor Control Center	90%			2024	\$149,500	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,700	LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
HID	40%			2021	\$43,700	10	\$700	
Incandescent	60%			2021	\$336,000	2	\$700	
Egress Lighting								
No Component	50%							
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$230,800	10	\$200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2026		1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Level</i>								
<i>Explanation : This Facility Being Used For Temporary Storage</i>								
Conversion Equipment								
Radiant Heater	5%			2021	\$44,600	2	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Office Only</i>								
<i>Explanation : Elec. Radiant Heater</i>								
No Component	95%							
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$42,600	2056	**	4	\$2,600	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Asset # : 2017

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	40%	Now	\$5,400	2046	**	1	\$6,100	
<i>Damaged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	60%	Now	\$22,600	2036	**	1	\$9,200	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2025		1		
Conversion Equipment								
Window/Wall Unit	5%			2020		1		
No Component	95%							
Ventilation								
Exhaust Fans								
Interior	60%	Now	\$107,600	2036	**	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%	Now	\$150,200	2056	**	1		
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
No Component	60%							
HW Heat Exchanger								
Steam Fired	100%	Now	\$80,200	2056	**	4	\$5,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$368,700	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Standpipe								
Generic	100%	Now	\$210,000	2056	**	1-5	\$18,700	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : MANHATTAN 1/2/5 GARAGE
Address : 520 GREENWICH 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 : 17-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8
Block : 596 **Lot** : 50 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$153,400	\$1,746,500
Interior Architecture	\$410,200	\$568,500
Electrical		\$336,900
Mechanical		\$187,100
Total	\$563,600	\$2,839,000
Importance Code A	\$153,400	\$1,746,500
Importance Code B	\$357,200	\$929,200
Importance Code C	\$53,000	\$163,300
Total	\$563,600	\$2,839,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,000	\$1,500		
Interior Architecture		\$20,100		
Electrical	\$80,400	\$62,600	\$55,700	\$72,100
Mechanical	\$79,300	\$68,700	\$123,800	\$50,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$201,500	\$176,500	\$203,200	\$146,400
Importance Code A	\$18,000	\$12,400		
Importance Code B	\$183,400	\$157,800	\$203,200	\$146,400
Importance Code C		\$6,400		
Total	\$201,500	\$176,500	\$203,200	\$146,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	7%			LIFE	**	5	\$51,300	
Metal/Glass Curt Wall	40%			LIFE	**	5	\$549,800	
Metal Panel	40%	0-2	\$107,600	2054	**	5	\$549,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Solar Shades On South Facade Not Functioning</i>								
Metal Sect. OHD	4%			2045	**	5	\$91,600	
Pre-Cast Concrete	8%			LIFE	**	5	\$190,600	
Window Wall	1%			2054	**	5	\$27,500	
Windows								
Aluminum	25%			2050	**	5	\$100	
Metal Louvers	75%			2041	**	10	\$1,500	
Parapets								
Metal/Glass Curt Wall	80%			2054	**	5	\$78,600	
Metal Rail	10%			2045	**	5-10	\$45,800	
Pre-Cast Concrete	10%			LIFE	**	5	\$16,000	
Roof								
Panel/Paver: Cer/Brk	75%			2054	**	10	\$224,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Green Roof</i>								
<i>Explanation : Component Actually Green Roof</i>								
Single Ply Membrane	25%			2036	**	10	\$56,100	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 20%</i>								
<i>Location : At Roof Top Mechanical Equipment</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout Roof Deck</i>								
<i>Explanation : Concrete Walking Pads</i>								
Soffits								
Metal Panel	100%			2054	**	5-10	\$29,000	
Interior								
Floors								
Cast in Place Concrete	4%			LIFE	**	5	\$48,100	
Ceramic Tile	5%			2041	**	5	\$27,500	
Sheet Vinyl/Rubber	10%			2036	**	5	\$82,500	
Steel Plate	1%			LIFE	**	1		
Traffic Topping	80%			2036	**	5	\$549,800	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2041	**	5	\$12,700	
Concrete Masonry Unit	65%			LIFE	**	5	\$110,300	
Glass: Single Pane	2%			LIFE	**	5	\$6,400	
Gypsum Board	10%			LIFE	**	5	\$25,400	
Masonry: Brick	5%			LIFE	**			
Metal Coiling Doors	5%			2050	**	5	\$106,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2045	**	5	\$82,100	
Exposed Concrete	5%			LIFE	**	5	\$4,300	
Exposed Struc: Steel	75%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$34,200	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2054	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 3200 Amperes</i>								
Transformers								
Dry Type	100%			2045	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical And Mechanical Rooms</i>								
<i>Explanation : 43 Dry Type Transformers With Various Ratings (112.5, 75, 45, 30, 15 Kva)</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2054	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Lvcb (Low Voltage Circuit Breakers) With 5 - Vertical Sections</i>								
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	30%			2050	**	5	\$2,500	
Molded Case Bkrs	70%			2050	**	5	\$6,800	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	70%			2045	**	5	\$1,700	
Motor Control Center	30%			2045	**	5	\$3,000	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,400	
Stand-by Power								
Transfer Switches								
Automatic	100%			2045	**	1	\$113,000	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Stand-by Power								
Generators								
	Diesel	100%			2041	**	1	\$142,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 1600 Kw</i>								
Batteries								
	Lead/Acid	100%			2023	\$1,500	5	\$13,600
Fuel Storage								
	Day Tank	50%			2050	**	5	\$34,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
	Main Tank	50%			2063	**	5	\$5,400
Lighting								
Interior Lighting								
	Fluorescent	68%			2036	**	10	\$229,100
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garages, Parking</i>								
	Fluorescent	30%			2036	**	10	\$101,100
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Hallways, Mechanical Rooms</i>								
	Fluorescent	2%			2036	**	10	\$6,700
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Shower Rooms</i>								
Egress Lighting								
	Emergency, Service	40%			2036	**	1	
	Emergency, Battery	10%			2036	**	10	\$8,900
	Exit, Service	50%			2036	**	1	
Exterior Lighting								
	Fluorescent	5%			2036	**	10	\$1,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 11- CFL (Compact Fluorescent Light Fixtures)</i>								
	No Component	95%						
Lightning Protection								
Arresters/Cabling								
	Generic	100%			2063	**	5	\$10,800
Alarm								
Security System								
	No Component	30%						
	Generic	70%			2036	**	1	\$96,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Garages, Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2036

* *

1-3

\$226,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bells, Smoke Detectors, Manual Pull Stations And Horns*

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

Heating

Energy Source
Utility Steam

100%

2054

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Steam From Con Edison*

Conversion Equipment
Pres. Reducing
Valve/LP Steam

100%

2041

* *

5

\$21,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 6 Heat Exchangers To Convert Hot Water For Heating Devices***Distribution**

Hot Wtr Piping/Pump
Steam Piping/Pump

90%

2050

* *

4

\$16,300

10%

2054

* *

Terminal Devices

Air Handler
Convactor/Radiator
Unit Heater - Hot Water

90%

2036

* *

1

\$204,400

5%

2045

* *

1

\$5,900

5%

2036

* *

Air Conditioning**Energy Source**

Electricity
Steam/HW System

5%

2050

* *

1

95%

2054

* *

1

Conversion Equipment

Absorption
Chiller/Steam/HW

10%

2041

* *

1

\$39,800

*Other Observation, Extent : Light, Area Affected : 10%**Location : Penthouse**Explanation : 2 350 Tons Units Use Lithium Bromide.*

Split Unit

2%

2036

* *

*Other Observation, Extent : Light, Area Affected : 2%**Location : Electrical Rooms**Explanation : 12 Units. R-410a*

No Component

88%

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	10%		2054	**	4	\$1,800	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations In Office Section (Under Warranty)</i>								
	No Component	90%						
Terminal Devices								
	Air Handler/Cool/Ht	10%		2036	**	1	\$22,700	
	Fan Coil - 2 Pipe	2%		2036	**	1	\$2,400	
	No Component	88%						
Heat Rejection								
	Evaporative Condenser	2%		2036	**	2	\$5,100	
	Water Cooling Tower	10%		2032	**	2	\$37,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
	No Component	88%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$204,800	
Exhaust Fans								
	Interior	100%		2036	**	2	\$11,200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2054	**	1		
HW Heat Exchanger								
	Steam Fired	100%		2054	**	4	\$36,300	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2036	**	4	\$11,600	
Sewage Ejector(s)								
	Electric	100%		2036	**	4	\$21,900	
Backflow Preventer								
	Generic	100%		2036	**	1	\$22,500	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%		LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) 1st - 5m Floor, (1) 1st - 6th Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2054	**	1-5	\$185,200
	Sprinkler							
	Generic	100%			2054	**	1-2	\$102,900
	Fire Pump							
	Generic	100%			2041	**	1	\$68,600
	Chemical System							
	Dry	100%			2027	\$26,700	1-3	\$3,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Refill Stations</i> <i>Explanation : 4 Sets</i>								

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : MANHATTAN 11 GARAGE
Address : 343 E. 99TH ST. BTWN: FIRST AVE. - SECOND AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0044.000 / 4184 **Yr Built/Renovated** : 1919 / 1990
Area Sq Ft : 37,000 **Project Type** : SANITATION
Date of Survey : 19-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 1671 **Lot** : 23 **BIN** : 1052640

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,687,400	\$98,200
Interior Architecture	\$1,621,200	\$498,400
Electrical	\$293,400	
Mechanical	\$360,400	\$768,600
Total	\$6,962,300	\$1,365,100
Importance Code A	\$4,687,400	\$98,200
Importance Code B	\$2,188,600	\$1,267,000
Importance Code C	\$86,400	
Total	\$6,962,300	\$1,365,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$7,500		
Interior Architecture				\$1,100
Electrical	\$4,600	\$45,000		
Mechanical	\$90,400	\$49,800	\$7,500	\$6,100
Total	\$94,900	\$102,200	\$7,500	\$7,200
Importance Code A	\$3,500	\$11,500	\$3,500	\$3,500
Importance Code B	\$91,500	\$90,800	\$4,000	\$3,700
Importance Code C				
Total	\$94,900	\$102,200	\$7,500	\$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
MANHATTAN 11 GARAGE
Asset # : 4184

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Slated For Demolition In Near Future</i>								
Masonry: Brick	80%	Now	\$589,900	LIFE	**	5	\$38,300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : South Facade, Southeast And Southwest Corners</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	10%			2031	**	5	\$15,000	
Windows								
Steel	100%	Now	\$510,700	2051	**	5	\$59,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	Now	\$956,800	LIFE	**	5	\$16,200	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facade, Corners, Coping</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 11 GARAGE
Asset # : 4184

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$2,630,000	2036		**		
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structurally Unstable Due To Rotted Wood Beams</i>								
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$221,100	LIFE		**	5	\$151,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Vinyl Tile	10%	Now	\$75,300	2036		**	3	\$3,300
<i>Worn/Eroded, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 2nd Floor</i>								
Wood	10%			2029	\$292,200		5	\$16,300
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast Stone/Terra Cotta	15%			LIFE		**		
Concrete Masonry Unit	25%			LIFE		**	5	\$2,200
Gypsum Board	10%			LIFE		**	5	\$1,300
Masonry: Brick	50%	0-2	\$86,400	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 11 GARAGE
Asset # : 4184

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$71,700	2046	**	5	\$4,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	40%	Now	\$1,112,500	LIFE	**			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wood Joist Framing System</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wood Joist Framing System</i>								
Metal Panel	50%			LIFE	**	5	\$108,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 200 Amperes</i>								
Raceway								
Conduit	100%			2026	\$3,800	1		
Panelboards								
Molded Case Bkrs	80%			2025	\$12,200	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$4,200	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$4,200	1		
Motor Controllers								
Locally Mounted	100%			2024	\$29,400	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
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
MANHATTAN 11 GARAGE
Asset # : 4184

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%			2021	\$49,600	10	\$20,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	20%			2021	\$61,700	10	\$200	
Incandescent	20%			2021	\$39,400	2	\$200	
Egress Lighting								
Exit, Service	50%			2021	\$5,100	1		
Exit, Battery	50%			2021	\$17,400	10	\$1,200	
Exterior Lighting								
HID	100%			2021	\$142,600	10	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%			2036	**	5	\$11,500	
<i>Exposed Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard - One Tank 2500 Gallons</i>								
Conversion Equipment Furnace	10%			2026	\$8,300	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Mechanic Area</i>								
<i>Explanation : 2 Oil Fired Units</i>								
Steam Boiler	90%			2039	**	1	\$33,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	90%	Now	\$53,900	2026	\$538,700	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zone Valves, Various</i>								
No Component	10%							

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DEPARTMENT OF SANITATION - 827
MANHATTAN 11 GARAGE
Asset # : 4184

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	50%	0-2	\$94,700	2046	**	1	\$5,400	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor</i>								
Fan Coil Unit/Heat	40%			2021	\$211,900	1	\$4,800	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Modine Units</i>								
Fan Coil Unit/Heat	10%			2026	\$53,000	1	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanic Area</i>								
<i>Explanation : 2 Oil Fired Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2020	\$14,700	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	\$6,500	LIFE	**	2-5	\$4,100	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
No Component	80%							
Exhaust Fans								
Roof	40%	Now	\$23,500	2036	**	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Wall Unit	40%	Now	\$5,000	2036	**	2	\$400	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Garage</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2026	\$52,700	1		
Galvanized Steel	80%			2024	\$124,200	1		
<i>Corroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2021	\$31,200	4	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$25,900	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								

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

DEPARTMENT OF SANITATION - 827
MANHATTAN 11 GARAGE
Asset # : 4184

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping Cast Iron	100%	Now	\$7,400	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
	Sump Pump(s) Submersible	100%	Now	\$1,200	2021	\$1,200	4	\$800
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
	Fixtures Generic	100%						
Fire Suppression								
	Standpipe Generic	100%			2036	**	1-5	\$18,700
	Sprinkler Generic	100%			2036	**	1-2	\$10,400

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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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 18-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,PEN
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,361,900	\$221,100
Interior Architecture	\$189,700	\$274,300
Electrical	\$338,200	\$497,300
Mechanical	\$1,177,000	\$1,484,900
Site Enclosure	\$65,400	
Site Pavements	\$85,700	\$141,900
Total	\$3,217,900	\$2,619,500
Importance Code A	\$1,951,700	\$221,100
Importance Code B	\$1,200,700	\$2,256,400
Importance Code C	\$65,400	\$141,900
Total	\$3,217,900	\$2,619,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,000	\$11,800		\$700
Interior Architecture	\$73,600	\$21,300		\$1,500
Electrical	\$56,000	\$2,300	\$2,600	\$23,300
Mechanical	\$68,600	\$50,400	\$18,300	\$32,900
Site Pavements	\$20,500			
Total	\$245,800	\$85,700	\$20,900	\$58,400
Importance Code A	\$27,000	\$15,700	\$4,000	\$4,900
Importance Code B	\$179,600	\$62,200	\$17,000	\$53,500
Importance Code C	\$39,200	\$7,800		
Total	\$245,800	\$85,700	\$20,900	\$58,400



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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	53%	2-4	\$312,300	LIFE	**	5	\$46,400	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$58,900	LIFE	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pillar At Southeast Corner</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 19%</i>								
<i>Location : Pillar At Southeast Corner</i>								
Masonry: Brick Cavity	10%			LIFE	**	5	\$14,000	
Masonry: Granite	2%			LIFE	**	5	\$2,100	
Metal Sect. OHD	25%	Now	\$223,400	2033	**	5	\$54,800	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Rapid Rollup Doors Inoperable (7 Doors)</i>								
Windows								
Aluminum	45%	Now	\$362,300	2053	**	5	\$4,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Office Windows</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Office Windows</i>								
Glass Block	45%			LIFE	**	5	\$5,300	
Metal Louvers	10%			2031	**	10	\$11,800	
Parapets								
Masonry: Brick Cavity	50%	0-2	\$8,800	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Sloped Glazing</i>								
Metal Panel	5%			2048	**	5	\$1,400	
Metal Rail	45%	Now	\$18,200	2041	**	5	\$23,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%	Now	\$300,300	2033	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Shops And Locker Rooms</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Locker Rooms And Shops</i>								
Sloped Glazing	5%	Now	\$68,200	LIFE	**	5	\$76,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Locker Rooms</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Pre-Cast Concrete	100%	0-2	\$36,400	LIFE	**	5	\$35,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 40%</i>								
<i>Location : Underside Of Soffits Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$41,300	LIFE	**	5	\$170,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage</i>								
Ceramic Tile	10%	Now	\$23,700	2037	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanics Restrooms</i>								
Quarry Tile	15%			2041	**	5	\$27,000	
Vinyl Tile	10%	Now	\$31,200	2028	\$104,000	3	\$4,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Interior Walls								
Ceramic Tile	7%			2031	**	5	\$3,400	
Concrete Masonry Unit	85%	0-2	\$18,800	LIFE	**	5	\$16,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners Of Stair Core Walls</i>								
Glass: Single Pane	3%			LIFE	**	5	\$1,100	
Metal Coiling Doors	5%			2036	**	5	\$12,200	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$148,300	2048	**	5	\$9,000	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Exposed Struc: Steel	75%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$7,500	
Metal Panel	5%			LIFE	**	5	\$7,500	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$65,400	2058	**			
<i>Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Side Of Building At Parking Lot</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$85,700	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Around Perimeter Of Building</i>								

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$6,300	2033		**		
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*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	\$14,200	2024	\$141,900			
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*Potholes, Extent : Severe, Area Affected : 15%**Location : Driveway Apron At Entrance To Lot - East Side*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$2,600	5	\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	75%			2028	\$37,400	5	\$300	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Molded Case Bkrs	25%			2028	\$12,500	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	100%			2028	\$9,600	1		
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Panelboards

Fused Disc Sw	5%			2036	**	5	\$100	
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Molded Case Bkrs	95%			2027	\$29,000	5	\$2,200	
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Wiring

Thermoplastic	100%			2028	\$20,800	1		
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Motor Controllers

Locally Mounted	35%			2026	\$23,100	5	\$200	
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Locally Mounted	10%	2-4	\$6,600	2048	**	5		
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Garage*

Motor Control Center	50%			2026	\$7,600	5	\$1,200	
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Variable Frequency Drive	5%	Now	\$3,300	2048	**			
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*Not Functioning, Extent : Severe, Area Affected : 100%**Location : Boiler Room*

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%	0-2	\$9,700	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting Fluorescent	50%			2028	\$89,400	10	\$36,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And 2nd Floor</i>								
HID	50%			2028	\$333,800	10	\$1,300	
Egress Lighting								
Emergency, Battery	50%			2023	\$55,100	10	\$9,700	
Exit, Service	50%			2023	\$11,000	1		
Exterior Lighting								
HID	10%	Now	\$34,400	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Not Functional</i>								
No Component	90%							
Alarm								
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2023	\$283,100	1-3	\$17,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors.</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Fuel Oil No 2	100%	Now	\$7,500	2028	\$149,100	5	\$12,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Underground Outside Of The Building</i>								
<i>Explanation : 2 Potential Leaking Tanks</i>								
Conversion Equipment Hot Water Boiler	100%	0-2	\$589,700	2048	**	1	\$35,600	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Both Boilers</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$11,900	2036	**	4	\$3,900	
<i>Corroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Circulating Pumps And Pippings, Boiler Room</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Circulation Pump, Ceiling Of Boiler Room</i>								
<hr/>								
Terminal Devices								
Air Handler	20%	Now	\$215,200	2038	**	1	\$8,900	
<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1 Unit In Boiler Rm. 2 Units In Penthouse, 2 Units On Roof.</i>								
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : For Locker Room, Toilet Room, Penthouse</i>								
Convector/Radiator	10%			2026	\$41,000	1	\$2,600	
Unit Heater - Hot Water	70%			2033	**			
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%	Now	\$325,400	2033	**	2	\$800	
<i>Abandoned in Place, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2 Units. 3rd Fl. Mech. 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	10%	Now	\$8,200	2028	\$163,300			
<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>								
Window/Wall Unit	8%			2021	\$12,800	1		
No Component	62%							
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	20%			2023	\$11,700	2	\$11,200	
No Component	80%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
<hr/>								
Exhaust Fans								
Roof	50%			2028	\$63,500	2	\$1,200	
No Component	50%							
<hr/>								
Plumbing								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
H/C Water Piping	Brass/Copper	50%			2038	**	1	
	Galvanized Steel	50%	0-2	\$16,800	2033	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
Water Heater	Gas Fired	100%	Now	\$4,700	2023	\$46,700	2	\$900
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : The Tank Is Leaking And Rusted At The Bottom</i>								
Sanitary Piping	Cast Iron	100%	Now	\$11,200	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Oil Separator And Water Backup From Sewage At Boiler Room</i>								
Storm Drain Piping	Cast Iron	100%	Now	\$3,200	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Leaking To 2nd Floor Locker Room From Penthouse</i>								
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe	Generic	100%			2028	\$318,900	1-5	\$40,400
Sprinkler	Generic	100%			2028	\$749,200	1-2	\$22,400
Chemical System	Generic	100%			2021	\$26,700	1-3	\$3,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Gas Re-fill Stations</i>								
<i>Explanation : 4 Sets On Gas Re-fill Stations</i>								

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 172,400 **Project Type** : SANITATION
Date of Survey : 13-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 241 **Lot** : 13 **BIN** : 1078939

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,484,900	\$352,600
Interior Architecture	\$524,900	\$519,500
Electrical		\$335,800
Mechanical	\$152,000	\$498,100
Total	\$6,161,700	\$1,706,000
Importance Code A	\$5,484,900	\$701,900
Importance Code B	\$676,900	\$915,300
Importance Code C		\$88,800
Total	\$6,161,700	\$1,706,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,300	\$29,200	\$3,300	
Interior Architecture	\$18,000			
Electrical	\$23,200	\$7,000	\$3,900	\$3,200
Mechanical	\$23,000	\$51,900	\$37,100	\$26,100
Total	\$68,600	\$88,000	\$44,200	\$29,300
Importance Code A	\$11,300	\$37,200	\$10,900	\$7,700
Importance Code B	\$39,300	\$50,800	\$33,300	\$21,600
Importance Code C	\$18,000			
Total	\$68,600	\$88,000	\$44,200	\$29,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	\$441,500	LIFE	**	5	\$32,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Truck Entrances</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North End</i>								
<i>Explanation : Section Of Pier Is Occupird By A Private Tenant</i>								
Fiberglass Panel	20%			2035	**	5	\$87,500	
Metal Panel	20%			2046	**	5-10	\$160,500	
Metal Coiling Doors	15%	Now	\$405,500	2039	**	5	\$27,400	1
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facde</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$6,600	
Metal Louvers	5%			2035	**	10	\$2,200	
Parapets								
Metal Panel	95%			2046	**	5	\$58,400	
Metal Rail	5%	Now	\$4,300	2031	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Walking Bridges Over Roof</i>								
Roof								
Built-Up (BUR)	65%	0-2	\$4,324,100	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lunch Room, Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lunch Room, Second Floor Corridor, Garage</i>								
Skylight, Plastic	5%	Now	\$226,200	2039	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Spray-on Foam	30%			2034	**	5	\$192,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Leased Space At North End</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$380,700	LIFE	**	5	\$392,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	30%			2035	**	5	\$76,900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	13%			2035	**	5	\$36,100	
Concrete Masonry Unit	80%			LIFE	**	5	\$88,800	
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Ceilings								
AcousTileConcealSpLn	10%	Now	\$105,700	2039	**	5	\$16,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lunch Room, Second Floor Corridor</i>								
AcousTileSusp.Lay-In	15%			2039	**	5	\$38,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Corridor</i>								
Exposed Struc: Steel	70%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
Metal Panel	5%			LIFE	**	5	\$16,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2031	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$700	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$4,500	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$4,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Meter Room</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2034	**	10	\$102,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	5%			2034	**	10	\$7,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairway</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	30%			2034	**	10	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : High Pressure Sodium</i>								
Egress Lighting								
Emergency, Battery	50%			2026		10	\$20,800	
Exit, Service	50%			2026		1		
Exterior Lighting								
HID	100%			2031	**	10	\$500	
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$21,300	2026	\$106,500	1	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance, Fuel Pump, Alleyway And Pier</i>								
<i>Explanation : Eight Cameras - Three Of Them Not Working</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$21,300	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Furnace	90%	0-2	\$7,000	2026	\$349,300	1	\$69,000	
			<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Temperature Control Panel, Office Area</i>					
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : 20 Units</i>					
No Component	10%							
Terminal Devices								
Air Handler	20%			2036	**	1	\$21,300	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 3 Units</i>					
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2031	**	2	\$2,100	
Window/Wall Unit	15%			2021	\$51,500	1		
No Component	65%							
Heat Rejection								
Dry Cooler	15%			2031	**	2	\$18,000	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$96,100	
Exhaust Fans								
Roof	100%			2031	**	2	\$5,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	100%			2021	\$100,500	2	\$2,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2031	**	1	\$10,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$86,900	

