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



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

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

Asset #: 4133

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Masonry: Brick	50% Now \$457,700 Cracking/Crumbling, Extent: Light, And Location: Throughout	LIFE ** rea Affected : 20%	5	\$74,300	
Metal Coiling Doors	50% Now \$860,800 Broken/Missing Elements, Extent: Mod Location: Throughout	2031 ** derate, Area Affected : 30%	5	\$116,100	
Windows					
Aluminum	95% Now \$69,400 Ctrwt/Balnc Not Funct, Extent : Moder Location : Throughout	2042 ** rate, Area Affected : 30%	5	\$2,700	
Glass Block	5% Now \$4,300 Broken/Missing Elements, Extent: Mod Location: Throughout	LIFE ** derate, Area Affected : 30%	5	\$200	
Parapets					
Masonry: Brick	100% 0-2 \$101,200 Cracking/Crumbling, Extent: Moderat Location: Throughout Efflorescence, Extent: Light, Area Affe Location: Mechanical Penthouse		5	\$17,200	
Roof					
Built-Up (BUR)	85% Now \$404,600 Miss/Damaged Flashings, Extent: Mod Location: Throughout Water Penetration, Extent: Light, Area Location: Mechanics Area Worn/Eroded, Extent: Moderate, Area Location: Throughout	a Affected : 10%			
Skylight, Metal/Glass	15% Now \$777,300 Broken/Missing Elements, Extent: Mod Location: Throughout	2036 ** derate, Area Affected : 40%			
nterior					
Floors	750/ N	1100 **	-	#277 000	
Cast in Place Concrete	75% Now \$545,800 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE	5	\$375,000	
Ceramic Tile	20% 0-2 \$90,400 Cracking/Crumbling, Extent : Moderat Location : Throughout	2035 ** te, Area Affected : 20%	5	\$22,900	
Vinyl Tile	5% Now \$99,200 Punct/Tear/Impact Damage, Extent: S Location: Throughout	2036 ** evere, Area Affected : 100%	3	\$4,300	

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

Asset #: 4133

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete		Now	\$271,600	LIFE	**			
	_	Crumbling, 1 : Through	Extent : Light, Are out	ea Affect	ed : 5%			
Concrete Masonry Unit	50%	0-2	\$211,900	LIFE	* *	5	\$18,700	
·		Crumbling, 1 : Through	Extent : Moderate out	, Area A	ffected : 20%			
Glass: Single Pane	5%	0-2	\$28,700	LIFE	* *	5	\$3,500	
, and the second	_	Cracks, Ex. : Through	tent : Moderate, Ar out	ea Affec	ted : 20%			
Gypsum Board	5%	0-2	\$2,000	LIFE	* *	5	\$2,800	
		Crumbling, 1 : Through	Extent : Moderate out	, Area A	ffected : 20%			
SGFT/Glazed Masonry	25%	2-4	\$92,400	LIFE	* *			
		Crumbling, 1: Through	Extent : Moderate out	, Area A	ffected : 20%			
Ceilings								
AcousTileSusp.Lay-In		Now	\$235,900	2031	* *	5	\$28,600	
		issing Elem i : Through	ents, Extent : Seve out	re, Area	Affected : 100%			
Exposed Concrete	35%	Now	\$788,100	LIFE	* *	5	\$12,500	
		_	xtent : Moderate, A out Basement And					
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 20%			
	Location	: Through	out Basement And	Undersid	de Of Ramp			
	Exposed R	Reinforceme	ent, Extent : Moder	ate, Area	a Affected : 20%			
	Location	: Through	out Basement And	Undersid	de Of Ramp			
Exposed Struc: Steel			\$491,300 Extent : Light, Area out	LIFE Affected	* *			

lectrical	Current Repair	Future Repl	acement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	Set Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$500	
	Other Observation, Extent : Moderate	te, Area Affected : .	100%			
	Location: Electrical Room					
	Explanation : One 3000 Ampere, C Switch	One 800 Ampere An	d One 600 A	Ampere N	Aain Disconnect	
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	* *	5	\$500	
Raceway						
Conduit	100%	2036	* *	1		

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

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

Asset #: 4133

Electrical	Current Repa	air Future l	Replacement	М	aintenance		
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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	1000/		ala -4-	_	*4 - **		
Generic	100%	LIFE	**	5	\$1,700		
	Other Observation, Exten		ea : 100%				
	Location: Mechanical I						
T 1 1 2	Explanation : Connected	a with Main Water Pipe					
Lighting Lighting							
Interior Lighting Fluorescent	50%	2031	* *	10	\$53,200		
Fluorescent	Other Observation, Exten Location: Throughout			10	\$33,200		
	Explanation : Using T-8	3 Lamps					
HID	50%	2031	* *	10	\$1,900		
Egress Lighting	2070	2001			\$1,500		
Exit, Service	50%	2031	* *	1			
,	Not Functioning, Extent:		: 100%	•			
	Location: Throughout						
Exit, Battery	50%	2031	* *	10	\$3,900		
Exterior Lighting					4-70		
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 Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	25%	2030	**	5	\$9,000	
Natural Gas	75%	2030	**	1		

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

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

Asset #: 4133

Mechanical	Current	Repair	Futur	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment								
Furnace	20% Now	\$52,200	2036	**	1	\$10,300	1	
	Unit Inoperable, Ext	ent : Severe, Area A	Affected :	20%				
	Location : Garage Other Observation, I	Zutant Carana Ana	a Afford	4.200/				
	Location : Through		а Ајјесте	ea : 20%				
	Explanation : Appr	_	Cas Fire	l Madina Units				
E		oximalely 15 Ola C		* *	1	\$17.200		
Furnace	30% Other Observation, I	Extent : Light Ange	2031		1	\$17,200		
	Location : Through	_	Ајјестеи	. 30%				
	Explanation : Appr	_	Fired Mo	dina Units				
E.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		oximalely 25 Gus 1			1	\$17.200		
Furnace	30% Other Observation, I	Extent · Liabt Area	2021	\$78,300	1	\$17,200		
	Location : 2nd Floo	_	Ајјестеи	. 30%				
	Explanation: 4 Old							
Hot Water Boiler	20%	i Gus I ire Oniis	2039	* *	1	¢11.500		
Hot water Botter	20% Other Observation, I	Extent : Light Area			1	\$11,500		
	Location : Boiler R		Ајјестеи	. 20/0				
	Explanation: 2 Un							
Distribution	Explanation . 2 On	113						
Hot Wtr Piping/Pump	20%		2034	* *	4	\$1,100		
No Component	80%		203.		•	Ψ1,100		
Terminal Devices								
Air Handler	15%		2021	\$233,900	1	\$10,800		
Convector/Radiator	5%		2031	* *	1	\$1,900		
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%		2034	* *	1			
Conversion Equipment								
Interior Pkg Unit -	10%		2020	\$414,600	2	\$700		
Cooling	D 22 D 61		00 1	100/				
	R-22 Refrigerant, Ex	_						
	Location: 1 Very C	na Unii At 2na Flo						
Window/Wall Unit	10%		2021	\$23,100	1			
No Component	80%							
Heat Rejection	100/		2021	0.4.5 00	•	40.100		
Air Cooled Condenser	10%		2021	\$4,500	2	\$8,100		
Unit No Component	000/							
No Component	90%							
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$64,700		
Exhaust Fans	10070		LIII	•	4-3	φυ 4 ,/υυ		
Interior	15%		2021	\$59,200	2	\$500		
Roof	85%		2026	\$156,500	2	\$3,000		
Dlumbing	0270		2020	Ψ150,500		Ψ3,000		

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.