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 3/3A GARAGE
Asset # : 2403

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	Generic	100%			2036	**	1-2	\$48,300
Fire Pump	Generic	100%			2029	\$106,100	1	\$32,200

*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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 20-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,GI,2,2I,3,3I,4,4I
Block : 1104 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$303,100	\$1,604,000
Interior Architecture	\$431,600	\$841,000
Electrical		\$146,900
Mechanical	\$54,900	\$158,900
Total	\$789,600	\$2,750,700
Importance Code A	\$303,100	\$1,604,000
Importance Code B	\$321,300	\$924,200
Importance Code C	\$165,200	\$222,600
Total	\$789,600	\$2,750,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,800			
Interior Architecture	\$53,400			
Electrical	\$16,800	\$16,800	\$36,300	\$16,800
Mechanical	\$63,800	\$113,200	\$114,400	\$74,300
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$174,500	\$154,700	\$175,400	\$115,800
Importance Code A	\$15,800	\$12,500	\$900	
Importance Code B	\$148,800	\$142,300	\$174,500	\$115,800
Importance Code C	\$9,900			
Total	\$174,500	\$154,700	\$175,400	\$115,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	23%			LIFE	**	5	\$224,700	
Metal Panel	3%			2053	**	5-10	\$107,500	
Metal Sect. OHD	5%			2044	**	5	\$81,400	
Granite Panels	4%			LIFE	**	5	\$15,600	
Pre-Cast Concrete	64%	4+	\$225,000	LIFE	**	5	\$1,083,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Weathering Steel	1%			LIFE	**	1		
Windows								
Aluminum	90%	Now	\$9,200	2049	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 4th Floor Garage</i>								
Metal Louvers	10%			2036	**	10	\$7,500	
Parapets								
Concrete Masonry Unit	80%			LIFE	**	5	\$22,800	
Metal Rail	8%			2044	**	5-10	\$36,600	
Pre-Cast Concrete	12%			LIFE	**	5	\$19,100	
Roof								
IRMA/Protected Membrane	15%	4+	\$6,500	2035	**			
<i>Broken Paver Blocks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Terraced Roof - 4th Floor</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Terraced Roof - 4th Floor</i>								
Metal Panel	3%			2044	**	10	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts</i>								
Modified Bitumen	80%			2035	**	10	\$214,100	
Skylight, Plastic	2%			2044	**	1		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$274,800	
Ceramic Tile	8%	4+	\$19,900	2040	**	5	\$25,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Public Corridors</i>								
Sheet Vinyl/Rubber	5%			2035	**	5	\$47,100	
Traffic Topping	67%	2-4	\$266,400	2035	**	5	\$263,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : M4 And Broom Garages</i>								

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

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

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

Interior

Interior Walls

Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	3%			2040	**	5	\$19,900	
Concrete Masonry Unit	29%			LIFE	**	5	\$76,800	
Concrete Masonry Unit	55%	4+	\$165,200	LIFE	**	5	\$145,700	

Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%

Location : M4 Garage - West Elevation

Staining/Discoloring, Extent : Light, Area Affected : 20%

Location : Throughout

Glass: Single Pane	3%			LIFE	**	5	\$14,900	
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Ceilings

AcousTileSusp.Lay-In	13%			2044	**	5	\$80,500	
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	2%			LIFE	**	5	\$15,500	

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%			2057	**	5	\$1,800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Ground Floor And Ground Floor Intermediate

Explanation : Seven 4000 Amperes, Three 3000 Amperes, Thee 2000 Amperes And Four 1200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2057	**	5	\$1,800	
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Raceway

Conduit	100%			2057	**	1		
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Panelboards

Fused Disc Sw	10%			2052	**	5	\$1,000	
Molded Case Bkrs	90%			2052	**	5	\$9,900	

Wiring

Thermoplastic	100%			2057	**	1		
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Motor Controllers

Locally Mounted	10%			2047	**	5	\$300	
Motor Control Center	90%			2047	**	5	\$10,300	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$6,200	
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Stand-by Power

Transfer Switches

Automatic	100%			2047	**	1	\$129,100	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	25%			2037	**	10	\$96,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Offices, Hallway, Staircases And Locker Room</i>								
HID	75%			2037	**	10	\$10,200	
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$50,700	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$1,300	
Lightning Protection								
Arresters/Cabling Generic	100%			2067	**	5	\$12,300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2037	**	1	\$15,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2037	**	1-3	\$25,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2047	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$24,900	
Distribution								
Central Plant Steam Piping/Pmp	100%			2053	**	4	\$31,000	
Terminal Devices								
Air Handler	5%			2037	**	1	\$13,000	
Convactor/Radiator	5%			2044	**	1	\$6,800	
Fan Coil Unit/Heat	90%			2035	**	1	\$122,000	
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	40%			2040	**	1	\$181,700	
No Component	60%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
	Fan Coil - 2 Pipe	40%		2035	**	1	\$54,200	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$234,000	
Exhaust Fans								
	Roof	100%		2037	**	2	\$12,900	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2057	**	1		
HW Heat Exchanger								
	HTHW/HW	100%		2057	**			
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Submersible	100%		2022	\$13,600	4	\$8,900	
Sewage Ejector(s)								
	Electric	100%		2037	**	4	\$25,100	
Backflow Preventer								
	Generic	100%		2037	**	1	\$25,700	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	60%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : (3) Basement To 4th Floor</i>						
		<i>Explanation : 3 Units</i>						
	Hydraulic	40%		LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Ground To 3rd Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
	Generic	100%		2057	**	1-5	\$211,600	
Sprinkler								
	Generic	100%		2057	**	1-2	\$117,600	
Fire Pump								
	Generic	100%		2042	**	1	\$78,400	

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 18-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$5,062,700	\$339,100
Interior Architecture	\$1,287,300	\$178,100
Electrical	\$336,000	\$266,200
Mechanical	\$101,200	\$691,600
Site Enclosure	\$69,900	
Site Pavements	\$114,600	
Total	\$6,971,600	\$1,475,100
Importance Code A	\$5,062,700	\$339,100
Importance Code B	\$1,526,700	\$1,136,000
Importance Code C	\$382,200	
Total	\$6,971,600	\$1,475,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$27,500
Interior Architecture	\$44,700	\$2,300	\$1,200	
Electrical	\$5,100	\$200	\$700	\$18,300
Mechanical	\$27,300	\$12,800	\$9,000	\$23,400
Site Pavements	\$8,600			
Total	\$85,600	\$15,400	\$10,900	\$69,200
Importance Code A	\$5,600	\$5,600	\$5,600	\$33,900
Importance Code B	\$51,700	\$9,700	\$5,300	\$35,300
Importance Code C	\$28,400			
Total	\$85,600	\$15,400	\$10,900	\$69,200



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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 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$259,700	LIFE	**	5	\$46,800	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Crazing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$590,400	LIFE	**	5	\$95,900	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$72,300	LIFE	**	5	\$4,500	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Metal Sect. OHD	10%	Now	\$229,200	2041	**	5	\$18,700	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken/ Missing Elements</i>								
Windows								
Aluminum	20%			2044	**	5	\$7,900	
Steel	80%	Now	\$1,675,900	2053	**	5	\$196,500	1
<i>Bent/Warped Elements, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site 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 8 GARAGE (FORMER INCINERATOR)**

Asset # : 13643

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Parapets									
Cast Stone/Terra Cotta	10%	Now	\$52,500	LIFE	**	5	\$10,400	1	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Coping</i>									
<i>Crazing, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Coping</i>									
Masonry: Brick	90%	Now	\$286,100	LIFE	**	5	\$12,100	1	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Corners</i>									
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Roof									
Built-Up (BUR)	25%			2033	**	10	\$27,500		
Built-Up (BUR)	70%	Now	\$1,066,900	2038	**			1	
<i>Blisters, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Garage Area</i>									
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
Skylight, Metal/Glass	5%	Now	\$829,700	2058	**			1	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Main Roof</i>									
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Main Roof</i>									

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	48%	Now	\$189,300	LIFE	**	5	\$97,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$4,600	
Steel Plate	2%	Now	\$173,000	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	10%			2028		3	\$3,500	
Not Accessible	35%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Incinerator Area Inaccessible - Hazardous Air Quality</i>								
Interior Walls								
Concrete Masonry Unit	10%	Now	\$19,800	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
Masonry: Brick	35%	Now	\$243,300	LIFE	**			
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multiple Locations</i>								
SGFT/Glazed Masonry	20%	Now	\$69,000	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Restroom Entrance</i>								
Not Accessible	35%							

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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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	35%	Now	\$213,500	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
Exposed Struc: Steel	20%	Now	\$399,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
Plaster	10%	Now	\$24,900	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office</i>								
Not Accessible	35%							
Site Enclosure								
Fence/Gates								
Chain Link	100%			2038	**			
Free Standing Walls								
Masonry: Brick	100%	0-2	\$69,900	2038	**			
<i>Loose Units, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Archways At West 215 St</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$114,600	2033	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Perimeter Sidewalks Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Perimeter Sidewalks Throughout</i>								
Parking/Driveway								
Asphalt	70%			2031	**			
Cast in Place Concrete	30%	Now	\$8,600	2033	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West 215th Street Side</i>								

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

Under 600 Volts

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 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2038	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2038	**	5	\$700	
Molded Case Bkrs	50%			2028	\$87,300	5	\$700	
Raceway								
Conduit	95%			2028	\$46,600	1		
Conduit	5%			2038	**	1		
Panelboards								
Molded Case Bkrs	95%			2027	\$94,200	5	\$1,400	
Molded Case Bkrs	5%			2050	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$45,000	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	15%			2028	\$8,400	1		
Thermoplastic	5%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$38,200	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	30%			2023	\$30,400	10	\$15,600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And 2nd Floor</i>								
Fluorescent	5%	Now	\$5,100	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Not Functional</i>								
Fluorescent	2%			2036	**	10	\$1,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Locker Room</i>								
HID	60%			2023	\$70,700	10	\$1,100	
LED	3%			2036	**			

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DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

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

Lighting

Egress Lighting

Emergency, Battery

10%

2036

**

10

\$1,400

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

Location : New Locker Room Only

Explanation : Emergency Lights

Exit, LED

10%

2063

**

1

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

Location : New Locker Room Only

Explanation : Exit Lights

No Component

80%

Exterior Lighting

HID

30%

2023

\$65,700

10

\$100

No Component

70%

Lightning Protection

Arresters/Cabbling

Generic

100%

Now

\$124,200

2068

**

5

\$800

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

Location : Stacks

Explanation : Not In Service

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

Heating

Energy Source

Fuel Oil No 2

100%

2038

**

5

\$17,600

Conversion Equipment

Steam Boiler

100%

2033

**

1

\$56,300

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

Location : Boiler Room

Explanation : 1 Unit

Distribution

Steam Piping/Pump

100%

Now

\$72,100

2028

\$240,200

Corroded, Extent : Severe, Area Affected : 50%

Location : Throughout

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

Location : 1st Floor Central Garage.

Explanation : Low Steam Pressure To The New Section At The Central Garage.

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 8 GARAGE (FORMER INCINERATOR)

Asset # : 13643

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	20%			2026	\$58,200	1	\$3,700	
Unit Heater - Steam	15%	Now	\$2,900	2023	\$29,100	4	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Locker Room</i>								
Unit Heater - Steam	10%			2038	**	4	\$500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Central Garage.</i>								
<i>Explanation : New Installation</i>								
No Component	55%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Split Unit	5%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Fl. Female Supervisor Locker Room</i>								
Window/Wall Unit	5%			2021	\$5,700	1		
No Component	90%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2036	**	1	\$900	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2036	**	2	\$2,000	
No Component	95%							
Ventilation								
Exhaust Fans								
Wall Unit	10%			2033	**	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2038	**	1		
Galvanized Steel	70%	Now	\$16,700	2026	\$166,900	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2026	\$33,100	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Fire Suppression

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**DEPARTMENT OF SANITATION - 827
MANHATTAN 8 GARAGE (FORMER INCINERATOR)**

Asset # : 13643

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Standpipe							
	Generic	100%			2028	\$226,400	1-5	\$28,700

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 24-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2,2m,3
Block : 670 **Lot** : 50 **BIN** : 1012267

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,944,600	\$216,700
Interior Architecture	\$2,652,100	\$353,500
Electrical	\$131,800	\$1,219,300
Mechanical	\$71,800	\$310,400
Total	\$4,800,100	\$2,100,000
Importance Code A	\$1,944,600	\$216,700
Importance Code B	\$2,855,600	\$1,825,000
Importance Code C		\$58,300
Total	\$4,800,100	\$2,100,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$30,100
Interior Architecture	\$24,700	\$40,500		
Electrical	\$12,100	\$14,700	\$13,200	\$16,000
Mechanical	\$29,500	\$31,300	\$43,800	\$54,300
Site Pavements	\$13,700			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$91,700	\$98,400	\$68,800	\$112,200
Importance Code A	\$10,100	\$10,100	\$10,100	\$40,700
Importance Code B	\$72,000	\$88,200	\$58,700	\$71,500
Importance Code C	\$9,600			
Total	\$91,700	\$98,400	\$68,800	\$112,200



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**DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP**

Asset # : 4517

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	55%	Now	\$160,000	LIFE	**	5	\$83,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Facade</i>								
Metal Panel	10%			2048	**	5-10	\$104,600	
Metal Sect. OHD	10%	Now	\$48,500	2033	**	5	\$23,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Doors On East And West Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Of Doors On East And West Facades</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Broken/missing Elements</i>								
Weathering Steel	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop Ramp</i>								
<i>Explanation : Component Actually Structural Beams</i>								
Window Wall	20%			2048	**	5	\$114,100	
Windows								
Aluminum	40%	0-2	\$58,200	2036	**	5	\$3,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices And Meeting Areas Overlooking West Street</i>								
Metal Louvers	60%			2031	**	10	\$63,800	
Parapets								
Masonry: Brick Cavity	95%	0-2	\$36,100	LIFE	**	5	\$15,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Control Joints</i>								
Metal Panel	5%			2048	**	5	\$3,100	

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**DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP**

Asset # : 4517

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	55%	Now	\$922,200	2038	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Of Building</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 2nd Floor Shops</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Over Repair Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Walls And At Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Shops</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof Entire</i>								
Metal Panel	35%	Now	\$487,800	2048	**			1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Parking Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over Parking Area</i>								
Paver: Asphalt	10%	Now	\$110,700	2043	**			1
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Patio Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 2nd Floor Repair Shop</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Patio Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over 2nd Floor Repair Shop</i>								
Interior								
Floors								
Asphalt Poured	20%	Now	\$15,100	2033	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area On Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area On Third Floor</i>								
Carpet	10%			2024	\$351,700	3	\$40,500	
Cast in Place Concrete	50%	Now	\$286,500	LIFE	**	5	\$295,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Trench Drains Of First Floor Garage</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stock Room In 2nd Mezzanine, Entrance Ramps And Aprons</i>								
Ceramic Tile	20%			2031	**	5	\$54,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	76%			LIFE	**	5	\$58,300	
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout 1st And 2nd Floor Garages</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Expansion Joints</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout 1st And 2nd Floor Garages</i>								
Glass: Single Pane	2%			LIFE	**	5	\$2,900	
Gypsum Board	15%			LIFE	**	5	\$17,200	
Masonry: Brick	5%			LIFE	**			
Metal Coiling Doors	2%			2050	**	5	\$19,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Ramp - Recent Installation</i>								
<i>Explanation : Component Actually Rapid Rollup Door</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$44,600	2033	**	5	\$27,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout 1st And 3rd Floor Offices</i>								
Exposed Struc: Steel	80%	Now	\$2,321,000	LIFE	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Structural Beams</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Parking Area Over Third Floor, Repair Shops</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Fireproofing Delaminating Off Of Structural Beams</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$12,300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Side At 11th Avenue And At Garage Entrance On West Street</i>								
Pavers/Stone	5%	Now	\$1,400	2031	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Street Walkways</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%			2038	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated At 1- 4000 Amperes And 2-2500 Amperes</i>								

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**DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP**

Asset # : 4517

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Transformers								
Dry Type	100%			2033	**	5	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room And Mechanical Room</i>						
		<i>Explanation : 75 Kva, 30 Kva,480/208/120 Volts</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 6- Vertical Sections</i>						
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5	\$200	
Molded Case Bkrs	95%			2036	**	5	\$5,100	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Locally Mounted	100%			2033	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sprinkler / Standpipe Room</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2033	**	1	\$63,100	
Lighting								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$56,500	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Repair Shop</i>						
Fluorescent	40%			2033	**	10	\$75,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	30%			2033	**	10	\$2,000	
Egress Lighting								
Emergency, Battery	50%			2028		10	\$24,800	
Exit, Service	50%			2028		1	\$11,600	
Exterior Lighting								
HID	30%			2028		10	\$200	
No Component	70%							
Alarm								

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**DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP**

Asset # : 4517

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

Alarm

Security System

No Component

70%

Generic

30%

2028

\$190,100

1

\$23,000

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

Location : Hallways, Repair Shop And Outside

Explanation : CCTV Surveillance Camera System

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2028

\$650,700

1-3

\$37,900

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

Location : Hallways

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

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

Heating

Energy Source

Natural Gas

100%

2038

**

1

Conversion Equipment

Furnace

80%

2033

**

1

\$81,200

Other Observation, Extent : Severe, Area Affected : 80%

Location : Roof Level

Explanation : 14 Roof Top Package Units

Hot Water Boiler

20%

2033

**

1

\$20,300

Other Observation, Extent : Light, Area Affected : 20%

Location : Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

20%

2036

**

4

\$3,000

Leak Evident, Extent : Moderate, Area Affected : 3%

Location : 1st Floor Gas Room (Maintenance Issue)

No Component

80%

Terminal Devices

Convactor/Radiator

10%

2033

**

1

\$6,600

Unit Heater - Steam

10%

2028

\$70,100

4

\$2,800

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2044

**

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2033

**

2

\$12,600

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

Location : Roof

Explanation : 14 Roof Top Package Units - Refrigerant 410 A

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPARTMENT OF SANITATION - 827
MANHATTAN BOROUGH REPAIR SHOP**

Asset # : 4517

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$114,400
Exhaust Fans								
	Interior	10%			2028	\$69,800	2	\$600
	Roof	90%			2033	**	2	\$5,700
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2048	**	1	
Water Heater								
	Gas Fired	40%			2027	\$47,900	2	\$1,200
	Gas Fired	60%	0-2	\$71,800	2028	\$71,800	2	\$1,400
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The System Has No Return Line</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2033	**	1	\$12,600
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (1) 1, 1m, 2, 2m, 3 (2) 1, 1m, 2, 2m</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048	**	1-5	\$103,500
Sprinkler								
	Generic	100%			2038	**	1-2	\$57,500
Fire Pump								
	Generic	100%			2037	**	1	\$38,300

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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : QUEENS - WEST DISTRICT 5 GARAGE
Address : 48-01 58 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 : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,547,500	\$132,800
Interior Architecture	\$882,100	\$229,700
Electrical	\$73,200	\$1,342,800
Mechanical		\$93,300
Site Pavements	\$44,100	
Total	\$4,546,800	\$1,798,700
Importance Code A	\$3,547,500	\$132,800
Importance Code B	\$819,200	\$1,622,500
Importance Code C	\$180,100	\$43,300
Total	\$4,546,800	\$1,798,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,500			
Interior Architecture	\$19,100		\$9,500	\$10,500
Electrical	\$5,900	\$5,300	\$6,200	\$7,800
Mechanical	\$44,700	\$8,800	\$12,300	\$8,500
Total	\$74,100	\$14,200	\$28,000	\$26,700
Importance Code A	\$8,400	\$3,900	\$3,900	\$3,900
Importance Code B	\$49,100	\$10,200	\$24,100	\$19,400
Importance Code C	\$16,700			\$3,500
Total	\$74,100	\$14,200	\$28,000	\$26,700



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

DEPARTMENT OF SANITATION - 827
QUEENS - 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	\$136,900	LIFE	**	5	\$10,200	
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
	<i>Location : 58th Road And 47th Street</i>								
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Throughout</i>								
	<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
	<i>Location : Throughout</i>								
	Metal Coiling Doors	15%	0-2	\$176,800	2049	**	5	\$4,800	
	<i>Corrosion/Rusting, Extent : Light, Area Affected : 70%</i>								
	<i>Location : All Facades</i>								
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
	<i>Location : All Facades</i>								
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
	<i>Location : Throughout</i>								
	Window Wall	5%	Now	\$2,500	2049	**	5	\$1,900	
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
	<i>Location : East Facade</i>								
Windows									
	Aluminum	100%			2045	**	5	\$3,900	
Parapets									
	Concrete Masonry Unit	90%	Now	\$415,900	LIFE	**	5	\$17,700	1
	<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Throughout</i>								
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
	<i>Location : Throughout</i>								
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
	<i>Location : Throughout</i>								
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Throughout</i>								
	<i>Explanation : Many Units Misaligned</i>								
	Pre-Cast Concrete	10%	Now	\$63,500	LIFE	**	5	\$10,900	1
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
	<i>Location : Coping</i>								
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
	<i>Location : Throughout</i>								
	<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
	<i>Location : Coping</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$2,621,500	2039		**		
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads, Locker Rooms, Second Floor</i>								
Sloped Glazing	5%			LIFE	**	5	\$265,700	
Soffits								
Alum/Vinyl Siding	100%			2039	**	10		
Interior								
Floors								
Cast in Place Concrete	53%			LIFE	**	5	\$270,700	
Cast in Place Concrete	20%	Now	\$49,600	LIFE	**	5	\$51,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wash Bay</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Wash Bay</i>								
<i>Explanation : Clogging</i>								
Ceramic Tile	12%			2038	**	5	\$14,000	
Quarry Tile	10%			2042	**	5	\$17,500	
Vinyl Tile	5%			2034	**	3	\$2,200	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$6,900	
Concrete Masonry Unit	75%			LIFE	**	5	\$83,300	
Concrete Masonry Unit	3%	Now	\$94,400	LIFE	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Freestanding Wall In Wash Bay Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Garage Near Parking Area, Freestanding Wall In Wash Bay Area</i>								
Glass: Single Pane	2%			LIFE	**	5	\$4,200	
Gypsum Board	5%			LIFE	**	5-10	\$11,800	
SGFT/Glazed Masonry	10%			LIFE	**	10	\$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
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$144,600	2049	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Area, Second Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Locker Rooms, Second Floor, Lunch Room</i>								
Exposed Struc: Steel	83%	4+	\$416,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
Gypsum Board	2%	Now	\$2,400	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads And Locker Rooms</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Parking/Driveway								
Asphalt	100%	4+	\$44,100	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$49,900	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2029	\$9,600	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,500	5	\$100	
Molded Case Bkrs	95%			2028	\$29,000	5	\$2,000	
Wiring								
Thermoplastic	100%			2029	\$20,800	1		
Motor Controllers								
Locally Mounted	25%			2027	\$14,700	5	\$100	
Motor Control Center	75%			2027	\$10,100	5	\$1,600	
Ground								
Grounding Devices Not Accessible								
	100%							
Lighting								
Interior Lighting								
Fluorescent	40%			2029	\$70,600	10	\$29,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, 2nd Floor</i>								
Fluorescent	40%			2029	\$70,600	10	\$29,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
HID	20%			2029	\$131,800	10	\$500	
Egress Lighting								
Emergency, Battery	30%			2029	\$35,600	10	\$6,200	
Exit, Service	70%			2029	\$16,600	1		
Exterior Lighting								
HID	30%			2029	\$91,300	10	\$100	
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$73,200	2039		**	\$8,000	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras Not Functional</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2029	\$835,000	1-3	\$50,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	80%			2049	**	1		
Interruptible Gas/Dual Fuel	20%			2049	**	1		
Conversion Equipment								
Furnace	60%			2037	**	1	\$23,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 18 New Gas Fired Units</i>								
Furnace	20%			2034	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : 12 Modine Heaters</i>								
Hot Water Boiler	20%			2034	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2037	**	4	\$1,200	
No Component	80%							
Terminal Devices								
Convactor/Radiator	10%	0-2	\$2,000	2034	**	1	\$2,300	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
Unit Heater - Hot Water	10%			2037	**			
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2030	**	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit In Garage</i>								
Ext Pkg Unit - Heating/Cooling	5%			2029	\$47,300	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit on Roof</i>								
Ext Pkg Unit - Heating/Cooling	10%			2037	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a Refrigerant.</i>								
No Component	80%							
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
QUEENS - WEST DISTRICT 5 GARAGE
Asset # : 4518

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$69,700
Exhaust Fans								
	Roof	100%			2037	**	2	\$2,400
Plumbing								
H/C Water Piping								
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2034	**	1	
Water Heater								
	Gas Fired	100%			2027	\$46,100	2	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Abandoned Unit Remains In Place.</i>								
Sanitary Piping								
	Cast Iron	100%	Now	\$11,100	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Wash Bay Area</i>								
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2029	\$19,200	1	\$4,800
Fixtures								
	Generic	100%						
Fire Suppression								
Sprinkler								
	Generic	100%			2039	**	1-2	\$22,100

*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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 18-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7860 **Lot** : 1 **BIN** : 4445411

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$2,216,700	\$58,200
Interior Architecture	\$591,200	\$359,900
Electrical	\$1,183,800	\$119,100
Mechanical	\$220,400	\$665,800
Total	\$4,212,200	\$1,203,000
Importance Code A	\$2,216,700	\$238,700
Importance Code B	\$1,860,000	\$964,300
Importance Code C	\$135,500	
Total	\$4,212,200	\$1,203,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,300		\$3,000	
Interior Architecture	\$12,400			\$1,900
Electrical	\$10,400	\$9,900	\$6,400	\$6,400
Mechanical	\$24,800	\$7,700	\$19,600	\$7,700
Total	\$65,900	\$17,600	\$29,000	\$15,900
Importance Code A	\$23,300	\$5,200	\$8,000	\$5,000
Importance Code B	\$32,200	\$12,500	\$21,000	\$11,000
Importance Code C	\$10,500			
Total	\$65,900	\$17,600	\$29,000	\$15,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	78%	Now	\$445,100	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Coiling Doors	15%			2039	**	5	\$35,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	
Window Wall	5%	Now	\$18,300	2046	**	5	\$7,000	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$6,100	
Metal Louvers	5%			2035	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$5,600	
Masonry: Brick Cavity	48%			LIFE	**	5	\$4,800	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%	Now	\$1,653,300	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Over Garage</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lunch Room, Locker Room, Offices, Exercise Room</i>								
Skylight, Plastic	5%	Now	\$118,300	2039	**	1		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Over Garage</i>								
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$222,900	LIFE	**	5	\$229,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Queens 11 And Ramp</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	15%	Now	\$44,500	2035	**	5	\$11,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	10%			2026	\$130,200	3	\$7,500	
Interior Walls								
Cast in Place Concrete	10%	Now	\$135,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	45%			LIFE	**			
Ceramic Tile	10%			2035	**	5	\$21,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5	\$12,600	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$123,800	2046	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Lunch Room, Exercise Room</i>								
Exposed Struc: Steel	70%			LIFE	**			
Exposed Struc: Steel	10%	Now	\$64,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Telephone Room, Boiler Room, Queens 13 Garage Floor</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Queens 13 Garage Floor, Boiler Room</i>								
Gypsum Board	10%			LIFE	**	5	\$18,800	

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	

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF SANITATION - 827
QUEENS 11 GARAGE
Asset # : 4135

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2026	\$2,600	5	\$400
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 2000 Amperes Each. Enclosure Corroded</i>								
<hr/>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2026	\$74,800	5	\$400
<hr/>								
Raceway								
	Conduit	80%			2036	**	1	
	Conduit	20%			2026	\$3,100	1	
<hr/>								
Panelboards								
	Fused Disc Sw	5%			2034	**	5	\$100
	Molded Case Bkrs	87%			2025	\$39,800	5	\$2,300
	Molded Case Bkrs	8%	2-4	\$3,700	2051	**	5	\$100
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<hr/>								
Wiring								
	Thermoplastic	100%			2036	**	1	
<hr/>								
Motor Controllers								
	Locally Mounted	5%			2024	\$4,800	5	
	Motor Control Center	95%			2024	\$20,800	5	\$2,600
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,500
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	58%			2031	**	10	\$53,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
	Fluorescent	10%			2031	**	10	\$9,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-5 Lamps</i>								
<hr/>								
	Fluorescent	2%			2026	\$4,500	10	\$1,800
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Case</i>								
<hr/>								
	HID	30%			2031	**	10	\$1,000
<hr/>								
Egress Lighting								
	Emergency, Battery	20%			2026	\$27,600	10	\$4,800
	Exit, Service	80%			2031	**	1	
<hr/>								
Exterior Lighting								
	HID	100%			2031	**	10	\$300
<hr/>								
Alarm								

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

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

Alarm

Security System

No Component

80%

Generic

20%

Now

\$61,900

2036

* *

1

\$6,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Cameras Are Malfunctioning*

Fire/Smoke Detection

Generic, Digital

100%

2021

\$1,059,400

1-3

\$61,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells*

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

Heating

Energy Source

Natural Gas

100%

2046

* *

1

Conversion Equipment

Furnace

80%

2026

\$180,500

1

\$39,600

*Other Observation, Extent : Light, Area Affected : 85%**Location : Roof**Explanation : 7 Roof Top Units*

Hot Water Boiler

20%

2043

* *

1

\$9,900

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boitler Room**Other Observation, Extent : Light, Area Affected : 15%**Location : Boiler Room**Explanation : 1 Gas Fired Hot Water Boiler*

Distribution

Hot Wtr Piping/Pump

20%

2042

* *

4

\$1,000

No Component

80%

Terminal Devices

Convactor/Radiator

15%

2031

* *

1

\$4,900

Fan Coil Unit/Heat

5%

2026

\$71,700

1

\$1,600

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

20%

2026

\$239,900

2

\$1,200

*R-22 Refrigerant, Extent : Light, Area Affected : 30%**Location : 3 Package Units On The Roof*

No Component

80%

Ventilation

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	0-2	\$176,600	LIFE	**	2-5	\$11,200	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Fresh Air Intake Points</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$44,700	
Exhaust Fans								
Roof	100%			2026	\$159,100	2	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Repairs In Progress</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2046	**	1		
Water Heater								
Gas Fired	25%	0-2	\$14,600	2026	\$14,600	2	\$300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room, 1 Of 2 Defective Hot Water Heater</i>								
Gas Fired	75%			2021	\$43,800	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$14,600	4	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Repairs In Progress</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2046	**	1-2	\$28,100	

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 17-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 2361 **Lot** : 151 **BIN** : 4462505

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$6,991,600	\$353,000
Interior Architecture	\$2,277,300	\$237,300
Electrical	\$393,900	\$1,685,400
Mechanical	\$491,700	\$2,469,900
Total	\$10,154,500	\$4,745,600
Importance Code A	\$7,034,700	\$824,200
Importance Code B	\$2,196,900	\$3,921,400
Importance Code C	\$923,000	
Total	\$10,154,500	\$4,745,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,700			
Interior Architecture	\$40,500			\$2,600
Electrical	\$11,400	\$800	\$41,500	
Mechanical	\$35,800	\$14,600	\$49,300	\$23,800
Total	\$107,400	\$15,300	\$90,800	\$26,400
Importance Code A	\$22,000	\$9,200	\$10,400	\$9,200
Importance Code B	\$72,400	\$6,100	\$80,400	\$17,200
Importance Code C	\$13,000			
Total	\$107,400	\$15,300	\$90,800	\$26,400



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$98,700	LIFE	**	5	\$42,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$1,319,500	LIFE	**	5	\$42,900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	50%	Now	\$527,800	LIFE	**	5	\$85,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Lintels And Doors</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners Of North Facade</i>								
Masonry: Granite	5%	Now	\$103,500	LIFE	**	5	\$6,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	0-2	\$198,500	2032	**	5	\$26,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$57,800	LIFE	**	5	\$27,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Sills And Lintels</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South East Windows</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
<i>Explanation : Vegetative Growth</i>								

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**DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY**

Asset # : 2002

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Metal Louvers	3%	0-2	\$2,200	2030	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
	Steel	97%	Now	\$1,249,300	2052	**	5	\$146,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : Exterior Window Frames</i>									
Parapets									
	Masonry: Brick	50%	Now	\$137,900	LIFE	**	5	\$5,900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Corners</i>									
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>									
<i>Location : East Facade At Incinerator And Boiler Room</i>									
<i>Spalling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : East Facade</i>									
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>									
<i>Location : East Side Parapets</i>									
<i>Explanation : Netting Installed On Parapets</i>									
	Masonry: Limestone	7%	Now	\$17,500	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Coping</i>									
	Pre-Cast Concrete	43%			LIFE	**	5	\$31,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$649,000	2037		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Under Canopy</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	30%			2035		**	10	\$35,100
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Atop Furnace</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Atop Furnace</i>								
<i>Explanation : Work Almost Complete But Job Does Not Appear Active</i>								
Skylight, Metal/Glass	15%	Now	\$2,649,600	2057		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Upper Roof</i>								
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Above Boiler Room</i>								
<i>Explanation : Construction Underway</i>								
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$345,400	LIFE		**	5	\$237,300
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, Garage Area And Boiler Room</i>								
Ceramic Tile	5%	Now	\$27,500	2036		**	5	\$3,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE		**	5	\$2,200
Vinyl Tile	15%	Now	\$181,000	2037		**	3	\$7,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$205,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%	Now	\$216,000	LIFE	**	5	\$19,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$13,000	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$502,000	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Window Sills In Garage Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$51,700	2047	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Locker Room And Kitchen/ Lounge</i>								
Exposed Concrete	85%	Now	\$776,300	LIFE	**	5	\$18,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room and Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$40,100	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - 2nd Floor</i>								
<i>Explanation : Two 3000 Ampere Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 45 Kilo-volt-ampere 480/277v Pri - 208/120v Sec</i>								

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

**DEPARTMENT OF SANITATION - 827
QUEENS 6 GARAGE BETTS AVE. FACILITY**

Asset # : 2002

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2027	\$157,100	5	\$1,700	
Molded Case Bkrs	30%			2037	**	5	\$700	
Raceway								
Conduit	90%			2027	\$88,700	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$12,200	5	\$200	
Fused Disc Sw	5%			2035	**	5	\$100	
Molded Case Bkrs	55%			2026	\$67,100	5	\$1,300	
Molded Case Bkrs	30%			2035	**	5	\$700	
Wiring								
Braided Cloth	60%	2-4	\$93,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	30%			2027	\$46,900	1		
Motor Controllers								
Locally Mounted	5%			2032	**	5		
Locally Mounted	15%			2025	\$203,000	5	\$100	
Motor Control Center	80%			2025	\$1,082,500	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%	Now	\$9,700	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$25,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway And Locker Room</i>								
HID	65%			2032	**	10	\$2,000	
Incandescent	5%			2022	\$49,400	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$11,200	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	30%			2032	**	10	\$100	
HID	70%			2022	\$250,700	10	\$200	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	75%	Now	\$43,100	2025	\$431,100	1	\$62,100	
			<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Controllers, 2nd Floor</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Supplies Both Central Repair Shop And Police Repair Shop</i>					
			<i>Explanation : 2 Units. Boilers Also Supply Other Nearby Buildings</i>					
Steam Boiler	25%			2044	**	1	\$23,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 2nd Floor</i>					
			<i>Explanation : One Unit</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$1,503,100	4	\$4,600	
Terminal Devices								
Convactor/Radiator	70%	Now	\$133,100	2032	**	1	\$18,900	
			<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Unit Heater - Steam	30%	Now	\$47,600	2027	\$95,200	4	\$2,600	
			<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2037	**	2	\$1,100	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Newly Installed.</i>					
Window/Wall Unit	10%			2022	\$18,500	1		
No Component	70%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2027	\$50,700	1	\$3,000	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2027	\$14,500	2	\$6,500	
No Component	90%							
Ventilation								

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** 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	60%	Now	\$9,800	LIFE	**	2-5	\$31,100
			<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	No Component	40%						
Exhaust Fans								
	Interior	60%			2022	\$189,600	2	\$1,700
	Wall Unit	40%			2022	\$12,600	2	\$1,100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2025	\$389,700	1	
Water Heater								
	Electric	100%			2022	\$78,200	4	\$500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2020	\$3,000	4	\$2,900
Sewage Ejector(s)								
	Compressed Air	100%	Now	\$16,600	2057	**	4	\$900
			<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Pneumatic System</i>					
			<i>Not in Service, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : 1 Unit In Ejector Room</i>					
Backflow Preventer								
	Generic	100%			2032	**	1	\$5,700
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%			2053	**	1-5	\$24,300

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 62,100 **Project Type** : SANITATION
Date of Survey : 14-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,PEN
Block : 15980 **Lot** : 2 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$196,900	\$253,200
Mechanical		\$36,200
Total	\$196,900	\$289,400
Importance Code A	\$196,900	\$253,200
Importance Code B		\$36,200
Total	\$196,900	\$289,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$58,800		\$2,600	\$18,700
Interior Architecture	\$21,100	\$13,700	\$7,000	
Electrical	\$2,600	\$2,500	\$3,200	\$2,900
Mechanical	\$8,000	\$10,300	\$17,900	\$19,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$94,500	\$30,400	\$34,700	\$44,800
Importance Code A	\$61,400	\$3,500	\$5,200	\$22,300
Importance Code B	\$33,000	\$22,500	\$29,500	\$22,500
Importance Code C		\$4,400		
Total	\$94,500	\$30,400	\$34,700	\$44,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	10%	Now	\$20,300	2047	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead At Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Actually An Aluminum Panel Cladding System</i>								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$22,500	
Metal Sect. OHD	15%			2040	**	5	\$56,200	
Pre-Cast Concrete	65%			LIFE	**	5	\$253,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Entry Facade</i>								
Windows								
Aluminum	95%			2043	**	5	\$37,300	
Metal Louvers	5%			2036	**	10	\$12,300	
Parapets								
Concrete Masonry Unit	70%			LIFE	**	5	\$10,700	
Metal/Glass Curt Wall	10%			2047	**	5	\$5,200	
Metal: Cage/Fence	5%			2040	**	5-10	\$5,200	
Pre-Cast Concrete	15%	Now	\$7,400	LIFE	**	5	\$12,700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Coping Stone - Throughout</i>								
Roof								
Modified Bitumen	85%	Now	\$129,600	2032	**			
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansion Joints</i>								
Skylight, Plastic	13%	Now	\$67,400	2040	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Sloped Glazing	2%			LIFE	**	5	\$29,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$20,300	
Ceramic Tile	20%			2036	**	5	\$18,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors Throughout</i>								
Sheet Vinyl/Rubber	10%			2032	**	5	\$13,900	
Traffic Topping	60%	Now	\$14,100	2032	**	5	\$34,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North East Corner Of Garage From Ground Water Back Up</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	10%			2036	**	5	\$8,700	
Concrete Masonry Unit	15%			LIFE	**	5	\$5,200	
Glass: Single Pane	2%			LIFE	**	5	\$1,300	
Glazed Ceramic Panel	5%			LIFE	**			
SGFT/Glazed Masonry	48%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%			2040	**	5	\$13,900	
Exposed Concrete	5%			LIFE	**	5	\$700	
Exposed Struc: Steel	70%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Long Span Trusses And Metal Deck</i>								
Metal Panel	10%			LIFE	**	5	\$11,600	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes And 2000 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	30%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
Transformers								
Dry Type	50%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva, Two 30kva 480/277v Pri - 208/120lv Sec</i>								
Liquid Filled	50%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Ratings Available</i>								
Switchgear / Switchboard								
Air Circuit Breaker	70%			2053	**	5	\$200	
Fused Disc Sw	30%			2053	**	5	\$100	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$100	
Molded Case Bkrs	90%			2052	**	5	\$1,500	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2044	**	5		
Motor Control Center	90%			2044	**	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$19,100	
Lighting								
Interior Lighting								
Fluorescent	35%			2035	**	10	\$19,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Hallway And Locker Room</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2035	**	10	\$2,800	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallway</i>						
HID	60%			2035	**	10	\$1,200	
Egress Lighting								
Emergency, Service	30%			2035	**	1		
Emergency, Battery	20%			2035	**	10	\$3,000	
Exit, LED	40%			2062	**	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$2,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$3,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	75%			2032	**	1	\$23,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Heating And Ventilation Units Covering The Garage Area</i>								
Hot Water Boiler	10%			2044	**	1	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 5 Units Covering The Offices Area</i>								
Radiant Heater	15%			2035	**	2	\$4,300	
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$26,000	
Hot Wtr Piping/Pump	10%			2049	**	4	\$500	
No Component	15%							
Terminal Devices								
Fan Coil Unit/Heat	25%			2035	**	1	\$5,000	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	90%			2049	**	1		
Natural Gas	10%			2053	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	10%			2035	**	1	\$6,700	
<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	90%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	**	4	\$500	
No Component	90%							
Terminal Devices								
Fan Coil - 4 Pipe	10%			2035	**	1	\$2,000	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2035	**	2	\$4,300	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$34,600	
Exhaust Fans								
Roof	100%			2035	**	2	\$1,900	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater Gas Fired	100%			2026	\$36,200	2	\$900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : 2 Tanks Of 400 Gallons Each And One Tank Of 80 Gallons</i>								
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Sump Pump(s) Submersible	100%			2022	\$2,000	4	\$1,300
	Backflow Preventer Generic	100%			2035	* *	1	\$3,800
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
	Standpipe Generic	100%			2053	* *	1-5	\$32,500
	Sprinkler Generic	100%			2053	* *	1-2	\$17,400

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 15-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 15001 **Lot** : 73 **BIN** : 4433112

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$326,900	\$795,500
Interior Architecture	\$35,200	\$1,005,000
Electrical		\$487,600
Mechanical	\$298,400	\$300,900
Total	\$660,600	\$2,589,000
Importance Code A	\$326,900	\$845,500
Importance Code B	\$333,600	\$883,700
Importance Code C		\$859,800
Total	\$660,600	\$2,589,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$2,600		
Interior Architecture	\$6,200	\$8,300	\$2,600	
Electrical	\$800	\$1,600	\$600	\$800
Mechanical	\$84,700	\$26,200	\$15,200	\$6,900
Total	\$91,700	\$38,700	\$18,400	\$7,700
Importance Code A	\$16,600	\$5,400	\$2,700	\$2,700
Importance Code B	\$75,100	\$33,300	\$13,600	\$5,000
Importance Code C			\$2,100	
Total	\$91,700	\$38,700	\$18,400	\$7,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	**	5	\$29,600	
Metal Coiling Doors	30%	Now	\$158,200	2039	**	5	\$21,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And South Facades</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$3,000	
Window Wall	3%			2046	**	5	\$5,100	
Windows								
Aluminum	95%	Now	\$89,200	2034	**	5	\$5,200	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Windows At Locker Room</i>								
Glass Block	5%			LIFE	**	5	\$300	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5		
Metal Panel	5%			2046	**	5		
Roof								
Single Ply Membrane	95%	Now	\$79,600	2026	\$795,500			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Windows Facing Garage Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage Floor At Junction With Upper Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Roof</i>								
<i>Explanation : Solar Panels</i>								
Skylight, Plastic	5%			2039	**	1		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$108,900	
Cast in Place Concrete	20%	Now	\$35,200	LIFE	**	5	\$36,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	15%			2035	**	5	\$12,500	
Vinyl Tile	5%			2031	**	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$29,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Room</i>								
Fabric on Framing	10%			2027	\$859,800	5	\$4,100	

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2031	**	5	\$16,600	
Exposed Struc: Steel	80%			LIFE	**			

Water Penetration, Extent : Moderate, Area Affected : 10%

Location : Garage Floor

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Bolted Pressure Contact Main Service Switch Rated At 2000 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2036	**	5	\$200	
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Raceway

Conduit	100%			2036	**	1		
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Panelboards

Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$1,400	

Wiring

Thermoplastic	100%			2036	**	1		
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Motor Controllers

Locally Mounted	5%			2031	**	5		
Motor Control Center	95%			2031	**	5	\$1,400	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$800	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Boiler Room

Explanation : Covered With Insulation

Lighting

Interior Lighting

Fluorescent	20%			2026	\$24,800	10	\$10,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Offices

Explanation : T-8 Lamps

HID	80%			2026	\$370,300	10	\$1,400	
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Egress Lighting

Emergency, Battery	5%			2026	\$3,800	10	\$700	
Exit, Service	95%			2026	\$14,500	1		

Exterior Lighting

Under Construction	100%							
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Alarm

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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$117,300

1-3

\$7,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Offices And Hallways**Explanation : Smoke Detector, Manual Pull Station, Horns*

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

Heating

Energy Source

Natural Gas

40%

2036

* *

1

Interruptible Gas/Dual

60%

2036

* *

1

Fuel

Conversion Equipment

Furnace

40%

0-2

\$15,000

2026

\$50,000

1

\$9,900

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : 3 Out Of 8 Units Throughout**Other Observation, Extent : Light, Area Affected : 40%**Location : Throughout Garage**Explanation : 8 Units*

Hot Water Boiler

60%

2046

* *

1

\$16,500

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 1st Floor*

Distribution

Hot Wtr Piping/Pump

60%

2034

* *

4

\$1,600

No Component

40%

Terminal Devices

Air Handler

40%

2021

\$298,400

1

\$13,700

Convactor/Radiator

20%

2024

\$56,800

1

\$3,600

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Exterior Pkg Unit -
Cooling

20%

0-2

\$17,200

2026

\$85,900

2

\$500

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 1 Unit*

Window/Wall Unit

10%

2021

\$11,100

1

No Component

70%

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Heat Rejection								
Dry Cooler	20%			2026	\$17,300	2	\$7,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$30,900	
Exhaust Fans								
Interior	20%	0-2	\$11,300	2026	\$37,700	2	\$300	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Roof	80%			2026	\$70,500	2	\$1,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
Water Heater								
Gas Fired	100%			2020	\$32,400	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2026	\$13,500	1	\$3,400	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$28,000	
Sprinkler								
Generic	100%			2036	**	1-2	\$15,500	