Asset #: 4133

Mechanical	Current Repair Future Replacement		e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	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		Now	\$40,600	LIFE	* *	1		
			Extent : Moderate, .					
	Location	: Water Bo	ackup At Wash Bay	And Ga	rage Floor During	Rain		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2026	\$31,900	4	\$4,600	
Fixtures								
Generic	100%							
	_		, Extent : Severe, A	rea Affe	cted : 5%			
	Location	: Toilets A	nd Showers					
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$58,500	
Sprinkler								
Generic	100%			2036	* *	1-2	\$32,500	
Fire Pump								
Generic		Now	\$7,100	2029	\$71,400	1	\$19,500	
			evere, Area Affecte	d: 10%				
	Location	: Water Si	ipply Room					
Chemical System								
Generic	100%			2021	\$26,700	1-3	\$3,700	
			Extent : Light, Area		! : 100%			
	Location	: Top Of C	Gas Refill Stations,	Garage				
	Explanat	ion : 2 Sets	S					

Maintenance \$ are aggregated over a 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 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



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

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

Asset #: 14759

Current F	Lepan	i utui	e Replacement	IVI	aintenance	
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
000/ 37	***			_	44 < 500	
			• •	5	\$16,500	1
· ·		re, Area	Ајјестеа : 10%			
		Area A	facted · 20%			
0		, 111eu 11j	jecieu . 2070			
		Affected	: 30%			
		55				
Horizontal Cracks, E.	xtent : Moderate, A	Area Affe	cted : 25%			
Location: South, Ed	ast And West Faca	des				
		te, Area A	Affected : 40%			
		Area Afi	ected : 25%			
Repointing Failure, E	xtent : Moderate, .	Area Affe	ected : 50%			
Location: West And	l South Facades					
		Affected :	20%			
8%		LIFE	* *	5	\$1,200	
12% 4+	\$14,300	2032	* *	5	\$3,900	
-		ate, Area	Affected : 15%			
		Area Affe	cted : 20%			
Ctrwt/Balnc Not Fund	ct, Extent : Modero			5		
0		Area Aff	ected : 30%			
O						
Unit Inoperable, Exte	nt : Severe, Area A	Affected :	20%			
		Affected	. 100%			
	_	тујестви	. 100/0			
		7				
			* *	10	\$100	
		2000		10	Ψ100	
	80% Now Broken/Missing Elema Location: West Fact Cracking/Crumbling, Location: South Fact Diagonal Cracks, Ext Location: East And Horizontal Cracks, Ext Location: South, Ed Jnt Mortar Miss/Erod Location: Throught Misaligned/Bulging, I Location: Window I Repointing Failure, E Location: West And Vertical Cracks, Exter Location: East And 8% 12% 4+ Bent/Warped Element Location: South Do Corrosion/Rusting, Ex Location: South Do Corrosion/Rusting, Ex Location: Throught Caulking Deteriorated Location: Exterior Unit Inoperable, Exter Location: Office We Other Observation, E. Location: Throught	Rown Now \$304,500 Broken/Missing Elements, Extent: Sever Location: West Facade Cracking/Crumbling, Extent: Moderate Location: South Facade Diagonal Cracks, Extent: Severe, Area Location: East And South Facades Horizontal Cracks, Extent: Moderate, A Location: South, East And West Facad Jnt Mortar Miss/Erod, Extent: Moderate, Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Window Lintels And Above Repointing Failure, Extent: Moderate, Location: West And South Facades Vertical Cracks, Extent: Severe, Area A Location: East And South Facades 8% 12% 4+ \$14,300 Bent/Warped Elements, Extent: Moderate, A Location: South Doors Corrosion/Rusting, Extent: Moderate, A Location: South Doors 25% Now \$2,800 Ctrwt/Balnc Not Funct, Extent: Moderate, A Location: Throughout Caulking Deteriorated, Extent: Severe, Location: Exterior Of Windows Unit Inoperable, Extent: Severe, Area A Location: Office Windows Other Observation, Extent: Light, Area Location: Throughout Explanation: Protective Metal Grilles 10%	80% Now \$304,500 LIFE Broken/Missing Elements, Extent: Severe, Area Location: West Facade Cracking/Crumbling, Extent: Moderate, Area Aflected Location: East And South Facades Horizontal Cracks, Extent: Moderate, Area Affected Location: South, East And West Facades Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected Location: Throughout Misaligned/Bulging, Extent: Moderate, Area Affected: Location: Window Lintels And Above Metal Docation: Window Lintels And Above Metal Docation: West And South Facades Vertical Cracks, Extent: Severe, Area Affected: Location: East And South Facades Vertical Cracks, Extent: Severe, Area Affected: Location: East And South Facades South Facades Elfe 12% 4+ \$14,300 2032 Bent/Warped Elements, Extent: Moderate, Area Affected: Location: South Doors Corrosion/Rusting, Extent: Moderate, Area Affected: Location: South Doors 25% Now \$2,800 2052 Ctrwt/Balnc Not Funct, Extent: Moderate, Area Location: Throughout Caulking Deteriorated, Extent: Severe, Area Affected: Location: Exterior Of Windows Unit Inoperable, Extent: Severe, Area Affected: Location: Office Windows Other Observation, Extent: Light, Area Affected Location: Throughout Explanation: Protective Metal Grilles 10% 2030	80% Now \$304,500 LIFE ** Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: West Facade Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: South Facade Diagonal Cracks, Extent: Severe, Area Affected: 30% Location: East And South Facades Horizontal Cracks, Extent: Moderate, Area Affected: 25% Location: South, East And West Facades Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 40% Location: Throughout Misaligned/Bulging, Extent: Moderate, Area Affected: 25% Location: Window Lintels And Above Metal Doors Repointing Failure, Extent: Moderate, Area Affected: 50% Location: West And South Facades Vertical Cracks, Extent: Severe, Area Affected: 20% Location: East And South Facades 8%	80% Now \$304,500 LIFE ** 5 Broken/Missing Elements, Extent: Severe, Area Affected: 10% Location: West Facade Cracking/Crumbling, Extent: Moderate, Area Affected: 20% Location: South Facade Diagonal Cracks, Extent: Severe, Area Affected: 30% Location: East And South Facades Horizontal Cracks, Extent: Moderate, Area Affected: 25% Location: South, East And West Facades Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 40% Location: Throughout Misaligned/Bulging, Extent: Moderate, Area Affected: 25% Location: Window Lintels And Above Metal Doors Repointing Failure, Extent: Moderate, Area Affected: 50% Location: West And South Facades Vertical Cracks, Extent: Severe, Area Affected: 20% Location: East And South Facades 8% LIFE ** 5 12% 4+ \$14,300 2032 ** 5 Bent/Warped Elements, Extent: Moderate, Area Affected: 15% Location: South Doors Corrosion/Rusting, Extent: Moderate, Area Affected: 20% Location: South Doors 25% Now \$2,800 2052 ** 5 Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 30% Location: Throughout Caulking Deteriorated, Extent: Severe, Area Affected: 20% Location: Exterior Of Windows Unit Inoperable, Extent: Severe, Area Affected: 20% Location: Office Windows Other Observation, Extent: Light, Area Affected: 100% Location: Throughout Explanation: Protective Metal Grilles 10% 2030 ** 10	80% Now \$304,500 LIFE ** 5 \$16,500 Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : West Facade Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : South Facade Diagonal Cracks, Extent : Moderate, Area Affected : 25% Location : East And South Facades Horizontal Cracks, Extent : Moderate, Area Affected : 25% Location : South, East And West Facades Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% Location : Throughout Misaligned/Bulging, Extent : Moderate, Area Affected : 25% Location : Window Lintels And Above Metal Doors Repointing Failure, Extent : Moderate, Area Affected : 50% Location : West And South Facades Vertical Cracks, Extent : Severe, Area Affected : 20% Location : East And South Facades 8% LIFE ** 5 \$1,200 12% 4+ \$14,300 2032 ** 5 \$3,900 Bent/Warped Elements, Extent : Moderate, Area Affected : 15% Location : South Doors Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : South Doors 25% Now \$2,800 2052 ** 5 Ctrw/Balnc Not Funct, Extent : Moderate, Area Affected : 30% Location : Throughout Caulking Deteriorated, Extent : Severe, Area Affected : 30% Location : Cottino Windows Unit Inoperable, Extent : Severe, Area Affected : 20% Location : Office Windows Unit Inoperable, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Protective Metal Grilles 10% 2030 ** 10 \$100