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 16-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,706,400	\$2,474,000
Interior Architecture	\$824,800	\$524,100
Electrical	\$445,900	\$230,100
Mechanical	\$92,700	\$945,600
Total	\$3,069,900	\$4,173,900
Importance Code A	\$1,706,400	\$2,839,800
Importance Code B	\$1,363,400	\$1,334,100
Total	\$3,069,900	\$4,173,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,800			
Interior Architecture	\$49,500	\$7,100		
Electrical	\$2,200	\$2,200	\$31,300	\$600
Mechanical	\$35,800	\$13,600	\$43,900	\$16,700
Total	\$89,300	\$22,900	\$75,100	\$17,300
Importance Code A	\$3,400	\$3,600	\$1,800	\$3,600
Importance Code B	\$64,600	\$19,300	\$73,300	\$13,700
Importance Code C	\$21,200			
Total	\$89,300	\$22,900	\$75,100	\$17,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%	0-2	\$406,100	LIFE	**	5	\$60,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	35%	Now	\$602,600	2032	**	5	\$81,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Garage Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	95%	Now	\$231,300	2052	**	5	\$2,700	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$1,800	
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5	\$17,500	
Pre-Cast Concrete	10%			LIFE	**	5	\$10,800	
Roof								
Modified Bitumen	98%	Now	\$466,500	2027	\$2,332,300			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
Skylight, Plastic	2%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$824,800	LIFE	**	5	\$425,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Area</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Entry Door Aprons</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Floor Drains</i>								
Ceramic Tile	5%			2036	**	5	\$11,400	
Terrazzo	5%			LIFE	**	5	\$8,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	5%			2027	\$99,200	3	\$4,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$28,000	
Glass: Single Pane	2%			LIFE	**	5	\$1,400	
Metal Panel	3%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	5%	Now	\$21,200	LIFE	**	5	\$18,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout First Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$28,300	2032	**	5	\$17,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices And First Floor Hallway.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices And Telephone Service Room.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	80%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,600	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes</i>								
Transformers								
Dry Type	100%			2025	\$16,100	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 75 Kilo-volt-ampere, 480/277v Primary -208/120v Secondary</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$74,800	5	\$500	
Raceway								
Conduit	100%			2027	\$15,300	1		
Panelboards								
Fused Disc Sw	10%			2026	\$4,600	5	\$200	
Molded Case Bkrs	90%			2026	\$41,200	5	\$2,600	
Wiring								
Thermoplastic	100%			2027	\$33,400	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2025	\$9,500	5	\$100	
Motor Control Center	90%			2025	\$19,700	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
Lighting								
Interior Lighting								
Fluorescent	20%			2035	**	10	\$19,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Hallway And Locker Room</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2032	**	10	\$5,000	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanic Shop</i>						
HID	75%			2035	**	10	\$2,600	
Egress Lighting								
Emergency, Battery	20%			2022	\$29,700	10	\$5,200	
Emergency, Battery	30%			2032	**	10	\$7,800	
Exit, Service	40%			2022	\$11,900	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2022	\$416,200	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$114,100	1-3	\$6,700	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	60%			2037	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Serves Gas Fired Unit Heaters And Roof Top Units</i>						
Interruptible Gas/Dual Fuel	40%			2053	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Side Of Building</i>						
		<i>Explanation : 1 - 2,500 Gallon Buried Tank For #2 Fuel, Serves Boilers</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	30%			2044	**	1	\$16,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Boilers</i>						
Radiant Heater	20%			2027	\$365,800	2	\$10,000	
Under Construction	50%							
Distribution								
Hot Wtr Piping/Pump	40%			2043	**	4	\$2,100	
No Component	60%							
Terminal Devices								
Convactor/Radiator	40%			2040	**	1	\$14,000	
Fan Coil Unit/Heat	30%	0-2	\$92,700	2032	**	1	\$9,400	
		<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2027	\$516,900	2	\$2,600	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Harsh Environment Affects Coil Life. using 410a Refrigerant.</i>						
No Component	60%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$140,500	
Ventilation								
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$62,900	2	\$1,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units Share Storage Tank</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$21,500	LIFE	**	1		
		<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Backflow Preventer							
	Generic	100%			2032	**	1	\$6,600
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%	Now	\$8,600	2047	**	1-5	\$38,300
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Garage</i>					
			<i>Explanation : 1 Connection Recently Used For Fire, Connected Hose Ice Filled</i>					
	Sprinkler							
	Generic	100%			2047	**	1-2	\$30,200
			<i>Other Observation, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Relief Valve Not Working</i>					

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 16-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$530,100	\$131,500
Interior Architecture	\$104,800	\$75,200
Mechanical	\$126,500	
Total	\$761,400	\$206,700
Importance Code A	\$598,000	\$131,500
Importance Code B	\$163,400	\$75,200
Total	\$761,400	\$206,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,000			\$200
Interior Architecture	\$37,100	\$1,800		\$900
Electrical	\$2,400	\$900	\$32,300	\$2,400
Mechanical	\$64,000	\$15,000	\$35,900	\$31,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$120,400	\$21,700	\$72,100	\$38,600
Importance Code A	\$16,500	\$5,000	\$5,200	\$5,200
Importance Code B	\$104,000	\$15,000	\$66,900	\$33,400
Importance Code C		\$1,800		
Total	\$120,400	\$21,700	\$72,100	\$38,600



*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
QUEENS EAST 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$12,100	
Masonry: Brick Cavity	70%			LIFE	**	5	\$84,400	
Metal Panel	3%	Now	\$4,500	2047	**	5	\$6,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : This Component Is Actually Steel Plate</i>								
Metal Coiling Doors	25%	Now	\$174,500	2040	**	5	\$47,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	15%			2043	**	5	\$400	
Metal Louvers	85%			2036	**	10	\$15,800	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5	\$26,000	
Masonry: Brick Cavity	10%			LIFE	**	5	\$3,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : North East And South East Corners Of Parapet</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$9,600	
Roof								
Modified Bitumen	91%	Now	\$355,600	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Over Garage Area</i>								
Paver: Asphalt	5%			2036	**	10	\$21,200	
Skylight, Metal/Glass	1%	Now	\$8,500	2047	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Lobby</i>								
Skylight, Plastic	3%			2040	**	1		

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 7A GARAGE ANNEX
Asset # : 13725

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	15%			2040	**	5	\$22,600	
Traffic Topping	10%	Now	\$38,100	2032	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wash Bay Area</i>								
<i>Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating</i>								
Traffic Topping	70%	2-4	\$66,700	2032	**	5	\$65,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
Vinyl Tile	5%			2032	**	3	\$3,800	
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$3,600	
Concrete Masonry Unit	73%			LIFE	**	5	\$10,400	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	5%			LIFE	**	5	\$1,100	
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$24,800	2040	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room And Control Room</i>								
Exposed Struc: Steel	75%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Above Garage Floor</i>								
Gypsum Board	5%			LIFE	**	5	\$9,400	

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%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	
Raceway								
Conduit	100%			2047	**	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.
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** Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	15%			2032	**	10	\$13,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
HID	80%			2035	**	10	\$2,600	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$12,100	
Exit, LED	40%			2055	**	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$3,800	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$6,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alam Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	50%			2032	**	1	\$24,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Gas Fired Roof Top Units And Gas Fired Unit Heaters Hung In Garage Space</i>								
Furnace	30%	0-2	\$67,900	2037	**	1	\$13,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Ceiling And Roof Defective Gas Fired Space Heaters, Defective Hv Unit Temperature Controls</i>								
Hot Water Boiler	20%			2040	**	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers Serve Office Areas</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2043	**	4	\$1,000	
No Component	80%							
Terminal Devices								
Air Handler	10%			2032	**	1	\$6,200	
Fan Coil Unit/Heat	10%			2032	**	1	\$3,300	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	10%			2049	**	1		
Natural Gas	10%			2053	**	1		
No Component	80%							
Conversion Equipment								
Absorption Chiller/Direct Fire	15%	Now	\$29,800	2032	**	1	\$14,700	
<i>Leak Evident, Extent : Severe, Area Affected : 70%</i>								
<i>Location : 5 Out 8 Not Working On The Roof.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Chiller Units, Using R-717</i>								
<i>Repairs In Progress For 2 Of 8 Units.</i>								
Split Unit	5%			2035	**			
No Component	80%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2047	**	4	\$1,000	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2032	**	1	\$12,400	
No Component	80%							
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$70,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$56,100
Exhaust Fans								
	Roof	100%	Now	\$8,000	2032	**	2	\$2,500
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2053	**	1	
Water Heater								
	Gas Fired	100%			2022	\$58,600	2	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 - 500 Gallon Units</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2032	**	1	\$6,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st, Mezzanine, 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2053	**	1-5	\$52,600
Sprinkler								
	Generic	100%			2053	**	1-2	\$28,200

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 15-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 11884 **Lot** : 1 **BIN** : 4257531

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,583,900	\$536,400
Interior Architecture	\$1,219,500	\$297,800
Electrical		\$667,300
Mechanical	\$214,600	\$1,146,400
Site Pavements	\$396,100	
Total	\$3,414,000	\$2,647,900
Importance Code A	\$1,583,900	\$630,900
Importance Code B	\$1,097,100	\$2,017,000
Importance Code C	\$733,000	
Total	\$3,414,000	\$2,647,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$16,400			
Interior Architecture	\$17,300			\$1,900
Electrical	\$38,600		\$900	\$300
Mechanical	\$64,000	\$8,300	\$12,200	\$7,800
Site Pavements	\$12,600			
Total	\$149,000	\$8,300	\$13,100	\$10,000
Importance Code A	\$26,900	\$5,200	\$5,200	\$5,200
Importance Code B	\$116,400	\$3,100	\$7,900	\$4,800
Importance Code C	\$5,700			
Total	\$149,000	\$8,300	\$13,100	\$10,000



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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 8/10/12 GARAGE
Asset # : 4189

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$451,600	LIFE	**	5	\$73,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Door Openings</i>								
Metal Coiling Doors	42%	Now	\$356,700	2034	**	5	\$96,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	8%			2049	**	5	\$36,700	
Windows								
Aluminum	5%	0-2	\$16,400	2045	**	5	\$400	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	95%	Now	\$775,500	2054	**	5	\$90,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West And East Facades</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
Roof								
Modified Bitumen	100%			2037	**	10	\$275,900	
Interior								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$289,000	LIFE	**	5	\$297,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage 12</i>								
Vinyl Tile	10%	Now	\$52,500	2034	**	3	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Personnel Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Personnel Areas</i>								
Interior Walls								
Ceramic Tile	3%	Now	\$1,500	2038	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Showers Throughout</i>								
Concrete Masonry Unit	82%	Now	\$337,000	LIFE	**	5	\$29,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Walls At East West Facades</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Wall Of West Facade</i>								
<i>Explanation : Worn Eroded</i>								
Gypsum Board	10%	Now	\$1,900	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices, Locker Rooms, 2nd Floor Corridors</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$2,300	
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$5,000	2042	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Exposed Struc: Steel	77%	4+	\$501,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garages</i>								
Exposed Struc: Steel	13%			LIFE	**	10	\$39,400	
Gypsum Board	2%			LIFE	**	5-10	\$10,400	
Site Pavements								

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$12,600	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner</i>								

Parking/Driveway

Asphalt	100%	Now	\$396,100	2032	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029	\$2,600	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room/ Garage 12</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$74,800	5	\$500	
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Raceway

Conduit	90%			2029	\$13,800	1		
Conduit	10%			2059	**	1		

Panelboards

Fused Disc Sw	5%			2054	**	5	\$100	
Fused Disc Sw	5%			2028	\$2,300	5	\$100	
Molded Case Bkrs	20%			2028	\$9,200	5	\$600	
Molded Case Bkrs	70%			2054	**	5	\$1,900	

Wiring

Thermoplastic	60%			2029	\$20,000	1		
Thermoplastic	40%			2059	**	1		

Motor Controllers

Locally Mounted	50%			2027	\$47,700	5	\$400	
Motor Control Center	50%			2027	\$11,000	5	\$1,400	

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$3,100	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	25%			2024	\$58,700	10	\$24,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
LED	75%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2024	\$72,300	10	\$12,700	
Exit, Service	10%			2034	**	1		
Exit, Service	40%			2039	**	1		
Exterior Lighting								
HID	100%			2024	\$404,700	10	\$300	
Mechanical								
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%			2039	**	1		
Interruptible Gas/Dual Fuel	20%			2039	**	1		
Conversion Equipment								
Furnace	40%	Now	\$4,700	2034	**	1	\$18,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ignition, Various Areas In Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : 26 Units</i>								
Furnace	40%	Now	\$4,700	2029	\$94,500	1	\$18,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ignition, Various Areas In Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : 26 Units</i>								
Hot Water Boiler	20%			2046	**	1	\$10,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2037	**	4	\$1,600	
No Component	80%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	10%	0-2	\$141,100	2039	**	1	\$5,800	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
Convector/Radiator	10%			2027	\$53,700	1	\$3,400	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2034	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit Using Refrigerant 410a</i>								
Window/Wall Unit	15%	0-2	\$31,400	2029	\$31,400	1		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
<i>Explanation : Three Abandoned Internal Package Units</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	4+	\$9,200	LIFE	**	2-5	\$11,700	
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Rooms</i>								
<i>Explanation : Registers And Diffusers Need Cleaning</i>								
No Component	80%							
Exhaust Fans								
Roof	100%			2029	\$166,600	2	\$3,200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2029	\$748,200	1		
Water Heater								
Oil Fired	100%			2027	\$83,300	1	\$3,100	
Sanitary Piping								
Cast Iron	100%	Now	\$73,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chronic Sewage Clogs At Northwest Side</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$10,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Outside Garage 8 And 12</i>								
Sump Pump(s)								
Submersible	100%			2022	\$3,400	4	\$3,300	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	Backflow Preventer							
	Generic	100%		2029	\$25,500	1	\$6,400	
Fixtures								
	Generic	100%						

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : QUEENS ENFORCEMENT - BLDG. 1
Address : 51-15 FLUSHING AVENUE (FRONT)
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 : 17-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1,2,ATT
Block : 2611 **Lot** : 447 **BIN** : 4834985

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$40,400	\$134,600
Interior Architecture		\$96,100
Electrical	\$50,600	
Total	\$91,000	\$230,600
Importance Code A	\$40,400	\$134,600
Importance Code B	\$50,600	\$96,100
Total	\$91,000	\$230,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$126,200			
Interior Architecture	\$51,500			\$2,000
Electrical		\$100	\$44,500	
Mechanical	\$900	\$800	\$2,300	\$800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$182,600	\$4,900	\$50,800	\$6,700
Importance Code A	\$126,600	\$400	\$500	\$400
Importance Code B	\$47,400	\$4,400	\$50,300	\$6,300
Importance Code C	\$8,500			
Total	\$182,600	\$4,900	\$50,800	\$6,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$2,400	
Masonry: Brick	80%	4+	\$29,200	LIFE	**	5	\$19,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
Masonry: Fieldstone	8%	Now	\$16,700	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear (West) Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Slate Panels	5%	Now	\$25,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Decorative Banding - All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sills And Decorative Banding Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Vegetation Growth</i>								
Windows								
Aluminum	100%	Now	\$40,400	2026	\$134,600	5	\$1,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	9%	Now	\$200	LIFE	**	5		
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor (Attic) Wall At Stair And Offices</i>								
Metal Panel	1%			2037	**	5		
No Component	90%							
Roof								
Metal Panel	93%			2040	**	10	\$34,900	
Modified Bitumen	7%	Now	\$19,800	2037	**			
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Attic (Office) Area</i>								
Interior								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 1
Asset # : 14757

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$17,000	2029	\$17,000	3	\$2,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Attic Offices</i>								
Ceramic Tile	5%			2030	**	5	\$700	
Vinyl Tile	85%	0-2	\$19,200	2027	\$96,100	3	\$4,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$800	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Gypsum Board	55%			LIFE	**	5	\$5,400	
Plaster	30%	Now	\$8,100	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Attic Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2040	**	5	\$13,000	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,600	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2027	\$14,200	1		
Panelboards								
Fused Disc Sw	2%			2026	\$300	5		
Molded Case Bkrs	98%			2026	\$15,000	5	\$200	
Wiring								
Thermoplastic	100%			2027	\$18,600	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2022	\$50,600	10	\$8,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, Service	100%			2022	\$3,000	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	100%			2022	\$33,500	10		
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$2,700	
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$4,300	
Terminal Devices								
Convactor/Radiator	100%			2032	**	1	\$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2025	\$15,600	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,000	
No Component	80%							
Exhaust Fans								
Roof	100%			2032	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Electric	100%			2025	\$7,300	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$300	
Backflow Preventer								
Generic	100%			2032	**	1	\$500	
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 20-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,ATT
Block : 2611 **Lot** : 447 **BIN** : 4544391

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$205,100	
Interior Architecture	\$39,200	\$37,100
Electrical	\$99,600	\$121,700
Total	\$343,800	\$158,700
Importance Code A	\$205,100	
Importance Code B	\$138,800	\$158,700
Total	\$343,800	\$158,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,300	\$7,500		\$8,800
Interior Architecture	\$61,600	\$4,100		\$2,300
Electrical		\$100	\$100	\$9,900
Mechanical	\$6,200	\$900	\$900	\$24,700
Site Enclosure	\$18,300			
Site Pavements	\$28,800			
Total	\$118,200	\$12,600	\$1,100	\$45,700
Importance Code A	\$8,900	\$8,300	\$700	\$9,600
Importance Code B	\$17,500	\$800	\$300	\$36,100
Importance Code C	\$91,800	\$3,600		
Total	\$118,200	\$12,600	\$1,100	\$45,700



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$6,200	
Masonry: Brick	72%	0-2	\$45,600	LIFE	**	5	\$29,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And West Facades</i>								
Masonry: Fieldstone	12%			LIFE	**	5	\$3,700	
Metal Sect. OHD	8%			2041	**	5	\$10,300	
Slate Panels	3%	Now	\$3,300	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Banding And Window Sills</i>								
Stucco Cement	2%			2033	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Central Bell Tower</i>								
<i>Explanation : Component Actually Tar And Asphalt Shingle</i>								
Windows								
Aluminum	50%			2036	**	5	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Windows At Grade</i>								
<i>Explanation : Protective Metal Grilles</i>								
Aluminum	50%			2036	**	5	\$2,400	
Parapets								
Masonry: Brick	10%			LIFE	**	5		
Masonry: Fieldstone	5%			LIFE	**	5		
No Component	85%							
Roof								
Clay Tile	88%	Now	\$159,500	2038	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Panel	12%			2033	**	10	\$7,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Central Bell Tower</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations On Roof</i>								
<i>Explanation : Component Appears To Be Patched Area In Clay Roof</i>								
Interior								
Floors								
Cast in Place Concrete	75%			LIFE	**	5	\$37,100	
Ceramic Tile	5%			2031	**	5	\$1,100	
Vinyl Tile	20%	Now	\$39,200	2038	**	3	\$1,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st And 2nd Floor Corridors And Mechanical Areas</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Fiberglass Panel	5%			LIFE	**			
Gypsum Board	30%	Now	\$3,600	LIFE	**	5	\$5,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Corridor</i>								
Masonry: Brick	30%	Now	\$34,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Embedded Steel Supports</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Embedded Steel Supports</i>								
Metal Coiling Doors	5%			2036	**	5	\$7,100	
Plaster	30%	Now	\$7,000	LIFE	**	5	\$2,600	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Attic Rafters And Dormers</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Attic Rafters And Dormers</i>								
Ceilings								
AcousTileSusp.Lay-In	15%			2033	**	5	\$3,400	
Exposed Struc: Steel	20%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$2,800	
Masonry:Vault Struct	40%	Now	\$16,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Break Room</i>								
Plaster	15%			LIFE	**	5	\$2,100	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$18,200	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Perimeter Fence</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And Western Perimeter</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$100	2048	**			
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And Western Perimeter Walls</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2033	**			
Parking/Driveway								
Asphalt	85%	Now	\$28,800	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Lot</i>								
Cast in Place Concrete	15%			2033	**			

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Estimates are rounded to the nearest hundred dollars.
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DEPARTMENT OF SANITATION - 827
QUEENS ENFORCEMENT - BLDG. 2
Asset # : 14863

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$4,900	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Not Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$99,700	5	\$400	
Raceway								
Conduit	100%			2028	\$28,300	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	70%			2027	\$21,400	5	\$300	
Molded Case Bkrs	25%			2036	**	5	\$100	
Wiring								
Braided Cloth	80%	0-2	\$38,200	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2038	**	1		
Lighting								
Interior Lighting								
Fluorescent	70%			2023	\$61,400	10	\$9,700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	25%			2028	\$21,900	10	\$3,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
HID	5%			2023		10		
Egress Lighting								
Emergency, Battery	50%			2028	\$10,400	10	\$1,800	
Exit, Service	50%			2028	\$2,600	1		
Exterior Lighting								
HID	20%			2028	\$11,600	10		
No Component	80%							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	**	5	\$4,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%	Now	\$5,600	2041	**	1	\$6,700	
<i>Leak Evident, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Bottom Of The Unit</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit With Built In Coil</i>								
Distribution Hot Wtr Piping/Pump	100%	Now	\$500	2036	**	4	\$700	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Valve, Boiler Room</i>								
Terminal Devices Convactor/Radiator	40%			2033	**	1	\$2,000	
Unit Heater - Hot Water	60%			2033	**			
Air Conditioning								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Window/Wall Unit	50%			2023	\$15,000	1		
No Component	50%							
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Electric	50%			2023	\$6,400	4		
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Coil Built In Boiler</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st - 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 21-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez,2
Block : 2347 **Lot** : 55 **BIN** : 4054170

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$267,000	\$156,600
Interior Architecture	\$86,000	\$777,400
Electrical	\$104,200	\$1,246,500
Mechanical	\$51,500	\$1,977,800
Total	\$508,600	\$4,158,300
Importance Code A	\$267,000	\$156,600
Importance Code B	\$241,600	\$3,959,500
Importance Code C		\$42,200
Total	\$508,600	\$4,158,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,300	\$14,900	\$7,200	
Interior Architecture	\$35,700	\$33,700	\$29,400	\$5,100
Electrical	\$4,200	\$32,400	\$3,500	\$4,200
Mechanical	\$44,500	\$55,300	\$58,900	\$27,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$106,600	\$144,200	\$106,900	\$44,300
Importance Code A	\$23,600	\$24,600	\$16,600	\$9,400
Importance Code B	\$55,000	\$119,600	\$90,300	\$34,900
Importance Code C	\$28,000			
Total	\$106,600	\$144,200	\$106,900	\$44,300



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2035	**	5	\$28,500	
Masonry: Brick Cavity	78%			LIFE	**	5	\$118,600	
Metal Panel	5%			2046	**	5-10	\$52,300	
Metal Coiling Doors	10%			2039	**	5	\$47,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$9,900	
Windows								
Aluminum	85%			2042	**	5	\$14,500	
Glass Block	10%			LIFE	**	5	\$1,100	
Metal Louvers	5%			2035	**	10	\$5,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$7,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Brick Cavity	43%			LIFE	**	5	\$6,900	
Metal Panel	2%			2046	**	5	\$1,300	
Metal Rail	10%			2039	**	5-10	\$29,200	
Stucco Cement	5%			2039	**	5	\$2,100	
Roof								
Metal Panel	5%			2039	**	10	\$11,100	
Modified Bitumen	25%	0-2	\$125,800	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Area Above 2nd Floor Offices</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas - Roof Improperly Pitched</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Traffic Topping	70%			2034	**	10	\$141,300	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Top Deck Parking Surfaces</i>								
<i>Explanation : Recent 2011 Repair Defective. Surface And Slab To Be Repaired Under Warranty</i>								

Interior

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Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2025	\$527,500	3	\$60,700	
Cast in Place Concrete	55%			LIFE	**	5	\$324,800	
Cast in Place Concrete	10%	Now	\$86,000	LIFE	**	5	\$59,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
Ceramic Tile	2%			2035	**	5	\$5,400	
Panel/Paver: Cer/Brk	3%			2042	**	5	\$18,200	
Vinyl Tile	15%			2026	\$351,400	3	\$20,200	
Interior Walls								
Ceramic Tile	2%			2035	**	5	\$3,800	
Concrete Masonry Unit	53%			LIFE	**	5	\$40,600	
Concrete Masonry Unit	2%	Now	\$26,100	LIFE	**	5	\$1,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
Glass: Single Pane	5%			LIFE	**	5	\$7,200	
Gypsum Board	13%			LIFE	**	5	\$14,900	
Plaster	15%			LIFE	**	5	\$8,600	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2031	**	5	\$67,500	
Exposed Concrete	10%			LIFE	**	5	\$4,200	
Exposed Struc: Steel	60%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$16,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Switches Rated At 2000 Amperes Each</i>								
Transformers								
Dry Type	100%			2031	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Storage Room</i>								
<i>Explanation : 112.5 Kva, 480/208/120v And 2- 30 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$800	

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**DEPARTMENT OF SANITATION - 827
QUEENS NORTH BORO REPAIR SHOP**

Asset # : 4430

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$400	
Molded Case Bkrs	90%			2034	**	5	\$4,500	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$4,600	
Ground								
Grounding Devices Not Accessible								
	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible - Covered With Insulation</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2031	**	10	\$104,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								
HID	40%			2031	**	10	\$2,500	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$22,800	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2026	\$729,500	10	\$600	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$116,900	1	\$14,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior And Hallways</i>								
<i>Explanation : CCTV Camera And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026	\$400,100	1-3	\$24,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detectors, Strobe Lights, Bells And Manual Pull Stations</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		
Conversion Equipment								
Furnace	85%			2034	**	1	\$79,500	
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 3 New Roof Top Package Units, 12 Induct Units, 20 Ceiling Mount Units</i>						
Hot Water Boiler	15%			2031	**	1	\$14,000	
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	15%			2034	**	4	\$1,400	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2031	**	1	\$9,200	
Fan Coil Unit/Heat	25%			2026	\$677,400	1	\$15,300	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	40%			2034	**	1	\$35,100	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 New Units.</i>						
Ext Pkg Unit - Heating/Cooling	30%			2034	**	2	\$3,500	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 New Roof Top Package Units. R-410a</i>						
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	40%			2036	**	4	\$5,600	
No Component	60%							
Terminal Devices								
Air Handler/Cool/Ht	40%			2026	\$568,100	1	\$46,800	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2034	**	2	\$52,700	
No Component	60%							
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$105,500
Exhaust Fans								
	Interior	80%	Now	\$51,500	2026	\$514,900	2	\$3,700
			<i>Not in Service, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : 1st Floor Repair Shop</i>					
	Roof	20%			2026	\$60,100	2	\$1,200
Plumbing								
H/C Water Piping								
	Brass/Copper	70%			2036	**	1	
	Galvanized Steel	30%			2031	**	1	
Water Heater								
	Gas Fired	100%			2024	\$110,300	2	\$2,800
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : (1) C, 1, M, 2 (1) C, 1, M</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression								
Standpipe								
	Generic	100%			2036	**	1-5	\$95,400
Sprinkler								
	Generic	100%			2036	**	1-2	\$53,000

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 20-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 523 **Lot** : 12 **BIN** : 4005787

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,863,700	\$59,900
Interior Architecture	\$2,190,700	\$165,200
Electrical		\$42,700
Mechanical	\$62,700	\$522,800
Site Enclosure	\$188,600	
Site Pavements	\$275,100	
Total	\$4,580,900	\$790,500
Importance Code A	\$1,863,700	\$59,900
Importance Code B	\$1,815,700	\$730,700
Importance Code C	\$901,500	
Total	\$4,580,900	\$790,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,000			
Interior Architecture	\$20,600			\$500
Electrical	\$400		\$100	
Mechanical	\$59,900	\$5,000	\$5,000	\$4,300
Site Enclosure	\$48,000			
Total	\$155,000	\$5,000	\$5,100	\$4,900
Importance Code A	\$27,900	\$1,800	\$1,800	\$1,800
Importance Code B	\$92,600	\$3,200	\$3,300	\$3,100
Importance Code C	\$34,500			
Total	\$155,000	\$5,000	\$5,100	\$4,900



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$137,800	LIFE	**	5	\$12,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
Masonry: Brick	72%	Now	\$637,100	LIFE	**	5	\$34,500	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	3%	Now	\$160,200	LIFE	**	5	\$1,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	20%	Now	\$309,400	2049	**	5	\$23,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows Steel	100%	Now	\$510,700	2054	**	5	\$59,900	1
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up</i>								
<hr/>								
Parapets								
Masonry: Brick	25%	Now	\$71,800	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
Masonry: Limestone	5%	Now	\$26,000	LIFE	**	5	\$1,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
No Component	70%							
<hr/>								
Roof								
Metal, Corrugated	100%	Now	\$36,600	2034	**	1		
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gutters At West Facade</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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 WEST 1 GARAGE / QW1
Asset # : 4188

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Cast in Place Concrete	87%	Now	\$801,600	LIFE	**	5	\$165,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area And At Truck Wash Bay</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Garage Area And At Truck Wash Bay</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Garage Area</i>								
Ceramic Tile	3%	Now	\$20,600	2038	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilet Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2034	**	5	\$6,500	
Vinyl Tile	5%	Now	\$37,700	2039	**	3	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room, Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Room, Lunch Room, Main Office</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$49,200	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Side Near Northeast Entrance</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Mechanics Locker Room</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Windows In Lunch Room And Throughout</i>								
Masonry: Brick	75%	Now	\$388,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Side Columns And Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Columns And Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northeast Corner In Mechanics Room And Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2034	**	5	\$4,300	
Exposed Struc: Steel	90%	4+	\$839,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
Metal Panel	5%	0-2	\$74,000	LIFE	**	5	\$5,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Locker Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	5%			2039	**			
Iron Picket	95%	Now	\$31,300	2079	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 35th Ave</i>								
Free Standing Walls								
Cast in Place Concrete	50%	Now	\$3,200	2064	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 35th Ave</i>								
Masonry: Brick	50%	Now	\$188,600	2059	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 35th Ave</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 35th Ave</i>								
Retaining Walls								
Cast in Place Concrete	50%	Now	\$900	2079	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : 35th Avenue</i>								
Masonry: Brick	50%	Now	\$12,600	2059	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 35th Ave</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 35th Ave</i>								
<i>Loose Units, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 35th Ave</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 35th Ave</i>								
<i>Explanation : Wall Of Iron Picket Fence And Coping Stone Failing</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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

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

Site Pavements

Parking/Driveway

Cast in Place Concrete	100%	Now	\$275,100	2042				**
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*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Rear Parking Area**Misaligned/Bulging, Extent : Severe, Area Affected : 10%**Location : Rear Parking Area*

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%			2029	\$1,500	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switches Rated At 600 Amperes And 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%			2029	\$24,900	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Vertical Sections*

Raceway

Conduit	80%			2029	\$3,100	1		
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Conduit	20%			2049	**	1		
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Panelboards

Fused Disc Sw	5%			2037	**	5		
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Molded Case Bkrs	10%			2028	\$1,500	5	\$100	
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Molded Case Bkrs	85%			2045	**	5	\$800	
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Wiring

Thermoplastic	70%			2029	\$5,800	1		
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Thermoplastic	30%			2049	**	1		
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Motor Controllers

Locally Mounted	50%			2027	\$14,700	5	\$100	
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Locally Mounted	50%			2034	**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	20%			2029	\$16,500	10	\$6,800	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Locker Room, Office And Lounge*

LED	80%			2037	**			
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 1 GARAGE / QW1
Asset # : 4188

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

Lighting

Egress Lighting								
Emergency, Battery	10%			2029	\$5,100	10	\$900	
Emergency, Battery	40%			2034	**	10	\$3,600	
Exit, Service	25%			2024	\$2,500	1		
Exit, Service	25%			2034	**	1		
Exterior Lighting								
HID	30%			2024	\$42,700	10		
No Component	70%							

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$18,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								

Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$2,700	2037	**	4	\$1,800	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Expansion Tank, Boiler Room</i>								

Terminal Devices								
Air Handler	40%			2024	\$198,400	1	\$9,100	
Convactor/Radiator	10%			2027	\$18,900	1	\$1,200	
Unit Heater - Hot Water	5%	0-2	\$6,600	2039	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
<i>Explanation : Obsolete Units, Beyond Useful Life Cycle Rating</i>								
Unit Heater - Hot Water	10%			2029	\$13,200			
Unit Heater - Hot Water	35%			2037	**			

Air Conditioning

Energy Source								
Electricity	100%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	10%	0-2	\$15,100	2029	\$75,300			
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1 Unit, Office Area</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Unit, Office Area</i>								
Window/Wall Unit	10%			2024	\$7,400	1		
No Component	80%							
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	\$13,400	1	\$1,200	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2029	\$1,400	2	\$2,600	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$13,000	
No Component	60%							
Exhaust Fans								
Interior	50%	0-2	\$62,700	2039	**	2	\$500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area</i>								
Wall Unit	50%	0-2	\$1,300	2024	\$6,300	2	\$500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Main Garage</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2029	\$197,200	1		
Galvanized Steel	25%			2027	\$38,700	1		
Water Heater								
Gas Fired	100%			2027	\$21,500	2	\$500	
Sanitary Piping								
Cast Iron	100%	0-2	\$25,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Garage Floor And Outside Near West Central Roll-up Door</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$18,600	

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 17-May-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,553,500	
Interior Architecture	\$245,400	\$91,900
Electrical		\$433,900
Mechanical		\$44,300
Site Pavements	\$360,200	
Total	\$2,159,100	\$570,100
Importance Code A	\$1,553,500	
Importance Code B	\$245,400	\$570,100
Importance Code C	\$360,200	
Total	\$2,159,100	\$570,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$35,700			
Interior Architecture	\$40,900		\$1,700	\$2,700
Electrical	\$37,600	\$2,500	\$2,800	\$3,700
Mechanical	\$20,900	\$4,400	\$6,100	\$4,600
Site Enclosure	\$9,000			
Total	\$144,100	\$6,900	\$10,600	\$10,900
Importance Code A	\$37,500	\$1,800	\$1,800	\$1,800
Importance Code B	\$68,600	\$5,100	\$8,700	\$9,100
Importance Code C	\$38,000			
Total	\$144,100	\$6,900	\$10,600	\$10,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%	Now	\$40,800	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Metal Coiling Doors	35%	0-2	\$163,800	2049	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North And South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
Window Wall	5%	Now	\$1,000	2049	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	97%			2045	**	5	\$1,600	
Metal Louvers	3%			2038	**	10	\$300	
Parapets								
Concrete Masonry Unit	90%	Now	\$221,800	LIFE	**	5	\$9,400	1
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Pre-Cast Concrete	10%	Now	\$33,900	LIFE	**	5	\$5,800	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Copings</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Copings</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Copings</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$1,127,100	2039	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Mechanical Units</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Bulkheads, Second Floor, Lunch Room, Garage</i>								
Soffits								
Alum/Vinyl Siding	100%			2039	**	10		
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$89,200	LIFE	**	5	\$91,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
Ceramic Tile	10%			2038	**	5	\$5,400	
Quarry Tile	3%			2042	**	5	\$2,400	
Terrazzo	2%			LIFE	**	5	\$1,700	
Vinyl Tile	7%			2034	**	3	\$1,400	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$31,100	
Concrete Masonry Unit	10%	Now	\$11,000	LIFE	**	5	\$1,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage At West Side</i>								
SGFT/Glazed Masonry	10%			LIFE	**	10	\$2,400	
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$66,700	2049	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Second Floor, Lunch Room, Garage</i>								
Exposed Struc: Steel	83%			LIFE	**	10	\$89,400	
Gypsum Board	2%	Now	\$11,100	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								

Site Enclosure

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$9,000	2039			**	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042			**	
On-Site Walkways								
Cast in Place Concrete	100%			2034			**	
Parking/Driveway								
Asphalt	90%	Now	\$360,200	2044			**	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Parking Area</i>								
<i>Potholes, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Parking Area</i>								
Cast in Place Concrete	10%			2034			**	

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%			2029	\$1,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2029	\$24,900	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Vertical Sections</i>								
Raceway								
Conduit	100%			2029	\$3,800	1		
Panelboards								
Molded Case Bkrs	100%			2028	\$15,300	5	\$1,000	
Wiring								
Thermoplastic	100%			2029	\$8,300	1		
Motor Controllers								
Locally Mounted	50%			2027	\$14,700	5	\$100	
Motor Control Center	50%			2027	\$3,400	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$1,100
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
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$17,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Fluorescent	40%			2034	**	10	\$13,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, 2nd Floor</i>								
HID	10%			2034	**	10	\$100	
Egress Lighting								
Emergency, Battery	30%			2034	**	10	\$2,700	
Exit, Service	70%			2034	**	1		
Exterior Lighting								
HID	30%			2029			\$42,800	10
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$34,300	2039	**	1	\$3,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras Not Functional</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2029			\$391,100	1-3
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	80%			2049	**	1		
Interruptible Gas/Dual Fuel	20%			2049	**	1		

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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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2037	**	1	\$9,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 New Gas Fired Heating And Ventilating Units</i>								
Furnace	15%			2034	**	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Of Garage</i>								
<i>Explanation : 6 Modine Units</i>								
Furnace	15%			2037	**	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : 2 New Installed Units.</i>								
Hot Water Boiler	20%			2034	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	2%	0-2	\$100	2037	**	4		
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Circulating Pump In Boiler Room</i>								
Hot Wtr Piping/Pump	18%			2037	**	4	\$500	
No Component	80%							
Terminal Devices								
Convactor/Radiator	15%			2034	**	1	\$1,800	
Unit Heater - Hot Water	5%			2029	\$6,600			
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2029	\$44,300	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	10%			2027	\$7,400	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,700	
Exhaust Fans								
Interior	10%			2034	**	2	\$100	
Roof	90%			2037	**	2	\$1,000	
Plumbing								

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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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%			2039	**	1	
	Galvanized Steel	20%			2034	**	1	
	Water Heater							
	Gas Fired	100%			2027	\$21,600	2	\$500
	Sanitary Piping							
	Cast Iron	100%	Now	\$5,200	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Wash Bay Area</i>					
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2029	\$9,000	1	\$2,300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2039	**	1-2	\$10,400
	Chemical System							
	Dry	100%			2024	\$26,700	1-3	\$3,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Fuel Stations</i>					
			<i>Explanation : 2 Sets</i>					

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : S.W.BROOKLYN MARINE TRANSFER STA
Address : BAY 41ST ST. AND GRAVESEND BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0008.000 / 2018 **Yr Built/Renovated** : 1967 /
Area Sq Ft : 52,762 **Project Type** : SANITATION
Date of Survey : 13-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 6943 **Lot** : 2 **BIN** : 3170083

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$520,900	\$108,500
Interior Architecture	\$1,771,400	\$138,300
Electrical	\$420,000	\$549,700
Mechanical	\$303,500	\$199,600
Total	\$3,015,900	\$996,100
Importance Code A	\$520,900	\$146,300
Importance Code B	\$1,697,200	\$849,800
Importance Code C	\$797,800	
Total	\$3,015,900	\$996,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$900
Interior Architecture	\$15,600			\$100
Electrical	\$10,400	\$37,800		\$2,000
Mechanical	\$1,600	\$1,000	\$2,500	
Total	\$27,600	\$38,800	\$2,500	\$3,000
Importance Code A	\$1,300	\$100	\$1,300	
Importance Code B	\$10,700	\$38,700	\$1,200	\$3,000
Importance Code C	\$15,600			
Total	\$27,600	\$38,800	\$2,500	\$3,000



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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
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	\$87,100	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access To Interior Due To Safety Issue With Hazardous Condition Inside. Data Shown Is From Previous July 2010 Survey.</i>								
Metal Panel	75%	Now	\$68,500	2036	**	5	\$58,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$191,500	2051	**	5	\$2,200	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	75%	Now	\$123,600	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roll Roofing	25%	0-2	\$50,200	2028	\$50,200	5	\$9,900	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$134,200	LIFE	**	5	\$138,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$73,500	2041	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$64,500	2036	**	3	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$44,500	2041	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	65%	Now	\$232,800	LIFE	**	5	\$13,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	7%	Now	\$15,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$520,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$61,400	2046	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$122,100	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	60%	4+	\$479,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$38,400	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</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%			2026	\$37,800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : This Facility Is Closed And No Access Due To Safety And Health Issues. this Data Is Old.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$174,600	5	\$200	
Raceway								
Conduit	100%			2026	\$49,000	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$99,200	5	\$1,400	
Wiring								
Thermoplastic	100%			2026	\$56,300	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
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$7,600	5	\$100	
Motor Control Center	80%			2024	\$132,900	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2021	\$4,700	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	70%			2021	\$76,600	10	\$1,200	
Incandescent	25%			2021	\$140,100	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2021	\$23,000	10	\$6,000	
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$203,400	10	\$200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : DSNY Presently Stores Sanitation Equipment That Has Come In Contact With Hazardous Materials - Access To Interior Not Permitted</i>								
<i>Explanation : This Building Is Currently Not In Use - Data Is From Prior July 2010 Survey</i>								
Conversion Equipment								
Heat Pump Air Sourced	40%			2024		2	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 1st Level</i>								
<i>Explanation : 6 Units</i>								
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Heat Pump Air Sourced	40%			2024	\$199,600	2	\$1,300	
No Component	60%							

Plumbing

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DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	15%	Now	\$56,400	2056	**	1	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Level Office Area</i>								
	No Component	85%						
Sanitary Piping								
	Cast Iron	100%	Now	\$36,900	LIFE	**	1	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Fixtures								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
	Standpipe Generic	100%	Now	\$210,200	2056	**	1-5	\$18,700
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Chemical System								
	Not Accessible	100%						

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 13-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,12
Block : 29 **Lot** : 73 **BIN** : 1000850

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$528,900	\$317,400
Interior Architecture	\$302,400	\$75,700
Electrical		\$800,600
Mechanical	\$1,057,800	\$42,400
Total	\$1,889,100	\$1,236,200
Importance Code A	\$528,900	\$397,600
Importance Code B	\$1,360,200	\$799,400
Importance Code C		\$39,100
Total	\$1,889,100	\$1,236,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$59,500	\$16,100		
Interior Architecture	\$12,200	\$2,700	\$652,500	\$700
Electrical	\$32,700	\$13,400	\$1,100	\$800
Mechanical	\$2,400	\$16,400	\$41,300	\$6,400
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$154,300	\$96,000	\$742,300	\$55,200
Importance Code A	\$59,500	\$16,300		
Importance Code B	\$85,200	\$79,700	\$742,300	\$55,200
Importance Code C	\$9,600			
Total	\$154,300	\$96,000	\$742,300	\$55,200



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
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$353,300	LIFE	**	5	\$57,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkheads</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	10%			LIFE	**	5	\$5,700	
Metal Panel	10%			2046	**	5-10	\$52,600	
Granite Panels	5%			LIFE	**	5	\$2,900	
Windows								
Aluminum	40%			2034	**	5	\$2,000	
Metal Clad	60%	Now	\$158,000	2051	**	5	\$9,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	45%	Now	\$13,900	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade, South Facade</i>								
Masonry: Brick	40%			LIFE	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Panel	5%			2046	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,700	

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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
SANITATION HDQR. ANNEX
Asset # : 4187

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	73%	Now	\$30,300	2026	\$151,300			
			<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Main Roof</i>					
			<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Main Roof</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Corridor Near Lockers</i>					
Modified Bitumen	20%			2026	\$70,500	10	\$5,100	
Modified Bitumen	5%			2021	\$17,600	10	\$1,300	
Skylight, Metal/Glass	2%	Now	\$15,400	2036	**			
			<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Roof Stair</i>					
Interior								
Floors								
Carpet	45%			2022	\$623,900	3	\$71,800	
Cast in Place Concrete	5%			LIFE	**	5	\$11,600	
Ceramic Tile	5%			2035	**	5	\$5,300	
Terrazzo	5%			LIFE	**	5	\$4,200	
Vinyl Tile	5%	Now	\$46,200	2036	**	3	\$2,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Basement</i>					
Vinyl Tile	5%			2031	**	3	\$2,000	
Vinyl Tile	30%			2031	**	3	\$12,000	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$7,300	
Glass: Single Pane	2%			LIFE	**	5	\$2,200	
Gypsum Board	40%			LIFE	**	5	\$34,800	
Gypsum Board	5%			LIFE	**	5	\$4,400	
Metal Panel	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$5,900	LIFE	**	5	\$2,200	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof Stair</i>					
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Roof Stair</i>					
Plaster	35%			LIFE	**	5	\$15,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$219,700	2046	**	5	\$16,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	55%			2031	**	5	\$73,200	
AcousTileSusp.Lay-In	5%			2031	**	5	\$5,300	
AcousTileSusp.Lay-In	5%			2039	**	5	\$5,300	
Gypsum Board	5%			LIFE	**	5	\$6,700	
Plaster	5%			LIFE	**	5	\$3,300	

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%			2026	\$37,800	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated At 2500 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$174,600	5	\$300	
Raceway								
Conduit	90%			2026	\$105,500	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$6,100	5	\$100	
Molded Case Bkrs	35%			2034	**	5	\$600	
Molded Case Bkrs	50%			2025	\$61,000	5	\$900	
Molded Case Bkrs	10%			2042	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$31,500	2051	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$78,700	1		
Thermoplastic	30%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2024	\$35,600	5	\$200	
Locally Mounted	50%			2031	**	5	\$200	

Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2034	**	10	\$49,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$12,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	40%			2034	**	10	\$6,500	
Exit, Service	60%			2034	**	1		
Exterior Lighting HID	100%			2026	\$258,200	10	\$200	
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2034	**	1-3	\$8,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Utility Steam	100%			2036	**	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	\$42,400	5	\$4,000	
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$108,400	2036	**	4	\$3,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Throughout</i>								
Terminal Devices Convactor/Radiator	40%			2031	**	1	\$8,700	
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Each Floor</i>								
<i>Explanation : Air Handlers Covered Under A C</i>								
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$87,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$718,300	2036	**	1	\$37,300	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor / Mechanical Room</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	\$129,100	2036	**	2	\$37,300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Units - Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms, Each Floor</i>								
<i>Explanation : 12 Units In Door, Air Cooled Condenser Through Louvers R-22 Is Used</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$11,200	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms, Each Floor</i>								
<i>Explanation : Fresh Air Provided Through A C Air Handlers</i>								
Exhaust Fans								
Roof	20%			2026	\$21,300	2	\$400	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2036	**	1		
Galvanized Steel	90%			2031	**	1		
HW Heat Exchanger								
Steam Fired	100%	0-2	\$102,000	2056	**	4	\$6,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$9,800	4	\$1,400	
Sewage Ejector(s)								
Electric	100%			2026	\$18,400	4	\$2,700	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Basement To 12th Floor, (2) 1st To 12th Floor</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2036	**	1-5	\$33,800
	Sprinkler							
	No Component	90%						
	Generic	10%			2036	**	1-2	\$1,900

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 17-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Floors x
Block : 595 **Lot** : 87 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$265,200
Total		\$265,200
Importance Code A		\$265,200
Total		\$265,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$14,000			
Interior Architecture				
Electrical	\$100			
Site Pavements	\$6,200			
Total	\$20,300			
Importance Code A	\$14,000			
Importance Code B	\$6,400			
Importance Code C				
Total	\$20,300			



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

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	82%			LIFE	**	5	\$208,200	
Masonry: Granite	3%			LIFE	**	5	\$1,100	
Metal Sect. OHD	15%			2045	**	5	\$23,800	
Parapets								
Cast in Place Concrete	95%			LIFE	**	5	\$57,000	
Metal Rail	5%			2045	**	5-10	\$5,200	
Roof								
Single Ply Membrane	95%			2036	**	10	\$21,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Concrete Walking Pavers</i>								
Skylight, Plastic	5%			2045	**	1		
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$24,800	
Interior Walls								
Cast in Place Concrete	85%			LIFE	**			
Steel Plate	15%			LIFE	**	5	\$400	
Ceilings								
Fiber Board	100%			2036	**			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2072	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And South Entrance Gates</i>								
<i>Explanation : Component Actually Steel Plate</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	0-2	\$3,900	2045	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Side</i>								
Pavers/Stone	10%	Now	\$2,300	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Shattered Glass Pavers At Base Of Walls</i>								
Parking/Driveway								
Cast in Place Concrete	100%			2041	**			