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

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

Asset #: 14759

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets					
Cast Stone/Terra Cotta	5% Now \$10,800	LIFE **	5	\$600	1
	Cracking/Crumbling, Extent: Severe, A. Location: Coping Stone Throughout	rea Affectea : 35%			
	Worn/Eroded, Extent: Severe, Area Affe	ected : 30%			
	Location: Coping Stone Throughout				
Masonry: Brick	85% Now \$83,600	LIFE **	5	\$1,400	1
j	Diagonal Cracks, Extent: Severe, Area			. ,	
	Location: South, East And West Facad	les			
	Jnt Mortar Miss/Erod, Extent: Moderat	e, Area Affected : 30%			
	Location: Throughout	ACC1-1-250/			
	Misaligned/Bulging, Extent : Severe, Ard Location : All Facades	ea Affeciea : 55%			
	Water Penetration, Extent : Severe, Area	a Affected : 20%			
	Location: North Wall - Rear Of Garag				
Masonry: Sandstone	5% Now \$7,500	LIFE **	5	\$100	
	Worn/Eroded, Extent : Severe, Area Affe	ected : 25%			
	Location: Coping Throughout				
	Other Observation, Extent: Light, Area Location: Various Locations Through				
	Explanation: This Component Is Actu				
Pre-Cast Concrete	5% Now \$3,100	LIFE **	5	\$500	
The Gust Concrete	Worn/Eroded, Extent : Severe, Area Affe		5	Ψ300	
	Location: Various Coping Stones Thro	oughout			
Roof					
Modified Bitumen	90% Now \$512,300	2037 **			1
	Blisters, Extent: Severe, Area Affected: Location: Various Locations Through				
	Gut/DS Non Func/Miss, Extent: Modera				
	Location : All Perimeter Locations	we, in early cerear tee, v			
	Patching Evident, Extent: Moderate, Ar Location: Throughout	rea Affected : 30%			
	Water Penetration, Extent : Severe, Area Location : Rear Wall Of Garage And A				
Skylight, Metal/Glass	10% Now \$62,000	2037 **			
<i>y</i> 6 9	Broken/Missing Elements, Extent: Seven Location: Over Garage				

Interior

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

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

Asset #: 14759

Architecture	chitecture Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors						_		
Cast in Place Concrete	Location Worn/Ero	d/Bulging, : Various	\$56,100 Extent : Moderate, Locations Through : Moderate, Area	out Gard	age Area	5	\$38,500	
Vinyl Tile	10%			2032	* *	3	\$1,100	
Vinyl Tile	10%			2022	\$19,100	3	\$800	
, myr rhe	Worn/Ero	ded, Extent	: Moderate, Area . out Offices			3	Ψ000	
Interior Walls								
Cast Stone/Terra Cotta	Broken/M		\$39,400 nents, Extent : Seve all Of Garage At Op		* * Affected : 10%			
Concrete Masonry Unit	20%			LIFE	* *	5	\$2,300	
Gypsum Board	40%	4+	\$2,400	LIFE	* *	5	\$6,900	
		Crumbling, 1 : Offices	Extent : Moderate	, Area Ą	ffected : 20%			
Ceilings								
AcousTileSusp.Lay-In	Broken/M Location Staining/L	20% 4+ \$3,600 2032 ** 5 \$2,200 Broken/Missing Elements, Extent: Moderate, Area Affected: 15% Location: Offices Staining/Discoloring, Extent: Moderate, Area Affected: 25%						
	Location	: Through	out Offices					
Exposed Struc: Wood	Dry Rot/D Location Other Obs Location	: Garage I servation, E : Barrel V	\$224,700 nt: Moderate, Area Perimeter And At F Extent: Severe, Are fault Over Garage ng Panels Missing	Roof Pen	etrations			

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

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

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

Asset #: 14759

Electrical	Current Repair	Current Repair Future Replacement		M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	T-5 Lamps And Fixtures, Extent : M Location : Mechanic Shop	Ioderate, Area I	Affected : 100%			
Fluorescent	30%	2027	\$9,900	10	\$4,000	
	T-8 Lamps And Fixtures, Extent : M Location : Office And Locker Roo		Affected : 100%			
HID	65%	2032	* *	10	\$300	
Egress Lighting						
Exit, Service	100%	2027	\$4,100	1		
Exterior Lighting						
HID	100%	2027	\$56,700	10		

	Current Repair Fu		Future Replacement		Maintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		2047	* *	5	\$4,600	
20%		2032	* *	1	\$1,500	
80%		2040	* *	1	\$11,700	
80%		2032	* *	1	\$3,800	
20%						
100%		2043	* *	1		
10%		2025	\$2,900	1		
90%						
100%		LIFE	* *	2-5	\$8,200	
100%		2032	* *	2	\$500	
	100% 20% 80% 80% 20% 100%	% of Fail Date Estimated Cost	% of Total Fail Date (Years) Estimated Cost FY Year FY 100% 2047 20% 2032 2040 80% 2032 2040 100% 2032 2040 100% 2043 2025 100% LIFE	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 100% 2047 ** 20% 2032 ** 80% 2040 ** 80% 2032 ** 100% 2043 ** 10% 2025 \$2,900 100% LIFE **	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost FY Cycle (Yrs) 100% 2047 ** 5 20% 2032 ** 1 80% 2040 ** 1 80% 2032 ** 1 100% 2043 ** 1 10% 2025 \$2,900 1 90% LIFE ** 2-5	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

Plumbing

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

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

Asset #: 14759

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

Maintenance \$ are aggregated over a 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



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

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

Asset #: 14758

rchitecture	Current Rep	air	Futur	e Replacement	M	laintenance		
stem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
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		
	Diagonal Cracks, Extens							
	Location : South Facat Horizontal Cracks, Exte				ons			
	Location: Throughout		тей Аује	nea . 2570				
	=		ea Affect	ted · 25%				
	Patching Evident, Extent: Moderate, Area Affected: 25% Location: Street Facade							
	Repointing Failure, Extent: Moderate, Area Affected: 25% Location: Various Locations Throughout							
	Vertical Cracks, Extent: Moderate, Area Affected: 25% Location: North And South Facades							
	Worn/Eroded, Extent: N		Affected	. 15%				
	Location : At Door Op		ijjeerea .	1570				
Metal Coiling Doors	10% Now	\$159,400	2047	* *	5	\$4,300		
coming Doors	Corrosion/Rusting, Exte Location : All Doors			d : 20%	C	\$ 1,000		
	Deformed/Dented, Exter Location : All Doors	nt : Moderate, A	rea Affec	ted : 50%				
	Misaligned/Bulging, Ext Location : All Doors	ent : Moderate,	Area Aff	ected : 20%				
Pre-Cast Concrete	5%		LIFE	* *	5	\$4,500		
Windows								
Aluminum	65% 4+ Air Infiltration, Extent: Location: Throughout		2035 Affected	* *	5	\$900		
	Misaligned/Bulging, Ext Location: Office Area	ent : Moderate,	Area Aff	ected : 25%				
	Caulking Deteriorated, Location: Exterior Pe	Extent : Modera		Affected : 25%				
Steel	35% 4+	\$5,400	2026	\$54,400	5	\$6,400		
	Thermally Inefficient, Ex Location: Throughout	ctent : Moderate						
Parapets								
Masonry: Brick	50%		LIFE	* *	5	\$2,200		
Metal Panel	50%		2047	* *	5	\$8,300		

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

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

Asset #: 14758

Architecture	Current Repair Future Rep		placement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof							
Modified Bitumen	100% Now Alligatoring, Extent: Location: Through Blisters, Extent: Mod Location: Perimete Gut/DS Non Func/Mi Location: Through Ponding, Extent: Sev Location: 2nd Floo Recent Replace Evide Location: Through Ridging, Extent: Mod	out lerate, Area Affecter r Curbs, Scuppers ss, Extent: Moder out vere, Area Affected or Roof ent, Extent: Light, out - 5 To 10 Years	ffected : 15% ed : 25% And At Clerstor ate, Area Affecte : 20% Area Affected : 1 s Ago	d : 20%	S		1
	Location : Lower Ro Seams Open/Split, Ex Location : Various I	oof tent : Moderate, A	rea Affected : 15	5 %			
nterior							
Floors Cast in Place Concrete	70% Now Cracking/Crumbling, Location: Throught Water Penetration, E. Location: East Side Worn/Eroded, Extent Location: Through	out Garage xtent : Severe, Are e Of Garage Due T : Moderate, Area	a Affected : 15% To Floor Drain		5	\$32,000	
Vinyl Tile	30% 2-4 Worn/Eroded, Extent Location : Through		2037 Affected : 100%	**	3	\$2,400	
Interior Walls	100/		•••	ala ala	_		
Ceramic Tile Concrete Masonry Unit	10% 80% 2-4 Diagonal Cracks, Ext Location: Womens		2030 LIFE rea Affected : 15	**	5 5	\$3,300 \$10,400	
Gypsum Board	10%		LIFE	* *	5	\$2,000	
Ceilings AcousTileSusp.Lay-In	20% 4+ Staining/Discoloring, Location : Office An			**	5	\$2,100	
Exposed Concrete Gypsum Board Plaster	5% 5% 70% Now Paint Peeling, Extent Location: Through	out Garage		* * * * * *	5 5 5	\$200 \$1,300 \$9,100	
	Water Penetration, E. Location: Within G			0%			