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

DEPARTMENT OF SANITATION - 827
SPRING ST SALT ENCLOSURE
Asset # : 14837

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2054	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>								
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Molded Case Bkrs	100%			2050	**	5	\$200	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
Stand-by Power								
Transfer Switches								
Manual	100%			2054	**	5		
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$6,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
Fluorescent	40%			2036	**	10	\$300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
HID	60%			2036	**	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : STATEN ISLAND 1 GARAGE
Address : 92 BROOK STREET BTWN: VICTORY BLVD. - JERSEY ST.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0023.000 / 2004 **Yr Built/Renovated** : 1900 /
Area Sq Ft : 88,417 **Project Type** : SANITATION
Date of Survey : 12-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 34 **Lot** : 1 **BIN** : 5106487

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$4,446,000	\$331,500
Interior Architecture	\$4,444,800	\$295,700
Electrical	\$233,200	\$183,000
Mechanical	\$143,000	\$2,528,200
Total	\$9,267,100	\$3,338,400
Importance Code A	\$4,446,000	\$331,500
Importance Code B	\$2,247,500	\$2,955,800
Importance Code C	\$2,573,600	\$51,100
Total	\$9,267,100	\$3,338,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$1,600
Interior Architecture	\$26,500			
Electrical	\$30,300	\$24,200		
Mechanical	\$93,500	\$52,000	\$31,200	\$12,400
Total	\$150,300	\$76,200	\$31,200	\$14,000
Importance Code A	\$35,200	\$8,500	\$8,300	\$8,300
Importance Code B	\$115,100	\$67,700	\$22,800	\$5,700
Importance Code C				
Total	\$150,300	\$76,200	\$31,200	\$14,000



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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$1,485,900	LIFE	**	5	\$120,600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	2-4	\$776,300	2046	**	5	\$20,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$785,700	2051	**	5	\$92,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$49,300	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$251,900	LIFE	**	5	\$8,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	55%	Now	\$613,700	2036		**		1
<i>Debris Present, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Roof, North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roll Roofing	35%	2-4	\$118,800	2028	\$118,800	5	\$23,500	
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$364,500	2036		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$356,000	LIFE		**	5	\$244,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$52,000	2035		**	5	\$3,300
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$114,100	2036		**	3	\$4,900
<i>Adhesion Failure, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	35%	Now	\$869,000	LIFE	**	5	\$51,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Wash Bay Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : In Electrical Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%	Now	\$1,525,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick Plaster	20%			LIFE	**			
	10%	Now	\$179,400	LIFE	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$26,500	2039	**	5	\$3,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$84,300	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%	Now	\$689,400	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	35%	Now	\$575,400	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,600	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 2000 Amperes.</i>								

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$49,900	5	\$400	
Raceway								
Conduit	100%			2026	\$9,600	1		
Panelboards								
Fused Disc Sw	10%			2025	\$3,100	5	\$200	
Molded Case Bkrs	90%			2025	\$27,500	5	\$2,100	
Wiring								
Braided Cloth	30%	2-4	\$6,300	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2026	\$14,600	1		
Motor Controllers								
Locally Mounted	80%			2024	\$52,900	5	\$500	
Locally Mounted	20%	2-4	\$13,200	2046	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,700	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	1%			2021	\$2,000	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	94%			2034	**	10	\$76,200	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2021	\$60,900	10	\$10,700	
Exit, Service	50%			2021	\$12,200	1		
Exterior Lighting								
HID	50%			2021	\$170,400	10	\$100	
HID	50%			2034	**	10	\$100	

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

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 1 GARAGE
Asset # : 2004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2052	**	5	\$27,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Ground In Parking Lot</i>								
<i>Explanation : 1 8000 Gallon Tank</i>								
Conversion Equipment								
Furnace	10%			2026	\$19,900	1	\$4,400	
Steam Boiler	85%			2043	**	1	\$74,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	5%	0-2	\$27,300	2046	**	1	\$3,900	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room, Defective Boiler Section</i>								
Distribution								
Central Plant Steam Piping/Pmp	10%	0-2	\$143,000	2056	**	4	\$400	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Central Plant Steam Piping/Pmp	90%			2026	\$1,287,400	4	\$3,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	10%			2024	\$45,200	1	\$2,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	0-2	\$22,600	2046	**	1	\$1,300	
<i>Damaged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Administrative Spaces</i>								
Fan Coil Unit/Heat	50%			2026	\$632,900	1	\$14,300	
Fan Coil Unit/Heat	20%			2031	**	1	\$5,700	
No Component	15%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2021	\$26,400	1		
No Component	85%							
Ventilation								

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$9,900
	No Component	80%						
Exhaust Fans								
	Roof	100%			2026	\$140,300	2	\$2,700
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2024	\$370,800	1	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Water Heater								
	Gas Fired	100%			2024	\$51,500	2	\$1,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor And 2nd Floor</i>							
	<i>Explanation : 3 Units</i>							
Sanitary Piping								
	Cast Iron	95%			LIFE	**	1	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	Cast Iron	5%	0-2	\$30,900	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Floor Drain In North West Corner Of Garage Floor</i>							
Storm Drain Piping								
	Cast Iron	60%			LIFE	**	1	
	<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout The Interior Of The Building</i>							
	Cast Iron	40%			LIFE	**	1	
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Around The Perimeter Of The Building</i>							
	<i>Explanation : Aluminium Leaders And Scuppers</i>							
Sump Pump(s)								
	Non-Submersible	100%			2026	\$12,900	4	\$1,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : West Side Of The Building Near The Men Locker Room</i>							
	<i>Explanation : Sump Pump Observed</i>							
Fixtures								
	Generic	100%						
Fire Suppression								
Standpipe								
	Generic	100%			2036	**	1-5	\$44,600

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 21-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2520 **Lot** : 1 **BIN** : 5041599

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,371,300	\$157,500
Interior Architecture	\$206,900	\$153,500
Electrical	\$340,500	\$107,500
Mechanical	\$273,600	\$1,069,900
Site Pavements	\$440,900	
Total	\$2,633,200	\$1,488,400
Importance Code A	\$1,420,700	\$232,900
Importance Code B	\$771,700	\$1,255,500
Importance Code C	\$440,900	
Total	\$2,633,200	\$1,488,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$88,000			\$3,700
Interior Architecture	\$37,600	\$1,400		\$11,800
Electrical	\$1,700	\$2,800	\$1,800	\$3,500
Mechanical	\$40,500	\$32,000	\$12,200	\$32,300
Site Enclosure	\$5,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$177,100	\$40,200	\$18,000	\$55,200
Importance Code A	\$90,900	\$3,300	\$3,300	\$7,100
Importance Code B	\$46,300	\$36,500	\$14,700	\$48,100
Importance Code C	\$40,000	\$400		
Total	\$177,100	\$40,200	\$18,000	\$55,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%	0-2	\$359,100	LIFE	**	5	\$93,800	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Explanation : Deteriorated Control Joints And Rusted Relieving Angles</i>								
Metal Panel	5%	0-2	\$2,200	2038	**	5	\$11,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wash Bay</i>								
Metal Coiling Doors	13%	Now	\$265,000	2033	**	5	\$23,800	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Doors - Rapid Rollups Requested At Select Bays</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Bays</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Bays Throughout</i>								
Metal Coiling Doors	2%			2048	**	5	\$7,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$673,700	2053	**	5	\$7,900	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals</i>								
Parapets								
Concrete Masonry Unit	10%	Now	\$800	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick Cavity	90%	Now	\$26,400	LIFE	**	5	\$5,600	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Parapet Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	16%	Now	\$21,200	2033	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above 2nd Floor Programmed Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Mezzanine, Storage And Male Locker Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Above 2nd Floor Programmed Area</i>								
Built-Up (BUR)	77%			2033	**	10	\$73,500	
Skylight, Plastic	2%	0-2	\$9,000	2041	**	1		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Curbing</i>								
Sloped Glazing	5%	Now	\$28,500	LIFE	**	5	\$63,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Mechanics Area</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$37,200	LIFE	**	5	\$153,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$3,000	2031	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Within Locker Rooms</i>								
Ceramic Tile	2%			2041	**	5	\$2,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Showers</i>								
Quarry Tile	14%			2033	**	5	\$21,000	
<i>Worn/Eroded, Extent : Light, Area Affected : 35%</i>								
<i>Location : Throughout 1st Floor</i>								
Terrazzo	1%			LIFE	**	5	\$800	
Vinyl Tile	10%	Now	\$87,000	2038	**	3	\$3,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Corridors</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	8%	4+	\$4,600	2031	**	5	\$1,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Locker Rooms</i>								
Ceramic Tile	2%			2041	**	5	\$800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Shower Areas</i>								
Concrete Masonry Unit	65%	0-2	\$30,000	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Garage Area</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Settlement Cracks - Various Locations</i>								
Gypsum Board	10%			LIFE	**	5	\$2,400	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$82,700	2048	**	5	\$5,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mens Locker Room Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mens Locker Room Throughout</i>								
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$6,300	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	0-2	\$5,400	2048	**			
<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</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Asphalt	100%	Now	\$440,900	2031	**			
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Wrap Around Driveway</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Metal Plate Covers In Parking Lot</i>								

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts								
Service Equipment								
	Fused Disc Sw	100%			2038	**	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 2000 Amperes Each</i>								
Switchgear / Switchboard								
	Fused Disc Sw	100%			2038	**	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%			2038	**	1	
Panelboards								
	Fused Disc Sw	10%			2036	**	5	\$200
	Molded Case Bkrs	90%			2036	**	5	\$1,800
Wiring								
	Thermoplastic	100%			2038	**	1	
Motor Controllers								
	Locally Mounted	10%			2033	**	5	\$100
	Motor Control Center	90%			2033	**	5	\$1,800
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,100
Lighting								
Interior Lighting								
	Fluorescent	60%			2036	**	10	\$36,800
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
	Fluorescent	40%			2036	**	10	\$24,600
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Locker Rooms</i>								
Egress Lighting								
	Emergency, Battery	50%			2028		10	\$8,100
	Exit, Service	50%			2028		1	\$11,400
Exterior Lighting								
	HID	20%			2023		10	\$57,600
	No Component	80%						
Alarm								
Security System								
	No Component	80%						
	Generic	20%	Now	\$46,100	2038	**	1	\$5,000
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : CCTV Surveillance Cameras Not Functional</i>								

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

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

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2023

\$236,800

1-3

\$14,200

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

Conversion Equipment

Furnace

40%

2033

* *

1

\$13,200

*Other Observation, Extent : Light, Area Affected : 40%**Location : Garage**Explanation : 14 Modine Heaters*

Furnace

50%

Now

\$1,500

2028

\$75,400

1

\$14,900

*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 Roof Top Package Units*

Hot Water Boiler

10%

0-2

\$49,300

2048

* *

1

\$3,000

*Corroded, Extent : Severe, Area Affected : 80%**Location : Boiler Room**Obsolete Equipment, Extent : Severe, Area Affected : 10%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 10%**Location : 1st Floor Boiler Room**Explanation : 1 Unit***Distribution**

Hot Wtr Piping/Pump

10%

0-2

\$1,000

2027

\$10,000

4

\$300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Throughout Garage*

No Component

90%

Terminal Devices

Convactor/Radiator

10%

2033

* *

1

\$2,200

No Component

90%

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,000	2028	\$160,300	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : #4 Unit On Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. R-22</i>								
Window/Wall Unit	5%			2023	\$6,700	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$118,000	LIFE	**	2-5	\$37,300	
<i>Damaged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wash Area And Garage North Entrance</i>								
Exhaust Fans								
Roof	100%	Now	\$106,300	2038	**	2	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2038	**	1		
Galvanized Steel	60%			2026	\$168,500	1		
Water Heater								
Gas Fired	100%			2026	\$39,000	2	\$1,000	
Sanitary Piping								
Cast Iron	100%	Now	\$23,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Wash Area</i>								
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Oil Separator Piping.</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$2,100	2023	\$20,600	4	\$3,000	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Pump Room</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2028	\$626,800	1-2	\$18,800	
Chemical System								
Dry	100%			2021	\$26,700	1-3	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Refill Stations, Garage</i>								
<i>Explanation : 3 Sets</i>								

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

Print Date : 20-Sep-2018 **DEPARTMENT OF SANITATION - FY 2019**

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 : 07-Aug-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2685 **Lot** : 100 **BIN** : 5141714

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$3,524,400	\$111,200
Interior Architecture	\$596,000	\$193,400
Electrical	\$578,600	\$85,300
Mechanical	\$147,000	\$815,400
Total	\$4,846,000	\$1,205,300
Importance Code A	\$3,524,400	\$136,100
Importance Code B	\$1,148,500	\$1,069,200
Importance Code C	\$173,100	
Total	\$4,846,000	\$1,205,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,200			
Interior Architecture	\$45,900			\$2,100
Electrical	\$1,100	\$40,200	\$200	\$300
Mechanical	\$67,200	\$52,500	\$19,300	\$10,800
Total	\$124,300	\$92,700	\$19,500	\$13,200
Importance Code A	\$30,100	\$3,800	\$3,700	\$3,700
Importance Code B	\$75,900	\$88,800	\$15,900	\$9,500
Importance Code C	\$18,400			
Total	\$124,300	\$92,700	\$19,500	\$13,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$815,600	LIFE	**	5	\$60,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	25%	0-2	\$936,600	2031	**	5	\$50,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	97%	Now	\$216,200	2042	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$4,800	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	95%	Now	\$52,000	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$5,400	2036	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	Now	\$1,414,700	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Garage Area</i>								
Skylight, Plastic	3%	Now	\$89,300	2039	**	1		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	80%	0-2	\$187,700	LIFE	**	5	\$193,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$21,900	2035	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	0-2	\$143,900	2036	**	3	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First And Second Floor Corridors</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$12,700	2035	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%	0-2	\$173,100	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$5,700	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$91,300	2046	**	5	\$5,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
Exposed Struc: Steel	85%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$5,700	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, 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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,900	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$49,900	5	\$400	
Raceway								
Conduit	100%			2026	\$32,000	1		
Panelboards								
Fused Disc Sw	10%			2025	\$3,900	5	\$200	
Molded Case Bkrs	90%			2025	\$35,400	5	\$2,000	
Wiring								
Thermoplastic	100%			2026	\$28,300	1		
Motor Controllers								
Locally Mounted	10%			2024	\$1,500	5	\$100	
Motor Control Center	90%			2024	\$13,200	5	\$2,000	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	65%			2021	\$132,900	10	\$44,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 And T-8 Lamps</i>								
HID	35%			2021	\$26,400	10	\$800	
Egress Lighting								
Emergency, Battery	40%			2021	\$40,700	10	\$7,100	
Exit, Service	60%			2021	\$5,000	1		
Exterior Lighting								
HID	100%			2021	\$317,500	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%	0-2	\$43,500	2036		**	1-3	\$2,300
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	25%			2036	**	1		
Interruptible Gas/Dual Fuel	75%			2046	**	1		
Conversion Equipment								
Furnace	15%			2026	\$24,900	1	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Garage</i>								
<i>Explanation : 6 Gas Fire Modine Heaters</i>								
Furnace	10%	Now	\$16,600	2036	**	1	\$3,300	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1 Roof Top Unit, Roof</i>								
Hot Water Boiler	75%			2039	**	1	\$27,400	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	75%			2034	**	4	\$2,700	
No Component	25%							
Terminal Devices								
Air Handler	15%			2026	\$148,900	1	\$6,900	
Convactor/Radiator	10%			2024	\$37,800	1	\$2,400	
Unit Heater - Steam	50%			2026	\$126,200	4	\$3,400	
No Component	25%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2021	\$89,900	1	\$5,100	
Exterior Pkg Unit - Cooling	15%			2026	\$85,700	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	10%	0-2	\$57,200	2036	**	2	\$400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Leaking To Locker Room</i>								
Split Unit	10%			2026	\$150,700			
No Component	50%							
Distribution								
CW & CHW Wtr Pipe/Pump	15%			2026	\$6,500	4	\$500	
No Component	85%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Fan Coil - 4 Pipe	15%	Now	\$6,200	2026	\$124,000	1	\$3,200	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Office Area</i>								
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	25%			2021	\$17,800	2	\$12,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	
Exhaust Fans								
Roof	100%	Now	\$5,900	2026	\$117,200	2	\$1,800	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Steam Fired	100%			2036	**	4	\$11,000	
Sanitary Piping								
Cast Iron	100%	Now	\$25,800	LIFE	**	1		
<i>Cracked, Extent : Severe, Area Affected : 10%</i>								
<i>Location : It Needs To Be Confirmed - North Side Of Building</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2021	\$12,000	4	\$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$37,200	
Sprinkler								
Generic	100%			2036	**	1-2	\$20,700	

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : STATEN ISLAND TRANSFER STATION
Address : 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 : 08-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$325,800	\$628,600
Interior Architecture		\$314,800
Electrical	\$41,300	
Total	\$367,100	\$943,400
Importance Code A	\$325,800	\$628,600
Importance Code B	\$41,300	\$314,800
Total	\$367,100	\$943,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$42,300			\$500
Interior Architecture	\$24,500	\$1,600		\$1,400
Electrical	\$2,600	\$900	\$16,700	\$2,400
Mechanical	\$5,600	\$4,800	\$11,400	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$78,900	\$11,300	\$32,000	\$13,000
Importance Code A	\$42,500	\$200	\$500	\$800
Importance Code B	\$27,800	\$11,000	\$31,500	\$12,300
Importance Code C	\$8,600			
Total	\$78,900	\$11,300	\$32,000	\$13,000



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 TRANSFER STATION
Asset # : 13883

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$35,900	
Fiberglass Panel	15%			2036	**	5	\$80,900	
Metal Panel	70%			2047	**	5-10	\$691,700	
Metal Coiling Doors	10%			2040	**	5	\$44,900	
Windows								
Aluminum	95%			2043	**	5	\$1,000	
Metal Louvers	5%			2036	**	10	\$300	
Parapets								
Metal Panel	100%			2047	**	5	\$98,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Base Of Parapet Wall</i>								
<i>Explanation : Paint Peeling</i>								
Roof								
Metal Panel	98%	2-4	\$47,500	2040	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 35%</i>								
<i>Location : Seams Of Main Roof Deck</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Entry Portico</i>								
Skylight, Plastic	2%	0-2	\$19,800	2040	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$314,800	
Ceramic Tile	2%			2036	**	5	\$3,200	
Quarry Tile	1%			2040	**	5	\$2,400	
Vinyl Tile	7%	0-2	\$4,900	2032	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**			
Ceramic Tile	2%			2040	**	5	\$400	
Concrete Masonry Unit	15%			LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair And Mezzanine Deck In Transfer Area</i>								
Gypsum Board	3%	4+	\$100	LIFE	**	5	\$400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Stair</i>								
Metal Panel	60%	4+	\$8,300	LIFE	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transfer Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Railings Throughout</i>								
<i>Explanation : Paint Peeling</i>								

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$9,900	2040	**	5	\$12,000	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Front Of Womens Locker Room And Control Room (2nd Floor)</i>								
Exposed Struc: Steel	85%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Entire</i>								
<i>Explanation : Exposed Metal Decking And Trusses</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 75 Kilowatts, 480/277v Pri - 208/120v Sec</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	**	5	\$2,600	
<hr/>								
Raceway								
Conduit	100%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,400	
<hr/>								
Wiring								
Thermoplastic	100%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$2,500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	45%			2032	**	10	\$41,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room And Hallway</i>								
<i>Explanation : T-8 Lamps</i>								
HID	55%			2032	**	10	\$1,800	

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$12,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	

Alarm

Security System								
No Component	90%							
Generic	10%			2032	**	1	\$3,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$6,300	

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

Heating

Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	5%			2035	**	1	\$2,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Gas Fired Package Roof Top Units</i>					
No Component	95%							
Terminal Devices								
Fan Coil Unit/Heat	5%			2032	**	1	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Equipment And Water Meter Rooms</i>					
			<i>Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And Other Metering Rooms</i>					
No Component	95%							

Air Conditioning

Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2032	**	2	\$600	
No Component	90%							

Ventilation

Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$2,800	
Ductwork/Diffusers	95%			LIFE	**	2-5	\$53,000	
Exhaust Fans								
Roof	100%			2032	**	2	\$3,100	

Plumbing

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping	Brass/Copper	100%		2053	**	1		
Water Heater	Electric	10%		2025	\$8,400	4	\$100	
	No Component	90%						
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sewage Ejector(s)	Electric	100%		2032	**	4	\$6,000	
Backflow Preventer	Generic	100%		2035	**	1	\$6,100	
Fixtures	Generic	100%						
Vertical Transport								
Elevators	Hydraulic	100%		LIFE	**			
Fire Suppression								
Sprinkler	Generic	100%		2053	**	1-2	\$28,000	

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : W. 135TH MARINE TRANSFER STATION
Address : 135TH ST AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0002.000 / 123 **Yr Built/Renovated** : 1955 /
Area Sq Ft : 60,932 **Project Type** : SANITATION
Date of Survey : 21-Jun-2018 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 2101 **Lot** : 120 **BIN** : 1062477

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,352,500	\$500,000
Interior Architecture	\$1,600,300	\$149,300
Site Pavements	\$48,200	
Total	\$3,001,100	\$649,300
Importance Code A	\$1,352,500	\$500,000
Importance Code B	\$1,554,100	\$149,300
Importance Code C	\$94,400	
Total	\$3,001,100	\$649,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				\$1,000
Interior Architecture	\$74,500			
Site Enclosure	\$2,800			
Site Pavements	\$18,600			
Total	\$96,000			\$1,000
Importance Code A				
Importance Code B	\$22,000			\$1,000
Importance Code C	\$74,000			
Total	\$96,000			\$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
W. 135TH MARINE TRANSFER STATION
Asset # : 123

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%	Now	\$169,500	2044	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Level Structure Has Been Extensively Vandalized, Many Components Are Missing</i>								
Metal Panel	75%	Now	\$312,400	2039	**	5	\$159,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Building Is Presently Vacant. Many Components Have Been Vandalized.</i>								
Window Wall	5%	Now	\$278,500	2059	**	5	\$10,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Offices</i>								
Windows								
Aluminum	100%	Now	\$291,200	2054	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	100%			2034	**	5-10	\$297,900	
Roof								
Cast in Place Concrete	20%	Now	\$39,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	80%	Now	\$261,100	2034	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		

Interior

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
W. 135TH MARINE TRANSFER STATION
Asset # : 123

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$217,300	LIFE	**	5	\$149,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$79,400	2044	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$69,700	2039	**	3	\$3,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%	Now	\$19,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$46,200	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$8,200	
Metal Panel	25%	Now	\$28,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steel Members At Lower Level</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Section Of Garbage Disposal Area</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$66,300	2049	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Electrical Room</i>								
Exposed Concrete	25%			LIFE	**	5-10	\$25,100	
Exposed Struc: Steel	65%	0-2	\$1,121,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2049	**			
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$2,800	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Main Entrance</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Main Entrance</i>								
Site Pavements								

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

**DEPARTMENT OF SANITATION - 827
W. 135TH MARINE TRANSFER STATION
Asset # : 123**

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$18,600	2042		**		
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Cracking/Crumbling, Extent : Moderate, Area Affected : 15%
Location : Throughout

Parking/Driveway

Cast in Place Concrete	100%	Now	\$48,200	2034		**		
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Broken/Missing Elements, Extent : Moderate, Area Affected : 5%
Location : Trench Drain
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%
Location : Throughout
Potholes, Extent : Moderate, Area Affected : 10%
Location : Throughout

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

Heating

Conversion Equipment

No Component	50%							
No Component	50%							

Air Conditioning

Conversion Equipment

No Component	90%							
No Component	10%							

Plumbing

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.