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

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

Asset #: 14758

Electrical	Current Repa	Current Repair Future Replacement		ent Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$1,500	5	\$100	
	Other Observation, Exten		ed : 100%			
	Location: Electrical Ro					
	Explanation : Three 200	Ampere Main Disconne	ct Switches			
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	
	T-8 Lamps And Fixtures,		Affected: 100%			
	Location : Offices, Lock					
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	
	Not in Service, Extent : Se		0%			
	Location: Throughout	The Building				

Mechanical	Current R	epair Fut	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yea FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Fuel Oil No 2	100%	204	7 **	5	\$4,300	
Conversion Equipment Steam Boiler	100%	204) **	1	\$13,800	

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

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

Asset #: 14758

	Current Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
20%		2040	* *	1	\$900	
80%		2032	* *	1	\$3,600	
100%		2049	* *	1		
10%		2025	\$2,800	1		
90%						
100%		LIFE	* *	2-5	\$7,800	
					·	
100%		2027	\$22,200	2	\$400	
100%		2047	* *	1		
50%		2025	\$5,900	4	\$100	
50%		2025	\$4,100	2	\$100	
			·			
100%		LIFE	* *	1		
100%		LIFE	* *	1		
100%		2032	* *	4	\$400	
100%						
100%		2047	* *	1-5	\$7,300	
	100% 100% 100% 100% 100% 100% 100% 100%	% of Total (Years) 20% 80% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	Mof Total (Years) Estimated Cost (Years) Year FY	Year Estimated Cost Year Estimated Cost Year FY	% of Total Fail Date (Years) Estimated Cost (Yrs) Year FY Estimated Cost (Yrs) Cycle (Yrs) 20% 80% 2040 2032 ** 1 1 100% 2049 ** 1 1 10% 90% 2025 \$2,800 1 100% LIFE ** 2-5 2 100% 2027 \$22,200 2 100% 2027 \$5,900 4 50% 2025 \$5,900 4 50% 2025 \$4,100 2 100% LIFE ** 1 100% LIFE ** 4 100% 2032 ** 4	No of Total Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 2008

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick Cavity	70% Now Cracking/Crumbling, Location: Through	out			5	\$29,600	
	Diagonal Cracks, Ext		ea Affect	ted : 15%			
	Location: Columns Expansion Int Failure Location: Throughe	e, Extent : Modera	te, Area 1	Affected : 10%			
Metal Coiling Doors	27% 2-4 Corrosion/Rusting, E. Location: West Face	\$132,100 extent : Light, Area	2039 Affected	**	5	\$17,800	
	Deteriorated Finish, I Location : West Fac		Area Aff	fected : 25%			
Pre-Cast Concrete	3% Staining/Discoloring, Location: Throughe		LIFE , Area Aj	* * ffected : 40%	5	\$4,100	
Windows							
Aluminum	92% Now Air Infiltration, Exten Location : Through		2042 Affected	* * 1 : 25%	5	\$5,700	
	Broken/Missing Elem Location: Through		erate, Ar	ea Affected : 30%			
	Corrosion/Rusting, E. Location: East Fac		Area Affe	cted : 15%			
	Glazing Broken/Crack Location : East Face	ked, Extent : Mode	rate, Are	ea Affected : 10%			
Glass Block	5%		LIFE	* *	5	\$400	
Metal Louvers	3%		2035	* *	10	\$2,300	
	Corrosion/Rusting, E. Location: Through		Affected	: 40%		•	

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

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

Asset #: 2008

Architecture	Current Repair	Futur	e Replacement	M	aintenance	
vstem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Parapets						
Concrete Masonry Unit	60% Now \$1 Cracking/Crumbling, Extent: Location: Interior Face Of Jnt Mortar Miss/Erod, Extent Location: Interior Face Of Misaligned/Bulging, Extent: Location: Steel Supports At Vertical Cracks, Extent: Mod Location: Interior Face Of	All Built-Up Parap : Moderate, Area A High Walls And Th Severe, Area Affect Openings Of Built- lerate, Area Affecte	ets Affected : 60% roughout ed : 25% -up Parapets d : 25%	5	\$9,600	1
Masonry: Brick		850,400 LIFE Moderate, Area A <u>f</u>	* * fected : 30%	5	\$2,800	
Metal Rail	15% 2-4 Standard Corrosion/Rusting, Extent: Machine Control of the Location: Throughout Deteriorated Finish, Extent: Location: Throughout			5	\$15,200	
Pre-Cast Concrete	5% Now Cracking/Crumbling, Extent: Location: Coping Jnt Mortar Miss/Erod, Extent Location: Coping			5	\$4,500	
Roof Modified Bitumen	95% Now \$1,3 Blisters, Extent : Moderate, A Location : Throughout	344,100 2036 rea Affected : 35%	* *			1
	Debris Present, Extent: Mode Location: Throughout Drains Inad/Misposn, Extent Location: Throughout Miss/Damaged Flashings, Ex Location: Interior Side Of I Seams Open/Split, Extent: M.	: Moderate, Area A tent : Moderate, Ar Perimeter Wall And	ffected : 30% ea Affected : 30% At Roof Penetrati	ons		
	Location : Throughout Water Penetration, Extent : S Location : 6a Garage, 6 Loc		d : 25%			
Skylight, Metal/Glass	5% Now State of State	erhang tent : Moderate, Ard				

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

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

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

Asset #: 2008

Architecture		Current I	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors						_	****	
Cast in Place Concrete		Now	\$88,200	LIFE	* *	5	\$181,800	
	_	_	Extent : Moderate	, Area Ą	ffected : 20%			
		: Through		2507				
	_		vere, Area Affected	: 25%				
		: Both Ga	rages					
Ceramic Tile	5%			2035	* *	5	\$6,400	
Quarry Tile	15%			2039	* *	5	\$28,800	
Vinyl Tile		Now	\$166,400	2036	* *	3	\$7,200	
	_	Crumbling, ı : Offices	Extent : Moderate	, Area Ą	ffected : 40%			
			amage, Extent : M	oderate,	Area Affected : 40	%		
		: Offices	0 -		55			
	Worn/Ero	ded, Extent	: Severe, Area Aff	ected : 1	00%			
	Location	: Through	out					
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		Now	\$158,400	2039	* *	5	\$16,000	
		_	ents, Extent : Mod	erate, Ar	rea Affected : 30%			
	Location	: Through	out					
	Staining/L	Discoloring,	Extent : Moderate	e, Area A	ffected : 60%			
	Location	: Second I	Floor In 6/6a And T	Through	out			
			xtent : Moderate, A	Area Affe	ected : 30%			
	Location	: Through	out					
		ded, Extent v : Second I	: Moderate, Area . Floor	Affected	: 25%			
Exposed Struc: Steel	75%	4+	\$412,300	LIFE	* *			
Exposed Strue. Steel			: Moderate, Area		: 50%			
		ı : Garage 1		33 - 22224				

Electrical	Current Repair	Future Replacen	nent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2036	* *	5	\$400	
	Other Observation, Extent : Moderate,	Area Affected : 100%	ó			
	Location: Electrical Room					
	Explanation: Two 1600 Ampere Mai	n Disconnect Switche	S			
Switchgear / Switchboard						
Fused Disc Sw	100%	2036	* *	5	\$400	

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

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

Asset #: 2008

Electrical	ectrical Current Repair		eplacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	stimated 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	1000/	1.100	* *	-	#1.20	
Generic	100%	LIFE		5	\$1,200	
	Other Observation, Extent: Light,		00%			
	Location: Water Main, Garage 6					
T 1 1 2	Explanation: Connected With M	aın Water Pıpe				
Lighting						
Interior Lighting Fluorescent	40%	2031	* *	10	\$20.700	
Fluorescent	0ther Observation, Extent: Light,			10	\$30,700	
	Location: Throughout	Агеа Аујесіва . 1	00%			
	Explanation: T-8 Lamps					
El ,	5%	2021	* *	10	#2 000	
Fluorescent	5% T-5 Lamps And Fixtures, Extent : N	2031		10	\$3,800	
	Location : Mechanical Room	noaeraie, Area A	jjeciea : 100%			
			ale ale	1.0	** ** * * * * * * * *	
HID	55%	2031	* *	10	\$1,500	
Egress Lighting	700/	2026	#00 (00	1.0	#14100	
Emergency, Battery	70%	2026	\$80,600	10	\$14,100	
Exit, Service	30%	2026	\$6,900	1		
Exterior Lighting	1000/	2026	ф 222 222	1.0	#200	
HID	100%	2026	\$322,300	10	\$300	
Alarm						
Fire/Smoke Detection	000/					
No Component	80%	2026	¢177 000	1.2	¢10.000	
Generic, Analog	20%	2026	\$176,800	1-3	\$10,600	

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	85%		2036	* *	1		
Interruptible Gas/Dual	15%		2036	* *	1		
Fuel							

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

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

Asset #: 2008

Mechanical		Current F	Repair	Futui	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment								
Furnace	Abandone		\$65,900 Extent : Severe, A p Units, Roof	2036 rea Affec	* * ted : 35%	1	\$13,000	
Furnace	Not in Ser Location Other Obs Location	: Garage	\$5,600 t : Severe, Area Af Extent : Light, Area			1	\$11,200	
F		1011 . 25 01		2021	* *	1	#0.200	
Furnace	20% 15%			2031 2031	* *	1 1	\$8,300	
Hot Water Boiler		T	ght, Area Affected		* *	1	\$6,200	
	Other Obs Location	ervation, E : 2 Boiler	extent : Light, Area Rooms	Affectea	ch Boiler Room H !: 15% Each Boiler Roon			
Distribution								
Hot Wtr Piping/Pump	15%			2025	\$18,700	4	\$900	
No Component	85%							
Terminal Devices								
Convector/Radiator	15%			2024	\$64,200	1	\$4,100	
No Component	85%							
ir Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%	0-2	\$129,500	2036	* *	2	\$800	
	Location	: Roof, All gerant, Ext	nt : Severe, Area A Cooling Ext Pkg ent : Light, Area A	Units Ne	ed Repair Or Repla	acement		
No Component	80%							
entilation								
Distribution						_	.	
Ductwork/Diffusers		4+ aning, Exte : Through	\$73,700 nt : Severe, Area A out	LIFE Affected :	* *	2-5	\$46,600	
Exhaust Fans								
Roof			\$6,600 t : Severe, Area Af	2021 fected : 4	\$66,400	2	\$1,000	
Roof	On Extend	-	\$66,400 tent : Severe, Area ervice, Roof	2036 Affected	**	2	\$1,000	

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

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

Asset #: 2008

lechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing							
H/C Water Piping							
Brass/Copper	50%		2036	* *	1		
Galvanized Steel	50% 0-2	\$8,800	2031	* *	1		
		: Moderate, Area Affe	cted : 10	9%			
	Location : Water	Supply Room					
Water Heater							
Gas Fired	50%		2021	\$24,400	2	\$600	
Oil Fired	50% Now	\$33,200	2026	\$33,200	1	\$1,100	
	On Extended Life,	Extent: Severe, Area	Affected	l : 50%			
	Location : Boile	r Room					
Sanitary Piping							
Cast Iron	100% Now	\$117,000	LIFE	* *	1		
	Blockage /Clogged	d, Extent : Severe, Are	ea Affecte	ed : 10%			
	Location: Wash	Bay Area					
	Cracked, Extent:	Severe, Area Affected	: 15%				
	Location: Unde	r Truck Path					
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
re 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	

Maintenance \$ are aggregated over a 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 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			
I	*	***		
Importance Code B	\$7,600	\$21,400		



Maintenance \$ are aggregated over a ten-year period. Site 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	Curren	t Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	60% Now Broken/Missing Ele	\$239,200 ments, Extent : Seve	LIFE ere. Area A	* *	5	\$69,200	1
	Location: Throug		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	gjeerea : 1370			
	_	g, Extent : Moderate					
		ce, Interior Sill At B nent, Extent : Severe	-	=			
	-	phout Interior And E			Points		
	_	g, Extent : Severe, A	_	=			
	Location: Throug	ghout					
Concrete Masonry Unit	15% Now	\$43,700	LIFE	* *	5	\$2,200	
	Broken/Missing Ele Location: West F	ments, Extent : Seve	re, Area A	ffected : 10%			
		acaae g, Extent : Severe, A	rea Affecti	ed : 15%			
	Location : West F		rea rijjeen	ca . 1570			
	Punct/Tear/Impact	Damage, Extent : Se	evere, Area	a Affected : 10%			
	Location : West F	acade					
Fiberglass Panel	10% Now Broken/Missing Ele Location: East F	\$5,200 ments, Extent : Seve acade	2035 ere, Area A	* * ffected : 30%	5	\$4,300	
		ers, Extent : Severe,	Area Affec	ted : 30%			
Masonry: Brick Cavity	10% Now Cracking/Crumbling Location: Through	\$17,700 g, Extent : Moderate thout	LIFE e, Area Affa	* * ected : 20%	5	\$2,300	
	Jnt Mortar Miss/Er Location: Through	od, Extent : Modera Phout	te, Area A <u>j</u>	ffected : 25%			
	,	l oderate, Area Affec	ted : 15%				
Wood	5% Now	\$30,900	2039	* *	5	\$2,900	1
Wood	-	, Extent : Severe, Ai		d : 50%	J	\$2,700	1
	Location : Arch A						
	-	ent : Moderate, Ared	a Affected	: 25%			
	Location : Arch A		_				
		nt : Severe, Area Aff	fected : 505	%			
	Location : Arch A	bove Entrances					