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 20-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 1109 **Lot** : 99 **BIN** : 1076222

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$138,300	\$151,000
Interior Architecture	\$339,400	\$245,800
Electrical	\$623,700	\$862,600
Mechanical	\$998,700	\$1,759,600
Total	\$2,100,100	\$3,019,000
Importance Code A	\$138,300	\$1,344,300
Importance Code B	\$1,757,900	\$1,674,700
Importance Code C	\$204,000	
Total	\$2,100,100	\$3,019,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$47,200			
Interior Architecture	\$59,900			\$1,100
Electrical	\$1,600	\$1,600	\$51,100	\$500
Mechanical	\$500	\$9,900	\$51,400	\$11,100
Total	\$109,200	\$11,500	\$102,500	\$12,700
Importance Code A	\$47,200	\$6,300	\$1,100	\$6,300
Importance Code B	\$29,200	\$5,200	\$101,400	\$6,300
Importance Code C	\$32,700			
Total	\$109,200	\$11,500	\$102,500	\$12,700



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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
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	25%	0-2	\$7,500	2036	**	5	\$37,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Under Construction. Slated For Completion 2018. Report To Follow Is A Carryover From July 2012</i>								
Metal Panel	75%	0-2	\$22,200	2047	**	5	\$113,300	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$17,500	2043	**	5	\$10,300	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Fiberglass Panel	10%			2036	**	1		
Metal Panel	90%			2040	**	10	\$138,300	
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$59,600	LIFE	**	5	\$245,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$7,400	2036	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	7%	Now	\$75,800	2037	**	3	\$3,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	10%	4+	\$27,600	LIFE	**	5	\$9,700	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Top Of Foot Ramp To Upper Level</i>								
Fiberglass Panel	35%	0-2	\$66,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$5,100	LIFE	**	5	\$14,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	40%	0-2	\$137,100	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

DEPARTMENT OF SANITATION - 827
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	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$15,500	2040	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	85%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$4,300	LIFE	**	5	\$15,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$40,100	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Ampere Main Disconnect Switches, Building Is Under Construction, No Access</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$224,400	5	\$2,200	
Raceway								
Conduit	100%			2027	\$98,600	1		
Panelboards								
Fused Disc Sw	10%			2026	\$12,200	5	\$200	
Molded Case Bkrs	90%			2026	\$109,800	5	\$2,000	
Wiring								
Thermoplastic	100%			2027	\$156,500	1		
Motor Controllers								
Locally Mounted	5%			2025	\$3,900	5		
Motor Control Center	95%			2025	\$233,200	5	\$2,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$60,600	10	\$31,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	60%			2022	\$105,800	10	\$1,700	
Egress Lighting								
Emergency, Battery	50%			2022	\$39,300	10	\$10,300	
Exit, Service	50%			2022	\$4,800	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

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

Lighting

Exterior Lighting HID	100%			2022	\$328,000	10	\$300	
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Alarm

Fire/Smoke Detection No Component	90%							
Generic, Analog	10%			2022	\$90,000	1-3	\$5,200	

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

Heating

Energy Source Electricity	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Everything Under Construction, So No Acces For Survey. I Keep The Same Data From Last Survey By Ms July 09,2012.</i>								

Conversion Equipment Radiant Heater	80%			2027	\$1,153,200	2	\$31,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 10 Units</i>								

No Component 20%

Distribution Ductwork/Diffusers	80%			LIFE	**	2-5	\$38,000	
No Component	20%							

Air Conditioning

Energy Source Electricity	100%			2035	**	1		
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Conversion Equipment Interior Pkg Unit - Cooling	10%	Now	\$304,200	2032	**	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								

Window/Wall Unit 5%
 No Component 85%

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,500	
<i>Not in Service, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Exhaust Fans Interior	80%			2022	\$231,500	2	\$2,100	
Roof	20%			2022	\$27,000	2	\$500	

Plumbing

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2027	\$606,400	1	
	Water Heater Electric	100%			2022	\$71,700	4	\$500
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s) Compressed Air	100%			2037	**	4	\$1,300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Standpipe							
	Generic	100%	Now	\$339,000	2057	**	1-5	\$30,200
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
	Fire Pump							
	Generic	100%	Now	\$52,400	2042	**	1	\$14,300
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Barge Area</i>					
			<i>Explanation : Obsolete</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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : 59TH 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 : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$411,600	\$97,800
Total	\$411,600	\$97,800
Importance Code A		\$97,800
Importance Code B	\$411,600	
Total	\$411,600	\$97,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$54,500	\$15,800		\$2,200
Total	\$54,500	\$15,800		\$2,200
Importance Code A	\$25,600			
Importance Code B	\$28,900	\$15,800		\$2,200
Total	\$54,500	\$15,800		\$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
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	65%			LIFE	**	5	\$59,800
	No Component	35%						
Pile Caps								
	Concrete	5%			LIFE	**	5	\$200
	Timber	1%	4+	\$25,600	LIFE	**	4	\$3,900
				<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Timber	4%			LIFE	**	4	\$15,500
	Not Accessible	90%						
Piles and Bracing								
	Concrete	5%			LIFE	**	5	\$7,800
				<i>Erosion, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Tidal Zone Of Inshore Pedestals</i>				
	Steel	5%			LIFE	**	5	\$38,000
				<i>Corrosion, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Splash Zone</i>				
	Timber	5%			LIFE	**	4-5	\$11,100
				<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
	Not Accessible	85%						
Fender								
Buffer								
	Rubber	60%			2036	**	4-5	\$29,800
	No Component	40%						
Facing								
	Timber	10%	Now	\$119,400	2042	**	3	\$6,500
				<i>Broken, Extent : Severe, Area Affected : 75%</i>				
				<i>Location : Along Portions Of South Face</i>				
				<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : South End</i>				
	Timber	30%			2036	**	3	\$19,600
	No Component	50%						
	Not Accessible	10%						
Wales and Chocks								
	Timber	15%	Now	\$113,000	2042	**	4	\$13,500
				<i>Missing Part, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Several Sections Along North Side</i>				
	Timber	35%			2036	**	4	\$47,300
	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.

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fender								
Piles								
	Timber	15%	Now	\$179,200	2042	**	4	\$6,200
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : North Side</i>					
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : West End</i>					
	Timber	45%			2036	**	4	\$28,100
	Not Accessible	40%						
Deck Elements								
Railing								
	Steel	80%			2025			
	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.

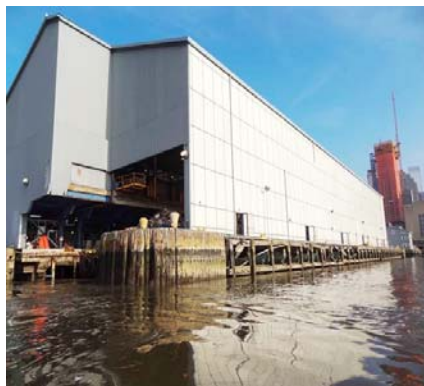
Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : 59TH 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 : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$84,600	
Total	\$84,600	
Importance Code B	\$84,600	
Total	\$84,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$67,200	\$6,900		\$2,200
Total	\$67,200	\$6,900		\$2,200
Importance Code A				\$1,700
Importance Code B	\$67,200	\$6,900		\$500
Total	\$67,200	\$6,900		\$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
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	40%			LIFE	**	5	\$6,000	
		<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	5%			2028	\$18,700	5	\$3,400	
Not Accessible	55%							
Pile Caps								
Concrete	10%			LIFE	**	5	\$100	
Not Accessible	90%							
Piles and Bracing								
Steel	5%			LIFE	**	5	\$6,200	
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Splash Zone</i>						
Timber	5%			LIFE	**	4-5	\$1,800	
Not Accessible	90%							
Fender								
Buffer								
Rubber	45%			2036	**	4-5	\$10,600	
No Component	55%							
Facing								
Timber	35%			2036	**	3	\$10,800	
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Timber	5%	Now	\$18,800	2042	**	3	\$1,500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At East And West Ends</i>						
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	20%	Now	\$28,500	2042	**	4	\$8,500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : South Face</i>						
Timber	50%			2036	**	4	\$31,900	
Not Accessible	30%							
Piles								
Timber	15%	Now	\$84,600	2042	**	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%			2036	**	4	\$13,300	
Not Accessible	40%							

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
59TH ST MARINE TRANSFER STATION SOUTH PIER**

Asset # : 2857

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

Deck Elements

Coping/Curb

Timber

98%

LIFE

**

Timber

2% Now

\$3,500

LIFE

**

Loose Connections, Extent : Moderate, Area Affected : 100%

Location : Isolated Elements On North Side

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 28-Sep-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$6,706,700	\$125,000
Total	\$6,706,700	\$125,000
Importance Code A	\$4,695,200	\$125,000
Importance Code B	\$2,011,500	
Total	\$6,706,700	\$125,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$42,000			\$7,200
Total	\$42,000			\$7,200
Importance Code A				
Importance Code B	\$42,000			\$7,200
Total	\$42,000			\$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
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	45%	Now	\$1,090,100	LIFE	**	5	\$33,900
		<i>Other Observation, Extent : Severe, Area Affected : 70%</i>						
		<i>Location : Offshore 400 Feet Of Pier</i>						
		<i>Explanation : Collapsed/Failed</i>						
	Concrete	25%	4+	\$605,600	LIFE	**	5	\$18,800
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout Inshore 500 Feet Of Pier</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout Inshore 500 Feet Of Pier</i>						
	Not Accessible	30%						
Firewalls								
	Concrete	90%			LIFE	**	5	\$4,100
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 215 Feet From Inshore End Of Pier</i>						
		<i>Spalling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 215 Feet From Inshore End Of Pier</i>						
	Not Accessible	10%						
Pile Caps								
	Timber	45%	Now	\$944,200	LIFE	**	4	\$143,000
		<i>Other Observation, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Offshore 400 Feet Of Pier</i>						
		<i>Explanation : Collapsed/Failed</i>						
	Timber	35%	4+	\$734,400	LIFE	**	4	\$111,200
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Isolated Throughout Inshore 500 Feet Of Pier</i>						
	Not Accessible	20%						
Piles and Bracing								
	Timber	40%	Now	\$1,320,900	LIFE	**	4-5	\$72,500
		<i>Missing Pile, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Isolated Locations At Inshore 500 Feet Of Pier</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Offshore 400 Feet Of Pier</i>						
		<i>Explanation : Collapsed/Failed</i>						
	Timber	15%			LIFE	**	4-5	\$27,200
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Isolated Throughout</i>						
	Not Accessible	45%						
Fender								
Buffer								
	Rubber	95%			2040	**	4-5	\$52,200
	Rubber	5%	Now	\$9,400	2042	**	4-5	\$1,500
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At Inshore End Of Pier, 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.

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	30%	Now	\$660,200	2042	**	3	\$21,600	
		<i>Missing Part, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : North Side Of Pier</i>						
No Component	70%							
Wales and Chocks								
Timber	55%	Now	\$229,100	2042	**	4	\$54,800	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Inshore 280 Feet Of Pier, North Side And Offshore 615 Feet Of Pier, South Side</i>						
		<i>Explanation : Failed</i>						
Timber	15%			2036	**	4	\$22,400	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Inshore End Of Pier, South Side</i>						
No Component	30%							
Piles								
Timber	85%	Now	\$1,122,300	2042	**	4	\$39,100	
		<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier, South Side</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End Of Pier</i>						
		<i>Explanation : Corrosion</i>						
Timber	10%			2036	**	4	\$6,900	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Inshore End Of Pier, South Side</i>						
Not Accessible	5%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : GREENPOINT MARINE TRANSFER STA BARGE DOCKS
Address : N. HENRY ST. AND NEWTON 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 : 04-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 2508 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$54,100	\$2,900	\$11,100	\$400
Total	\$54,100	\$2,900	\$11,100	\$400
Importance Code A	\$20,700			
Importance Code B	\$33,400	\$2,900	\$11,100	\$400
Total	\$54,100	\$2,900	\$11,100	\$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
GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

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	5%			LIFE	**	5	\$2,100		
Timber	29%			LIFE	**	5	\$27,100		
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>									
<i>Location : Walkways Throughout</i>									
Timber	1%	Now	\$20,700	LIFE	**	5	\$900		
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Collapsed Stairs On East Face</i>									
No Component	20%								
Not Accessible	45%								
Pile Caps									
Concrete	10%			LIFE	**	5	\$200		
Timber	20%			LIFE	**	4	\$35,000		
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>									
<i>Location : Isolated Throughout</i>									
Not Accessible	70%								
Piles and Bracing									
Timber	10%			LIFE	**	4-5	\$10,000		
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : Above Mhw Elevation</i>									
<i>Explanation : Checking</i>									
Not Accessible	90%								
Fender									
Buffer									
Rubber	5%			2041	**	4-5	\$2,000		
No Component	95%								
Facing									
Timber	63%			2037	**	3	\$33,200		
Timber	2%	Now	\$16,100	2043	**	3	\$1,100		
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : At North Side Of West Face Of Facility</i>									
No Component	15%								
Not Accessible	20%								
Piles									
Timber	12%			2037	**	4	\$6,000		
<i>Worn, Extent : Light, Area Affected : 20%</i>									
<i>Location : Isolated Above Mlw Elevation</i>									
Timber	3%	Now	\$17,400	2043	**	4	\$1,000		
<i>Broken, Extent : Severe, Area Affected : 100%</i>									
<i>Location : At Offshore Mooring/ Berthing Dolphins</i>									
No Component	75%								
Not Accessible	10%								
Deck Elements									
Railing									
Steel	20%			2026					
No Component	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.

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset # : 1819

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Deck Elements								
	Coping/Curb Timber	100%			LIFE		**	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along West Side Of Facility</i>								
<hr/>								
Protective Structure								
	Donut Fender Steel/Rubber	100%			2027			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Northwest Corner Of Facility</i>								
<hr/>								

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 25-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$15,000	\$5,800	
Total		\$15,000	\$5,800	
Importance Code A				
Importance Code B		\$15,000	\$5,800	
Total		\$15,000	\$5,800	



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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK
Asset # : 2873

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Timber	100%			LIFE	**	5	\$15,600
Pile Caps								
	Timber	100%			LIFE	**	4	\$29,200
Piles and Bracing								
	Steel	15%			LIFE	**	5	\$8,600
			<i>Corrosion, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Within Tidal Zone</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 4 Each That Support Mooring Elements</i>					
			<i>Explanation : Sheet Piles Cells</i>					
	Timber	60%			LIFE	**	4-5	\$10,000
			<i>Worn, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Within Tidal Zone</i>					
	Not Accessible	25%						
Coping/Curb								
	Timber	100%			LIFE	**		
Fender								
Facing								
	Timber	80%			2037	**	3	\$17,400
	Not Accessible	20%						
Wales and Chocks								
	Timber	100%			2037	**	4	\$45,100

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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 75 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers		\$417,500
Total		\$417,500
Importance Code A		\$354,400
Importance Code B		\$63,100
Total		\$417,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers	\$3,200	\$11,500		\$3,200
Total	\$3,200	\$11,500		\$3,200
Importance Code A				
Importance Code B	\$3,200	\$6,000		\$3,200
Importance Code C		\$5,500		
Total	\$3,200	\$11,500		\$3,200



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 BARGE DOCKS

Asset # : 1805

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	50%			LIFE	**	5	\$59,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Deck Planks</i>								
Not Accessible	50%							
Deck Surface								
Asphalt Pavers	5%			2041	**			
Concrete	25%			2041	**	5	\$10,900	
Not Accessible	70%							
Pile Caps								
Concrete	100%			LIFE	**	5	\$4,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Piles and Bracing								
Steel	30%			LIFE	**	5	\$294,900	
<i>Corrosion, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Tidal Zone</i>								
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Tidal Zone</i>								
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Not Accessible	70%							
Fender								
Facing								
Composite	50%			2027			\$63,100	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Along Two Berthing Faces</i>								
No Component	50%							
Wales and Chocks								
Steel	40%			2041	**	3-5	\$22,100	
No Component	50%							
Not Accessible	10%							
Piles								
Timber	10%			2041	**	4	\$4,000	
No Component	80%							
Not Accessible	10%							
Pile Cluster								
Timber	50%			2032	**	4-10		
Not Accessible	50%							
Deck Elements								
Railing								
Steel	50%			2027				
No Component	50%							
Coping/Curb								
Timber	50%			LIFE	**			
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
NORTH SHORE MARINE TRANSFER STA BARGE DOCKS
Asset # : 1805

Print Date : 20-Sep-2018 **DEPARTMENT OF SANITATION - FY 2019**

Asset Name : S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS
 Address : BAY 41ST ST. AND 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 : 08-Oct-2015 Landmark Status : NONE
 Areas Surveyed :
 Block : 6943 Lot : 30 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$593,600	
Total	\$593,600	
Importance Code B	\$593,600	
Total	\$593,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$6,100		\$6,500
Total		\$6,100		\$6,500
Importance Code A				
Importance Code B		\$6,100		\$6,500
Total		\$6,100		\$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
S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS

Asset # : 1820

Piers		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
Deck									
	Concrete	30%			LIFE	**	5	\$9,300	
<i>Cracking, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout Concrete Access Walkways</i>									
	Not Accessible	70%							
Pile Caps									
	Concrete	2%			LIFE	**	5		
<i>Erosion, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Top Of Exposed Pile Caps At Offshore End Of Slip</i>									
	Not Accessible	98%							
Piles and Bracing									
	Not Accessible	100%							
Fender									
Facing									
	Timber	20%	Now	\$215,900	2042	**	3	\$7,100	
<i>Broken, Extent : Severe, Area Affected : 60%</i>									
<i>Location : Throughout Interior Bay And At Offshore</i>									
<i>Missing Part, Extent : Severe, Area Affected : 40%</i>									
<i>Location : Throughout Interior Bay And At Offshore</i>									
	Timber	35%	2-4	\$377,800	2042	**	3	\$12,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Worn, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Splash Zone</i>									
	Timber	45%			2036	**	3	\$15,900	
Wales and Chocks									
	Steel	5%			2036	**	3-5	\$2,000	
<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Splash Zone</i>									
	Not Accessible	95%							
Deck Elements									
Coping/Curb									
	Timber	50%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>									
<i>Location : Isolated Throughout</i>									
	No Component	50%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 9,850 **Project Type** : SANITATION
Date of Survey : 11-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$1,856,900	
Total	\$1,856,900	
Importance Code A	\$1,218,300	
Importance Code B	\$638,600	
Total	\$1,856,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers				
Total				
Importance Code A				
Importance Code B				
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
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	25%	Now	\$147,500	LIFE	**	5	\$4,600	1	
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>									
Concrete	75%	2-4	\$442,500	LIFE	**	5	\$13,800	2	
<i>Cracking, Extent : Severe, Area Affected : 100%</i> <i>Location : Large Cracks Throughout Deck Surface</i> <i>Excess Deflections, Extent : Severe, Area Affected : 50%</i> <i>Location : Offshore Half Of Deck Sloping Towards Water</i> <i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Deck Soffit</i> <i>Spalling, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Deck Soffit</i>									
Pile Caps									
Timber	35%	4+	\$178,900	LIFE	**	4	\$27,100		
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>									
Timber	40%			LIFE	**	4	\$31,000		
Timber	25%	Now	\$127,800	LIFE	**	4	\$19,300		
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>									
Piles and Bracing									
Timber	15%	4+	\$120,600	LIFE	**	4-5	\$6,600		
<i>Loose Connections, Extent : Severe, Area Affected : 50%</i> <i>Location : Partial And/or Non-bearing Piles Throughout</i> <i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>									
Timber	25%	Now	\$201,100	LIFE	**	4-5	\$11,000		
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapsed At West End Of Asset</i>									
Not Accessible	60%								
Fender									
Wales and Chocks									
Timber	100%	Now	\$236,100	2043	**	4	\$28,200		
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>									
Piles									
Timber	50%	Now	\$187,100	2043	**	4	\$6,500		
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Collapse At West End Of Asset And Throughout</i>									
Not Accessible	50%								
Deck Elements									
Coping/Curb									
Timber	100%	Now	\$215,400	LIFE	**				
<i>Broken, Extent : Severe, Area Affected : 100%</i> <i>Location : Broken At Collapse And Missing Along West</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
SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

Print Date : 20-Sep-2018 **DEPARTMENT OF SANITATION - FY 2019**

Asset Name : W. 135TH MARINE TRANSFER STATION BARGE DOCKS
 Address : 135TH ST AND HUDSON RIVER
 Borough : MANHATTAN Agency's Number : N/A
 Program / Asset # : DOS0002.010 / 1841 Yr Built/Renovated :
 Area Sq Ft : 22,248 Project Type : SANITATION
 Date of Survey : 26-Oct-2016 Landmark Status : NONE
 Areas Surveyed :
 Block : 2101 Lot : 120 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Piers	\$92,300	\$65,400
Total	\$92,300	\$65,400
Importance Code A		\$65,400
Importance Code B	\$92,300	
Total	\$92,300	\$65,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Piers		\$7,500	\$7,100	\$1,000
Total		\$7,500	\$7,100	\$1,000
Importance Code A				
Importance Code B		\$7,500	\$7,100	\$1,000
Total		\$7,500	\$7,100	\$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
W. 135TH MARINE TRANSFER STATION BARGE DOCKS
Asset # : 1841

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	20%			LIFE	**	5	\$8,300
	Timber	70%			LIFE	**	5	\$65,400
			<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
	No Component	10%						
Pile Caps								
	Concrete	10%			LIFE	**	5	\$200
	Timber	15%			LIFE	**	4	\$26,200
	Not Accessible	75%						
Piles and Bracing								
	Timber	5%			LIFE	**	4-5	\$5,000
	Not Accessible	95%						
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location :</i>					
			<i>Explanation : Wraps On The Majority Of Accessible Piles</i>					
Fender								
Buffer								
	Rubber	7%		2041		**	4-5	\$3,200
	No Component	90%						
	Not Accessible	3%						
Facing								
	Timber	35%			2037	**	3	\$21,200
	Timber	5%	Now	\$92,300	2043	**	3	\$3,000
			<i>Broken, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Isolated</i>					
	No Component	10%						
	Not Accessible	50%						
Wales and Chocks								
	Timber	10%			2037	**	4	\$12,500
			<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Isolated</i>					
	No Component	90%						
Piles								
	Timber	10%			2037	**	4	\$5,800
	No Component	80%						
	Not Accessible	10%						
Deck Elements								
Coping/Curb								
	Timber	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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 26-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$80,600	
Total	\$80,600	
Importance Code A	\$80,600	
Total	\$80,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$1,300		
Total		\$1,300		
Importance Code A				
Importance Code B		\$1,300		
Importance Code C				
Total		\$1,300		



*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
BULKHEAD
Asset # : 1828

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	5%			LIFE	**	5	
				<i>Cracking, Extent : Light, Area Affected : 25%</i>				
				<i>Location : Throughout Gravity Wall At South End</i>				
	No Component	95%						
Revetment								
	Stone	70%			LIFE	**	5	\$900
	No Component	30%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : North End</i>				
				<i>Explanation : Natural Shoreline</i>				
Sheet Piles								
	Steel	65%			LIFE	**		
	Steel	30%	4+	\$80,600	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Tidal Zone</i>				
				<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Tidal Zone</i>				
	No Component	5%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$700
				<i>Cracking, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Throughout</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Isolated</i>				
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Brick Pavers	100%			2036	**	5	\$2,500
				<i>Other Observation, Extent : Light, Area Affected : 20%</i>				
				<i>Location : Behind Steel Sheet Pile Wall</i>				
				<i>Explanation : Settlement</i>				

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : BULKHEAD BTWN PIERS 98 AND 99
Address : 59TH ST. AND HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH4 / 1830 **Yr Built/Renovated** :
Linear Ft : 190 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$65,700	\$92,800
Total	\$65,700	\$92,800
Importance Code A	\$65,700	
Importance Code B		\$92,800
Total	\$65,700	\$92,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$68,500	\$14,900		
Total	\$68,500	\$14,900		
Importance Code A				
Importance Code B	\$68,500	\$14,900		
Total	\$68,500	\$14,900		



*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
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top Concrete	100%	4+	\$65,700	LIFE	**	5	\$700	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Erosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : In Tidal Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 53 Ft To 63 Ft From North End</i>								
<i>Explanation : Erosion</i>								
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Timber	5%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Backfill								
Fill Not Accessible	100%							
Surface Concrete	100%			2040	**	5	\$2,200	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Traverse Crack Approximately 125 Ft From North End</i>								
Fender								
Piles Timber	90%	Now	\$32,900	2042	**	4	\$4,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Above Mlw</i>								
<i>Missing Pile, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Mlw</i>								
Not Accessible	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Not Accessible Below Water</i>								
Wales and Chocks Timber	100%	Now	\$34,500	2042	**	4	\$10,300	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Deck Elements								

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

DEPARTMENT OF SANITATION - 827
BULKHEAD BTWN PIERS 98 AND 99
Asset # : 1830

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	50%			2025	\$92,800			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Steel Mesh In Timber Frame</i>							
	Timber	50%			2021	\$14,900			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Weathering</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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 05-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,975,900	
Total	\$1,975,900	
Importance Code A	\$1,891,600	
Importance Code B	\$40,400	
Importance Code C	\$43,900	
Total	\$1,975,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$38,600	\$300	\$100	
Total	\$38,600	\$300	\$100	
Importance Code A				
Importance Code B	\$38,600	\$300	\$100	
Importance Code C				
Total	\$38,600	\$300	\$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
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL

Asset # : 1821

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	25%	Now	\$1,204,300	LIFE	**	5	\$600
<i>Cracking, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Tidal Zone</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : In Tidal Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Emergency H-pile Bracing Installed To Temporarily Support Wall</i>								
<i>Explanation : Bracing</i>								
	No Component	60%						
	Not Accessible	15%						
Revetment								
	Stone	10%	4+	\$43,900	LIFE	**	5	\$400
<i>Settlement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Top And Mid Slope</i>								
	No Component	90%						
Sheet Piles								
	Timber	30%	4+	\$687,300	LIFE	**	4	\$3,300
<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Above Mean Low Water Elevation</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fill Loss Through Sheet Piles Evident By Settlement/Sinkholes In Asphalt</i>								
<i>Explanation : Fill Loss</i>								
	No Component	40%						
	Not Accessible	30%						
Wales								
	Not Accessible	100%						
Backfill								
Fill								
	Topsoil	25%	Now	\$32,100	2067	**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inshore Of Gravity Wall And Along Timber Bulkhead</i>								
<i>Explanation : Sinkholes</i>								
	Not Accessible	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.