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

90% acking/0.ocation	(Years)	Estimated Cost \$8,000	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
acking/ (ocation		\$8,000					
acking/ (ocation		\$8,000					
acking/ (ocation		\$8,000	TIPE	* *	_	¢ (400	
ocation	rumonng,	Extent: Moderate	LIFE		5	\$6,400	
	: Through		, лгеи ң	yecieu . 2070			
	aged Copin	ngs, Extent : Severe	, Area A	ffected : 25%			
			te. Area	Affected : 25%			
_			,	33			
10%	Now	\$500	LIFE	* *	5	\$400	1
_	_		rea Affeo	eted : 25%		·	
			e, Area I	Affected : 25%			
oken/Mi	ssing Elem		2041 re, Area	* * Affected : 50%			1
			a Affecte	d : 75%			
		==	ected : 2.	5%			
10%	Now	\$14,700	2036	* *			1
			-				
			-				
			55				
		0 .	vere, 111	a Tyjeetea . 2570			
	_		a Affecte	d : 50%			
ocation	: Through	out					
1000/			TIPP	₩ w	-	#21 000	
her Obs					5	\$21,800	
	U		Drawanta	l Full Framination			
	ss/Dama ocation ulking I ocation 10% acking/Cocation 90% oken/Mi ocation 10% ober 10% ocation 10% ocation ains Ina ocation act/Tean ocation ter Pen ocation 10% ocation 100% ocation 100% ocation 100% ocation 100% ocation 100% ocation 100% ocation	ss/Damaged Coping ocation: South Woulking Deteriorate ocation: North An 10% Now acking/Crumbling, ocation: Coping Community of Now oken/Missing Elempocation: Through ocation: Through ocation: Through ocation: Through ocation: Through ocation: Flat Sections Inad/Misposn, ocation: Through ocation	ocation: South Wall ulking Deteriorated, Extent: Modera ocation: North And South Facades 10% Now \$500 acking/Crumbling, Extent: Severe, A ocation: Coping On South Wall Mortar Miss/Erod, Extent: Moderat ocation: Coping On South Wall 90% Now \$33,400 oken/Missing Elements, Extent: Sever ocation: Throughout atter Penetration, Extent: Severe, Area Affa ocation: Throughout 10% Now \$14,700 bris Present, Extent: Severe, Area Affa ocation: Flat Section Between Barre ains Inad/Misposn, Extent: Severe, A ocation: Throughout atter Penetration, Extent: Severe, A ocation: Throughout 100% her Observation, Extent: Moderate, A ocation: Throughout	ss/Damaged Copings, Extent: Severe, Area A ocation: South Wall wilking Deteriorated, Extent: Moderate, Area ocation: North And South Facades 10% Now \$500 LIFE acking/Crumbling, Extent: Severe, Area Affection: Coping On South Wall Mortar Miss/Erod, Extent: Moderate, Area ocation: Coping On South Wall 90% Now \$33,400 2041 Sken/Missing Elements, Extent: Severe, Area Affected ocation: Throughout the Penetration, Extent: Severe, Area Affected ocation: Throughout 10% Now \$14,700 2036 bris Present, Extent: Severe, Area Affected: Ocation: Flat Section Between Barrel Roofs of a dins Inad/Misposn, Extent: Severe, Area Affected: Ocation: Throughout 10% Now \$14,700 2036 bris Present, Extent: Severe, Area Affected: Ocation: Flat Section Between Barrel Roofs of a dins Inad/Misposn, Extent: Severe, Area Affected: Ocation: Throughout there Penetration, Extent: Severe, Area Affected ocation: Throughout 100% LIFE ocation: Throughout 100% LIFE There Observation, Extent: Moderate, Area Affected ocation: Throughout 100% LIFE There Observation, Extent: Moderate, Area Affected ocation: Throughout	ss/Damaged Copings, Extent: Severe, Area Affected: 25% ocation: South Wall ulking Deteriorated, Extent: Moderate, Area Affected: 25% ocation: North And South Facades 10% Now \$500 LIFE ** acking/Crumbling, Extent: Severe, Area Affected: 25% ocation: Coping On South Wall Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% ocation: Coping On South Wall 90% Now \$33,400 2041 ** ocation: Throughout the Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout the Penetration, Extent: Severe, Area Affected: 75% ocation: Throughout 10% Now \$14,700 2036 ** ocation: Throughout 10% Now \$14,700 2036 ** ocation: Flat Section Between Barrel Roofs And Butrresses ains Inad/Misposn, Extent: Severe, Area Affected: 20% ocation: Flat Section Between Barrel Roofs And Butrresses ains Inad/Misposn, Extent: Severe, Area Affected: 20% ocation: Throughout the Penetration, Extent: Severe, Area Affected: 25% ocation: Throughout the Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout the Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout 100% LIFE ** her Observation, Extent: Moderate, Area Affected: 100% ocation: Throughout	ss/Damaged Copings, Extent: Severe, Area Affected: 25% ocation: South Wall ulking Deteriorated, Extent: Moderate, Area Affected: 25% ocation: North And South Facades 10% Now \$500 LIFE ** 5 acking/Crumbling, Extent: Severe, Area Affected: 25% ocation: Coping On South Wall Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% ocation: Coping On South Wall 90% Now \$33,400 2041 ** ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 75% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 25% ocation: Throughout 10% Now \$14,700 2036 ** bris Present, Extent: Severe, Area Affected: 20% ocation: Flat Section Between Barrel Roofs And Butrresses ains Inad/Misposn, Extent: Severe, Area Affected: 20% ocation: Flat Section Between Barrel Roofs And Butrresses ains Inad/Misposn, Extent: Severe, Area Affected: 20% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout ther Penetration, Extent: Moderate, Area Affected: 50% ocation: Throughout 100% LIFE ** 5 her Observation, Extent: Moderate, Area Affected: 100%	ss/Damaged Copings, Extent: Severe, Area Affected: 25% ocation: South Wall ulking Deteriorated, Extent: Moderate, Area Affected: 25% ocation: North And South Facades 10% Now \$500 LIFE ** 5 \$400 acking/Crumbling, Extent: Severe, Area Affected: 25% ocation: Coping On South Wall Mortar Miss/Erod, Extent: Moderate, Area Affected: 25% ocation: Coping On South Wall 90% Now \$33,400 2041 ** oken/Missing Elements, Extent: Severe, Area Affected: 50% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 75% ocation: Throughout 10% Now \$14,700 2036 ** bris Present, Extent: Severe, Area Affected: 20% ocation: Flat Section Between Barrel Roofs And Butrresses ains Inad/Misposn, Extent: Severe, Area Affected: 20% ocation: Flat Section Between Barrel Roofs And Butrresses inct/Tear/Impact Damage, Extent: Severe, Area Affected: 25% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout ther Penetration, Extent: Severe, Area Affected: 50% ocation: Throughout 100% LIFE ** 5 \$21,800 her Observation, Extent: Moderate, Area Affected: 100% ocation: Throughout

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

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

Page: 28

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

Asset #: 3001

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Ceilings

Exposed Struc: Wood 100% Now \$382,400 LIFE **

Broken/Missing Elements, Extent: Severe, Area Affected: 75%

Location: Throughout

Dry Rot/Decay, Extent: Severe, Area Affected: 50%

Location: Throughout

Split/Cracked, Extent: Severe, Area Affected: 50%

Location : Near Entrance

Water Penetration, Extent: Severe, Area Affected: 75%

Location: Throughout

Other Observation, Extent: Severe, Area Affected: 50%

Location: Throughout

Explanation: Structural Damage

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
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		
Panelboards								
Molded Case Bkrs	100%	0-2	\$7,600	2051	* *	5	\$100	
			s, Extent : Modera The Structure	te, Area	Affected : 100%			
Wiring								
Thermoplastic	100%			2026	\$8,300	1		
Lighting								
Interior Lighting								
HID	100%			2021	\$45,900	10	\$200	
Exterior Lighting				•		•		
HID	100%			2021	\$21,200	10		

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

Plumbing

H/C Water Piping

Galvanized Steel 100% 2024 \$23,100 1

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.

Estimates are rounded to the nearest hundred dollars.

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

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

Page: 29

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

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



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

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

Asset #: 4199

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cos (Yrs)	t Priority
Exterior				
Exterior Walls	400/ 37	• • • • • • • • • • • • • • • • • • • •	- 00-100	
Fiberglass Panel	10% Now \$100,100 Broken/Missing Elements, Extent: Sev Location: Throughout Staining/Discoloring, Extent: Severe, Location: Throughout		5 \$25,100	
Masonry: Brick	45% Now \$928,700	LIFE **	5 \$60,300	
	Diagonal Cracks, Extent: Moderate, A Location: Bulkheads And Throughou Jnt Mortar Miss/Erod, Extent: Modera Location: Bulkheads And Throughou Vertical Cracks, Extent: Moderate, Ar Location: Bulkheads, Building Corn	Area Affected : 10% ut Facades ute, Area Affected : 50% ut Facades ea Affected : 10%	, , , , , , , , , , , , , , , , , , , ,	
Masonry: Brick	25% Now \$515,900	LIFE **	5 \$33,500	1
·	Diagonal Cracks, Extent: Severe, Area Location: Upper Wall Horizontal Cracks, Extent: Severe, Ar Location: Upper Wall Jnt Mortar Miss/Erod, Extent: Severe, Location: Upper Wall	ea Affected : 20%		
	Rusting Masonry Supt, Extent: Severe Location: Upper Wall	Area Affected : 25%		
Metal Coiling Doors	10% Now \$776,300 Broken/Missing Elements, Extent: Mo Location: East Facade Deformed/Dented, Extent: Moderate, Location: Throughout	-	5 \$20,900	
Stucco Cement	10% Now \$198,100 Cracking/Crumbling, Extent: Moderate Location: Throughout	2031 ** te, Area Affected : 40%	5 \$16,800	

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

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

Asset #: 4199

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Windows	50/ N	2071	-	# 400	
Aluminum	5% Now \$31,500 Air Infiltration, Extent : Moderate, Area Location : Throughout	2051 ** Affected : 30%	5	\$400	
	Broken/Missing Elements, Extent : Mode Location : Throughout	erate, Area Affected : 30%			
	Hardware Missing, Extent : Moderate, A Location : Throughout	Area Affected : 30%			
Metal Louvers	5% Now \$4,500 Broken/Missing Elements, Extent: Mode Location: Throughout	2029 \$22,400 erate, Area Affected : 20%			
Steel	5% Now \$39,300 Bent/Warped Elements, Extent: Modera Location: Area Under Ramp	2051 ** te, Area Affected : 30%	5	\$4,600	
	Broken/Missing Elements, Extent : Mode Location : Area Under Ramp	erate, Area Affected : 30%			
	Thermally Inefficient, Extent : Moderate Location : Area Under Ramp	, Area Affected : 100%			
No Component	85%				
Parapets					
Masonry: Brick	25% Now \$140,000 Diagonal Cracks, Extent : Severe, Area Location : Upper Parapet	LIFE ** Affected: 30%	5	\$2,400	1
	Jnt Mortar Miss/Erod, Extent : Severe, A Location : Upper Parapet	Area Affected : 75%			
	Misaligned/Bulging, Extent : Severe, Ard Location : Upper Parapet	ea Affected : 50%			
Masonry: Brick	70% Now \$117,600 Diagonal Cracks, Extent : Moderate, Ar Location : Corners		5	\$6,700	
	Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout	e, Area Affected : 30%			
Masonry: Limestone	5% Now \$15,200 Int Mortar Miss/Erod, Extent: Moderat Location: Coping	LIFE ** e, Area Affected : 50%	5	\$600	
	Caulking Deteriorated, Extent : Modera Location : Coping	te, Area Affected : 50%			

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

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

Asset #: 4199

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

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

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

Asset #: 4199

Architecture	Current Rep	air	Future Replaceme		Maintenance	
System Component Type	% of Fail Date Es Total (Years)		Year Estimated (FY	Cost Cycl (Yrs	e Estimated Cost	Priority
nterior						
Interior Walls Ceramic Tile	5% Now Cracking/Crumbling, Ex. Location: Throughout	+,	041 Affected : 40%	** 5	\$9,100	
Concrete Masonry Unit			IFE rea Affected : 40%	** 5	\$73,000	
Masonry: Brick	45% Now Cracking/Crumbling, Ex. Location: Electrical Re Diagonal Cracks, Extent Location: South East A	tent : Moderate, A oom And Through : Moderate, Area	out Affected : 5%	* *		
Ceilings						
AcousTileSusp.Lay-In	5% Now Staining/Discoloring, Ex Location: Recreation I Water Penetration, Exter Location: Recreation I Worn/Eroded, Extent: M Location: Recreation I	tent : Moderate, A Room at : Moderate, Ared Room Ioderate, Area Affd	a Affected : 10%	** 5	\$3,200	
Exposed Concrete	30% Now Cracking/Crumbling, Ex. Location: Under Ramp Spalling, Extent: Severe, Location: Throughout Water Penetration, Exten Location: Under Ramp	tent : Moderate, A o Area . Area Affected : 4 nt : Moderate, Area	0%	** 5	\$6,000	
Exposed Concrete Exposed Struc: Steel	25% 30% Now Corrosion/Rusting, Exter Location: Throughout	\$413,600 L	IFE IFE Fected : 40%	* * 5 * *	\$5,000	
Plaster	10% Now Cracking/Crumbling, Ext Location: Locker Roon Paint Peeling, Extent: M. Location: Locker Roon	tent : Moderate, A n loderate, Area Affa		** 5	\$8,000	

Electrical	Current Repair			re Replacement	Maintenance		
System Component Type		Date Estimated Cost ars)	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.

Asset #: 4199

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

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

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

Asset #: 4199

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting Exterior Lighting HID	100%	2021	\$339,200	10	\$300	

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Fuel Oil No 2	100% Buried Tank(s), Exten. Location : One Tank			**	5	\$27,300	
Conversion Equipment Steam Boiler	100% Other Observation, Ex Location : 1st Floor Explanation : 2 Unit	Mechanical Room		**	1	\$87,200	
Distribution Central Plant Steam Piping/Pmp	10% 0-2	\$142,400	2056	* *	4	\$400	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 100% Location : Throughout						
Central Plant Steam Piping/Pmp	90%		2026	\$1,281,300	4	\$3,900	
1 8 1	On Extended Life, Ext Location : Througho		rea Affect	ed : 100%			
Terminal Devices							
Air Handler	40% 0-2 Unit Inoperable, Exter Location : Second F		2036 fected : 20	**	1	\$19,600	
Convector/Radiator	20% Leak Evident, Extent: Location: Stairway		2031 Affected :	**	1	\$5,700	
Fan Coil Unit/Heat	40%	11, 15, 1 ,00,	2026	\$503,900	1	\$11,400	
Air Conditioning Energy Source	1070		2020	ψ505,700	-	Ψ11,100	
Electricity	100%		2034	* *	1		
Conversion Equipment Window/Wall Unit No Component	10% 90%		2021	\$17,500	1		
Distribution	9070						
Ductwork/Diffusers No Component	5% 95%		LIFE	* *	2	\$5,700	
Terminal Devices Fan Coil - 2 Pipe No Component	5% 95%		2026	\$8,000	1	\$1,400	

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

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

Asset #: 4199

lechanical	Current Repair			Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Heat Rejection Air Cooled Condenser Unit No Component	5% 95%			2026	\$800	2	\$3,100	
entilation								
Distribution Ductwork/Diffusers	Location Needs Cle	Intake, Ex : At Equip	\$77,500 tent : Moderate, A ment Fresh Air Int ent : Moderate, Are out	ake		2-5	\$4,900	
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$44,200	
Exhaust Fans Roof			\$83,800 lerate, Area Affecte	2036 ed : 100%	**	2	\$1,300	
Wall Unit	40%			2026	\$12,000	2	\$1,100	
umbing H/C Water Piping Brass/Copper Galvanized Steel			tent : Moderate, A out	2036 2024 rea Affec	* * \$295,300 ted : 100%	1		
Water Heater Gas Fired	Location	: 1st Floo	Extent : Light, Area r Mechanical Room s Fired Units		\$51,300 : 100%	2	\$1,300	
Sanitary Piping	1							
Cast Iron			tent : Moderate, A out	LIFE rea Affec	* * ted : 100%	1		
Cast Iron	_	/Clogged, I	\$30,800 Extent : Severe, Are ust Corner Of Gard			1 Reported	1	
Storm Drain Piping Cast Iron	100% On Extend		tent : Moderate, A	LIFE	* *	1		
Sump Pump(s)								
Non-Submersible Submersible	35% 65%			2026 2020	\$4,500 \$1,900	4 4	\$700 \$1,800	
Fixtures Generic			stent : Moderate, A out 3rd Floor	rea Affec	eted : 100%			

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

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

Page: 37

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

Asset #: 4199

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

^{**} 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 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

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



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

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

Asset #: 4134

rchitecture	Current Repair	Future Replacement	M		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Fiberglass Panel	20% 4+ \$23,400 Staining/Discoloring, Extent : Moderate Location : Throughout	2029 \$117,000 e, Area Affected : 75%	5	\$29,400	
Masonry: Brick	60% Now \$434,500 Horizontal Cracks, Extent: Moderate, A Location: South Facade Rusting Masonry Supt, Extent: Moderat Location: Overhead Doors And Wind- Vertical Cracks, Extent: Moderate, Are Location: South Facade, Piers, East 1	te, Area Affected : 20% ows Throughout a Affected : 30%	5	\$47,000	
Masonry: Granite	3% Now \$28,400 Int Mortar Miss/Erod, Extent : Moderat Location : Building Base	LIFE ** re, Area Affected : 25%	5	\$1,800	
Masonry: Limestone	2% Now \$17,500 Int Mortar Miss/Erod, Extent : Moderat Location : Window Sills	LIFE ** te, Area Affected : 35%	5	\$1,200	
Metal Coiling Doors	15% Now \$68,100 Broken/Missing Elements, Extent: Ligh Location: Throughout	2031 ** t, Area Affected : 10%	5	\$18,400	
Windows					
Aluminum	100% Now \$674,000 Air Infiltration, Extent: Moderate, Area Location: Throughout Caulking Deteriorated, Extent: Severe, Location: A / C Window Unit Locatio Unit Inoperable, Extent: Severe, Area Location: Locker Rooms Water Penetration, Extent: Severe, Area	Area Affected : 20% ns Affected : 25%	5	\$7,900	
	Location: 2nd Floor Windows				
Parapets Masonry: Brick	100% Now \$102,500 Efflorescence, Extent: Moderate, Area Location: Interior Side Of Parapet Horizontal Cracks, Extent: Moderate, A Location: North Facade, South Facad Jnt Mortar Miss/Erod, Extent: Moderat Location: North And South Sides Of S Caulking Deteriorated, Extent: Moderat Location: Coping Stones	Area Affected : 15% le, East Facades te, Area Affected : 25% Gecond Floor tte, Area Affected : 15%	5	\$8,700	
	Vertical Cracks, Extent : Moderate, Are Location : At Piers And South West Co	==			