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Asset # : 1821

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt	50%	Now	\$27,000	2042	**	5	\$1,700	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sinkholes At Inshore Of Gravity Wall And Along Timber Bulkhead</i>								
Asphalt	10%			2036	**	5	\$700	
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
Asphalt	25%	0-2	\$13,500	2042	**	5	\$800	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Timber Bulkhead</i>								
Not Accessible	15%							
Deck Elements								
Railing								
Fencing	70%			2028	\$22,700	3	\$200	
<i>Not Plumb, Extent : Light, Area Affected : 25%</i>								
<i>Location : Within Parking Lot Area</i>								
Fencing	20%	Now	\$6,500	2032	**	3		
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inshore Of Sinkholes At Gravity Wall And East End Of Timber Bulkhead</i>								
No Component	10%							

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 1,000 **Project Type** : SANITATION
Date of Survey : 27-Jul-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$593,100	
Total	\$593,100	
Importance Code B	\$503,700	
Importance Code C	\$89,400	
Total	\$593,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$60,100	\$3,300		\$9,200
Total	\$60,100	\$3,300		\$9,200
Importance Code B	\$60,100	\$3,300		\$9,200
Total	\$60,100	\$3,300		\$9,200



*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, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Steel	30%	4+	\$44,700	LIFE	**		
		<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
	Steel	50%			LIFE	**		
	Steel	15%	Now	\$44,700	LIFE	**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Western Half</i>						
		<i>Explanation : Broken And Displaced</i>						
	No Component	5%						
Sheet Piles								
	Steel	5%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout, Visible Only Where Fenders Missing</i>						
	Not Accessible	95%						
Backfill								
	Fill							
	Topsoil	10%	Now	\$22,000	2068	**		
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : 250 Feet From East And Throughout Along Edge Of Coping</i>						
		<i>Explanation : Sinkhole</i>						
	Not Accessible	90%						
Surface								
	Asphalt	25%			2031	**	5	\$2,900
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Asphalt	25%	Now	\$23,000	2043	**	5	\$1,400
		<i>Broken, Extent : Severe, Area Affected : 25%</i>						
		<i>Location : Failed Behind Sheet Piles Due To Fill Loss Throughout</i>						
	Concrete	30%			2031	**	5	\$3,400
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
	Gravel	10%			2031	**	2-5	\$300
	Topsoil	10%	Now	\$5,500	2028	\$5,500	5	\$200
		<i>Settlement, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Behind Sheet Pile Throughout</i>						
Fender								

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Asset # : 1804

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing								
Timber	35%	4+	\$83,900	2037	**	3	\$13,800	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Timber	35%	Now	\$419,700	2043	**	3	\$13,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout But Primarily On The Western Half</i>								
No Component	5%							
Not Accessible	25%							
Piles								
Timber	5%	4+	\$9,600	2043	**	4	\$1,200	
<i>Marine Borer Infestation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tidal Zone</i>								
No Component	5%							
Not Accessible	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.*

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 27-Jul-2017 Landmark Status : NONE
Areas Surveyed :
Block : 2685 Lot : 1 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,197,300	
Total	\$1,197,300	
Importance Code A	\$667,700	
Importance Code B	\$464,100	
Importance Code C	\$65,400	
Total	\$1,197,300	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$9,100	\$2,200		\$4,700
Total	\$9,100	\$2,200		\$4,700
Importance Code B	\$9,100	\$2,200		\$4,700
Total	\$9,100	\$2,200		\$4,700



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Steel	20%	4+	\$32,700	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	60%			LIFE		**		
Steel	20%	Now	\$32,700	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 100 Feet</i>								
<i>Explanation : Displaced Due To Impact</i>								
Sheet Piles								
Steel	10%	Now	\$333,900	LIFE		**		
<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Feet</i>								
Steel	10%	4+	\$333,900	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tidal Zone</i>								
Not Accessible	80%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Behind Fender System</i>								
Backfill								
Fill								
Topsoil	30%	Now	\$36,200	2068		**		
<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 80 Feet Behind Sheet Piles, 15 Feet Deep</i>								
Not Accessible	70%							
Surface								
Asphalt	10%			2031		**	5	\$600
Concrete	40%			2031		**	5	\$2,500
Concrete	20%			2031		**	5	\$1,300
Topsoil	30%	Now	\$9,100	2028	\$9,100		5	\$400
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 80 Feet</i>								
<i>Explanation : Sinkhole, 8 Feet Deep, Behind Sheeting</i>								
Fender								
Facing								
Timber	20%	Now	\$131,700	2043		**	3	\$4,300
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 50 Feet And Isolated Throughout</i>								
Timber	45%	2-4	\$296,300	2043		**	3	\$9,700
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</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.*

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

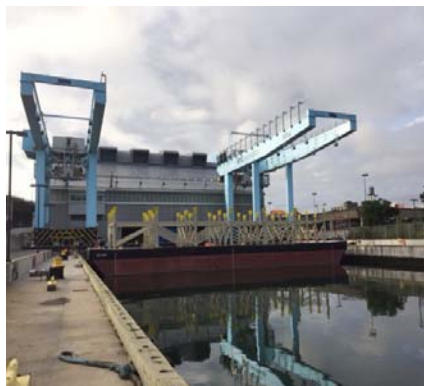
Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 25-Jul-2017 Landmark Status : NONE
Areas Surveyed :
Block : 625 Lot : 2 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$41,400	
Total	\$41,400	
Importance Code A	\$41,400	
Total	\$41,400	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$31,800	\$5,400	\$9,600	\$9,300
Total	\$31,800	\$5,400	\$9,600	\$9,300
Importance Code A	\$6,100			
Importance Code B	\$25,700	\$5,400	\$9,600	\$9,300
Importance Code C				
Total	\$31,800	\$5,400	\$9,600	\$9,300



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
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

Asset # : 14947

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	Timber	100%			LIFE	**	5	\$400
	Sheet Piles							
	Steel	5%	4+	\$41,400	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Exposed Cofferdam At West End Of Asset</i>				
	Steel	25%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Along South Face Of Asset</i>				
				<i>Explanation : Exposed Sheet Piles Above Water</i>				
	Not Accessible	70%						
	Pile Caps							
	Concrete	98%			LIFE	**	5	\$2,000
				<i>Cracking, Extent : Light, Area Affected : 10%</i>				
				<i>Location : From 47 Feet To 119 Feet From East End Of Asset And Along South Face</i>				
				<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Sealed Cracks From 119 Feet To 282 Feet From East End Of Asset</i>				
	Concrete	2%	4+	\$6,100	LIFE	**	5	
				<i>Spalling, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : At East Dolphin Cap</i>				
Backfill								
	Fill							
	Not Accessible	100%						
Fender								
	Buffer							
	Rubber	20%			2041	**	4-5	\$4,100
	No Component	80%						
	Facing							
	Timber	90%			2041	**	3	\$32,100
				<i>Worn, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Within Tidal Zone At East Dolphin</i>				
	No Component	10%						
Piles								
	Steel	40%			2041	**	10	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Along South Face Of Asset</i>				
				<i>Explanation : Exposed Steel H-piles</i>				
	Not Accessible	60%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

Asset # : 14947

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fender								
Wales and Chocks								
	Steel	23%			2041	**	3-5	\$8,800
<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : On Shackles Supporting The Tension Chains At The Fender Panels</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Along South Face Of Asset</i>								
<i>Explanation : Wales Supporting Fender Panels</i>								
	Steel	2%	4+	\$7,500	2043	**	3-5	\$500
<i>Broken, Extent : Light, Area Affected : 2%</i>								
<i>Location : Electrical Bonding Cables At Two Fender Panels Along South Face Of Asset</i>								
	Timber	10%			2041	**	4	\$5,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At East And West Dolphins</i>								
<i>Explanation : Supporting Fender Clusters</i>								
	No Component	65%						
Pile Cluster								
	Timber	2%	4+	\$8,300	2033	**	4	\$400
<i>Broken, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loose Wire Rope Around Top Of Cluster At East Dolphin</i>								
	Timber	8%			2032	**	4-10	\$11,700
	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.*

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 20-Oct-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$197,700	\$235,400
Total	\$197,700	\$235,400
Importance Code A	\$197,700	
Importance Code B		\$235,400
Total	\$197,700	\$235,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$23,500	\$300	\$800	
Total	\$23,500	\$300	\$800	
Importance Code A				
Importance Code B	\$23,500	\$300	\$800	
Total	\$23,500	\$300	\$800	



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

DEPARTMENT OF SANITATION - 827
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13850

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Relieving Platform Top								
Concrete/Stone	40%	4+	\$37,100	LIFE		**		
<i>Erosion, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Bottom Of Stone Facing Panels Full Length Of Wall</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
<i>Spalling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Offshore Face In Splash Zone</i>								
Concrete/Stone	10%	4+	\$92,800	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stone Panels At Dep Outfalls</i>								
Not Accessible	50%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	2-4	\$67,800	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Outboard End</i>								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	30%			2037		**	5	\$1,500
Topsoil	25%			2026	\$6,000		5	\$500
Under Construction	45%							
Deck Elements								
Railing								
Steel	55%	4+	\$23,500	2027	\$235,400			
<i>Missing Coating, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated</i>								
Under Construction	45%							

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

Maintenance \$ are aggregated over a 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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : NORTH SHORE MARINE TRANSFER STA REVETMENT
Address : 31ST AVE AND FLUSHING BAY GRAVITY WALL SO. TO ACCESS RAMP
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS000B.QN1 / 1831 **Yr Built/Renovated** :
Linear Ft : 550 **Project Type** : SANITATION
Date of Survey : 03-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 4377 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$289,100	
Total	\$289,100	
Importance Code C	\$289,100	
Total	\$289,100	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads		\$1,200	\$1,400	
Total		\$1,200	\$1,400	
Importance Code A				
Importance Code B		\$1,200	\$1,400	
Importance Code C				
Total		\$1,200	\$1,400	



*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
NORTH SHORE MARINE TRANSFER STA REVETMENT

Asset # : 1831

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall Concrete	20%			LIFE	**	5	\$400
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Concrete Wall Supporting Dsny Parking Lot</i>								
	No Component	80%						
Revetment								
	Stone	30%			LIFE	**	5	\$1,000
	Stone	70%	4+	\$289,100	LIFE	**	5	\$2,300
<i>Progressing Scour, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Insufficient Stone Along Length Of Shoreline North Of Mts Access Bridge</i>								
Backfill								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	15%			2041	**	5	\$900
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : At New Dsny Parking Lot And Roadway</i>								
	Asphalt	45%			2037	**	5	\$2,800
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Parking Area North Of Roadway</i>								
	Concrete	10%			2041	**	5	\$600
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent To New Asphalt Parking Lot</i>								
	Topsoil	30%			2026		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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 31-Aug-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2196 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$75,500	
Total	\$75,500	
Importance Code C	\$75,500	
Total	\$75,500	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$15,100	\$1,400		\$100
Total	\$15,100	\$1,400		\$100
Importance Code B	\$15,100	\$1,400		\$100
Importance Code C				
Total	\$15,100	\$1,400		\$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
REVTMENT - RIPRAP BULKHEAD
Asset # : 13795

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	30%			LIFE	**	5	\$300	
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Minor Spalling To Top Face Of Buried Concrete Jersey Barriers</i>								
No Component	70%							
Revetment								
Stone	80%			LIFE	**	5	\$4,800	
Stone	10%	2-4	\$75,500	LIFE	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southern 100 Feet</i>								
<i>Explanation : Inadequate Placement/ Protection</i>								
No Component	10%							
Sheet Piles								
Steel	5%			LIFE	**			
<i>Corrosion, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout Exposed Surface Of Sheeting</i>								
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	10%	Now	\$13,200	2068	**			
<i>Erosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Southern 100 Feet Of Asset Above Revetment</i>								
Not Accessible	90%							
Surface								
Asphalt	20%	4+	\$1,900	2043	**	5	\$1,100	
<i>Settlement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Terminus Of 216th Street</i>								
Gravel	45%			2041	**	2-5	\$1,400	
Topsoil	35%			2026	\$19,300	5	\$1,600	
<i>Erosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Northern 350 Feet</i>								

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

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : REVTMENT AND BULKHEAD GOWANUS BAY
Address : 19TH STREET TO 21ST STREET SOUTH OF HOME DEPOT
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN4 / 1824 **Yr Built/Renovated** :
Linear Ft : 750 **Project Type** : SANITATION
Date of Survey : 05-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 65 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$34,500	\$3,400		
Total	\$34,500	\$3,400		
Importance Code B	\$23,200	\$3,400		
Importance Code C	\$11,300			
Total	\$34,500	\$3,400		



*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
REVTMENT AND BULKHEAD GOWANUS BAY

Asset # : 1824

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Revetment								
	Stone	30%			LIFE	**	5	\$1,300
	Stone	10%	4+	\$11,300	LIFE	**	5	\$400
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Top Of Slope</i>								
	No Component	60%						
Sheet Piles								
	Steel	20%			LIFE	**		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Splash Zone, 140 Feet To 510 Feet From North End</i>								
	No Component	40%						
	Not Accessible	40%						
Backfill								
Fill								
	Gravel	10%	Now	\$6,700	2042	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Revetment At Northern 140 Feet Of Asset</i>								
<i>Explanation : Fill Loss</i>								
	Not Accessible	90%						
Surface								
	Concrete	80%			2036	**	5	\$6,800
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout</i>								
	Concrete	20%	4+	\$16,600	2042	**	5	\$900
<i>Cracking, Extent : Light, Area Affected : 30%</i>								
<i>Location : Transverse Cracking At North End Of Asset, At 19th Street</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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : REVTMENT AT DOS GARAGE
Address : NEWTOWN CREEK 47-01 48TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0064.000 / 14019 **Yr Built/Renovated** :
Linear Ft : 418 **Project Type** : SANITATION
Date of Survey : 15-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2600 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$1,000			
Total	\$1,000			
Importance Code B	\$1,000			
Importance Code C				
Total	\$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 AT DOS GARAGE
Asset # : 14019

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Coping/Curb Concrete	100%			LIFE	**	5	\$400
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Isolated</i>					
	Revetment Stone	100%			LIFE	**	5	\$2,500
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : 155 Feet From 58th Road</i>					
			<i>Explanation : State Pollutant Discharge Elimination System Permit Outfall</i>					
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Topsoil	100%			2025	\$23,000	5	\$2,000

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 : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

Asset Name : S.W. BROOKLYN DOS FACILITY 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 : 700 **Project Type** : SANITATION
Date of Survey : 11-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$106,400	\$410,400
Total	\$106,400	\$410,400
Importance Code A	\$106,400	
Importance Code B		\$410,400
Total	\$106,400	\$410,400

EXPENSE

Total
 Importance Code
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
S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Asset # : 1823

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb							
	No Component	40%						
	Under Construction	60%						
	Sheet Piles							
	Steel	25%	4+	\$106,400	LIFE		**	
				<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>				
				<i>Location : Above Mlw Elevation Along East And West Ends Of Asset</i>				
	Not Accessible	75%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Not Accessible	20%						
	Under Construction	80%						
Fender								
	Facing							
	No Component	40%						
	Under Construction	60%						
Deck Elements								
	Railing							
	Steel	60%			2027	\$410,400		
				<i>Recent Replace Evident, Extent : Light, Area Affected : 80%</i>				
				<i>Location : At New Mts Facility</i>				
	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.

Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 04-Feb-2016 Landmark Status : NONE
Areas Surveyed :
Block : 2781 Lot : 301 BIN :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$1,515,900	
Total	\$1,515,900	
Importance Code A	\$1,327,200	
Importance Code B	\$188,700	
Total	\$1,515,900	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$88,900			\$2,600
Total	\$88,900			\$2,600
Importance Code A	\$20,500			
Importance Code B	\$37,300			\$2,600
Importance Code C	\$31,000			
Total	\$88,900			\$2,600



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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Coping/Curb Concrete	10%	Now	\$11,900	LIFE	**	5	\$100
				<i>Broken, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Missing Part, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Concrete	40%	2-4	\$19,100	LIFE	**	5	\$300
				<i>Corrosion of Reinforcement, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
	Concrete	40%			LIFE	**	5	\$300
	No Component	10%						
Piles and Bracing								
	Timber	5%	Now	\$20,500	2042	**	4	\$5,100
				<i>Broken, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Below Concrete Cap</i>				
				<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Below Concrete Cap</i>				
	Not Accessible	95%						
Sheet Piles								
	Steel	20%	Now	\$829,500	LIFE	**		
				<i>Broken, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Splash Zone And Below</i>				
				<i>Corrosion, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	Steel	40%	2-4	\$497,700	LIFE	**		
				<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Splash Zone</i>				
	Not Accessible	40%						
Backfill								
Fill								
	Sand	35%	Now	\$16,500	2057	**	5	\$200
				<i>Loss of Backfill, Extent : Severe, Area Affected : 50%</i>				
				<i>Location : Throughout</i>				
				<i>Settlement, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Entire Length</i>				
	Not Accessible	65%						

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

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

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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Asset # : 1825

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Backfill								
Surface								
	Stone	30%			2040	**	10	
	Stone	5%	Now	\$36,300	2042	**		
<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations Behind Sheeting</i>								
	Topsoil	55%	Now	\$20,600	2027	\$20,600	5	\$900
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Length</i>								
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sinkholes</i>								
	Topsoil	10%			2025	\$3,800	5	\$300
Fender								
Wales and Chocks								
	Steel	50%	Now	\$75,000	2042	**	3-5	\$12,800
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Timber	50%	Now	\$77,400	2042	**	4	\$18,500
<i>Missing Part, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

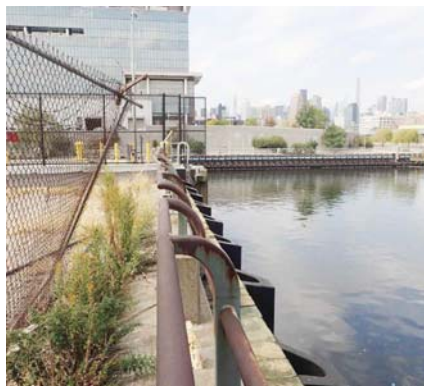
Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 08-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 2525 **Lot** : 1 **BIN** :

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Bulkheads	\$37,800	\$777,500
Total	\$37,800	\$777,500
Importance Code B	\$37,800	\$777,500
Total	\$37,800	\$777,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$12,400	\$4,600		\$400
Total	\$12,400	\$4,600		\$400
Importance Code B	\$12,400	\$4,600		\$400
Total	\$12,400	\$4,600		\$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
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Sheet Piles							
	Steel	2%			LIFE	**		
		<i>Corrosion, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout Top Of Wall</i>						
	Not Accessible	98%						
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt	80%			2036	**	5	\$4,100
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
		<i>Settlement, Extent : Light, Area Affected : 15%</i>						
		<i>Location : Isolated Throughout</i>						
	Not Accessible	20%						
Fender								
	Buffer							
	Rubber	10%			2040	**	4-5	\$1,300
	No Component	90%						
	Facing							
	Timber	43%			2036	**	3	\$7,600
	Timber	7%	2-4	\$37,800	2042	**	3	\$1,200
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Eastern 30 Feet Of Asset</i>						
	No Component	50%						
	Wales and Chocks							
	Timber	50%			2036	**	4	\$18,300
		<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Isolated On Upper Wale</i>						
	No Component	30%						
	Not Accessible	20%						
Deck Elements								
	Railing							
	Steel	95%			2025			\$417,700
		<i>Corrosion, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Throughout</i>						
		<i>Missing Coating, Extent : Moderate, Area Affected : 85%</i>						
		<i>Location : Throughout</i>						
	Steel	5%	Now	\$4,400	2025			\$22,000
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At East And West Ends Of Asset</i>						
		<i>Explanation : Impact Damage</i>						

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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	98%			2028	\$331,100			
<i>Cracking, Extent : Light, Area Affected : 15%</i>									
<i>Location : Isolated Throughout</i>									
	Concrete	2%	4+	\$1,400	2028	\$6,800			
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : At Isolated Railing Connection 430 Feet From East End</i>									

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Print Date : 20-Sep-2018

DEPARTMENT OF SANITATION - FY 2019

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 : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 306 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Bulkheads	\$18,300	\$3,800		
Total	\$18,300	\$3,800		
Importance Code B	\$200	\$3,800		
Importance Code C	\$18,100			
Total	\$18,300	\$3,800		



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DEPARTMENT OF SANITATION - 827
STONE REVETMENT AT NEW FULTON FISH MARKET

Asset # : 1826

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural	Coping/Curb							
	Concrete	7%	Now	\$18,100	LIFE	**	5	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Vehicle Impact Damage At Isolated Locations</i>						
	Concrete	93%			LIFE	**	5	\$600
Revetment	Stone	100%			LIFE	**	5	\$4,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : New Construction</i>						
Backfill	Fill							
	Not Accessible	100%						
Surface	Asphalt	90%			2036	**	5	\$7,600
	Topsoil	10%			2025	\$4,100	5	\$300

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DEPARTMENT OF SANITATION - 827

Project : SANITATION

CAPITAL	FY 2020 - 2023		FY 2024 - 2029	
Miscellaneous Buildings	415,900		84,600	
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Miscellaneous Buildings	20,100	9,200	8,200	8,700

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	116,200	4,000
1850	FRESH KILLS I OFFICE 2	168	0	8,100
1851	FRESH KILLS I GUARD HOUSE	128	0	6,200
1852	FRESH KILLS I OFFICE 3	600	23,300	5,700
1853	FRESH KILLS II PUMP HOUSE	980	56,500	2,000
1854	FRESH KILLS II GENERATOR HOUSE	400	15,500	3,800
1855	FRESH KILLS II SCALE HOUSE	780	30,300	7,400
1856	FRESH KILLS II WALKWAY	3,690	212,700	7,400
2780	FRESH KILLS I OFFICE 1	800	46,100	1,600

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