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

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

Asset #: 4134

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Built-Up (BUR)	85%	Now	\$132,600	2026	\$1,325,600			
Вин-Ор (ВОК)			tent : Moderate,					
		: Second Flo						
	Water Pen	etration, Exte	nt : Light, Area	Affected	: 15%			
	Location	: 2nd Floor	Gymnasium Ana	Officer I	Pantry			
Skylight, Metal/Glass	15%	4+	\$127,300	2036	* *			
	_		t : Moderate, Ai	rea Affect	ed : 40%			
	Location	: Throughou	<u>t</u>					
nterior								
Floors Cast in Place Concrete	80%	Now	\$236,500	LIFE	* *	5	\$243,700	
Cast III I lace Concrete			xtent : Light, Ar		ed : 20%	3	\$273,700	
	_	: Throughou	_	33				
		_		oderate, 1	Area Affected : 15	%		
	Location	: Ground Flo	oor, First Floor					
Ceramic Tile	5%			2029	\$137,700	5	\$7,000	
Quarry Tile	10%			2031	* *	5	\$20,900	
Vinyl Tile		Now	\$60,400	2036	* *	3	\$2,600	
		-	_	vere, Are	a Affected : 100%			
Interior Walls	Location	: Throughou						
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	* *			
			e, Area Affected					
			And 2nd Floor C					
			nt : Moderate, I	Area Affe	cted : 10%			
0.11	Location	: East And W	est Stairwells					
Ceilings	100/			2024	¢115 000	5	¢12 000	
AcousTileSusp.Lay-In	10% Broken/Mi	ssina Flemen	ts Frient · Mod		\$115,000 ea Affected : 15%	5	\$13,900	
		: Throughou		cruic, m	earyjeerea : 1370			
		_	xtent : Moderat	e, Area Aj	fected : 50%			
		: Throughou			V			
Exposed Concrete	30%			LIFE	* *	5	\$6,500	
Exposed Struc: Steel	60%			LIFE	* *		4 -)	
-	Water Pen	etration, Exte	nt : Light, Area	Affected	: 5%			
	Location	: Throughou	t					

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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.

Asset #: 4134

Electrical	Current Repair Future Replac		Future Replacement			Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2036	**	5	\$300	
	Other Observation, E.		Area Affe	cted : 100%			
	Location : Electrica		D.	. 6 . 1			
0 2 1 /0 2 11 1	Explanation : One 2	2000 Amperes Maii	n Discon	nect Switch			
Switchgear / Switchboard	100%		2026	* *	5	\$200	
Fused Disc Sw	100%		2036		3	\$300	
Raceway Conduit	100%		2036	* *	1		
Panelboards	10070		2030		1		
Functionards Fused Disc Sw	10%		2034	* *	5	\$100	
Molded Case Bkrs	90%		2034	* *	5	\$1,400	
Wiring	9070		2034			\$1,700	
Thermoplastic	100%		2036	* *	1		
Motor Controllers	10070		2030		1		
Locally Mounted	25%		2031	* *	5	\$100	
Motor Control Center	75%		2031	* *	5	\$1,200	
Ground	,,,,,					ψ1, 2 00	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$900	
Lighting							
Interior Lighting							
Fluorescent	40%		2034	* *	10	\$21,400	
	Other Observation, E.	_					
	Location : Locker R		and Offic	es			
	Explanation: T-8 L	amps					
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	700/						
No Component	70%		2024	* *	1.2	¢10.000	
Generic, Digital	30%		2034		1-3	\$10,800	

Mechanical	Current Repair	Future Re	eplacement	Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Est FY		ycle Estimated Cost (rs)	Priority
Heating					
Energy Source					
Natural Gas	100%	2046	**	1	

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

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

Asset #: 4134

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler	Location	ervation, E : Boiler R ion : 2 Un		2039 Affected	** :100%	1	\$57,800	
Distribution Hot Wtr Piping/Pump	100%			2042	* *	4	\$2,900	
Terminal Devices Air Handler Convector/Radiator Fan Coil Unit/Heat	50% 30% 20%			2031 2039 2026	* * * * \$167,200	1 1 1	\$18,100 \$5,700 \$3,800	
Air Conditioning Energy Source Electricity	100%			2042	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20% Broken F	0-2	\$90,400 lerate, Area Affecte	2036	**	2	\$600	
Window/Wall Unit	Location 20%	: Mechani		2024	\$23,300	1		
No Component Heat Rejection Air Cooled Condenser Unit		vice, Exten	\$4,500 t : Severe, Area Afj	2026 fected : 1	\$45,000 00%	2	\$32,500	
Ventilation Distribution Ductwork/Diffusers	Location	: Kooj		LIFE	**	2-5	\$32,600	
Exhaust Fans Roof	_	rable, Exte	\$9,300 ent : Moderate, Are Seven Units On Roo		\$92,700 ed:10%	2	\$1,400	
Plumbing H/C Water Piping Brass/Copper Galvanized Steel	30% 70%			2046 2031	**	1 1		
Water Heater Gas Fired Sanitary Piping	100%			2021	\$34,000	2	\$900	
Cast Iron Storm Drain Piping	100%			LIFE	* *	1		
Cast Iron Sump Pump(s)	100%			LIFE	**	1	φ1 2 00	
Non-Submersible Backflow Preventer Generic	100%			2026	\$8,500 \$14,200	1	\$1,200 \$3,600	

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

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

Page: 43

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

Asset #: 4134

Mechanical	Current Repair	Future Repla	acement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost Cyc (Yr		Priority
Plumbing					
Fixtures					
Generic	100%				
	Obsolete Fixtures, Extent: Mode	erate, Area Affected : 10	00%		
	Location: Throughout				
Fire Suppression					
Standpipe					
Generic	100%	2036	* * 1-5	\$29,500	
Sprinkler					
Generic	100%	2036	* * 1-2	\$16,400	

Maintenance \$ are aggregated over a 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 DISTRICT 11 GARAGE FORMER INCINERATOR

Address : 800 ZEREGA AVENUE

Borough : BRONX Agency's Number : N/A

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

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



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

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

Asset #: 4241

Architecture	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	5 0/ N T	Φ 2 50 7 00 I IEE	* *	-	¢46,000	
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Exten	\$259,700 LIFE		5	\$46,800	
	Location : At Building Ba		ijjecieu . 2570			
	Jnt Mortar Miss/Erod, Exte		Affected : 25%			
	Location: Throughout					
Fiberglass Panel	10% Now	\$26,800 2035		5	\$22,500	
	Broken/Missing Elements, I	Extent : Light, Area	Affected : 20%			
	Location : Throughout					
Masonry: Brick		\$959,400 LIFE		5	\$77,900	
	Broken/Missing Elements, I Location: East Facade	Extent : Moaerate, A	rea Affectea : 20%			
	Cracking/Crumbling, Exten	nt : Moderate. Area A	Affected: 20%			
	Location: Throughout		195 cerea : 2070			
	Jnt Mortar Miss/Erod, Exte	ent : Moderate, Area	Affected : 50%			
	Location: Throughout					
Metal Coiling Doors		\$208,200 2031	* *	5	\$18,700	
	Corrosion/Rusting, Extent:	Moderate, Area Aff	ected : 20%			
	Location: East Facade Deformed/Dented, Extent:	Moderate Area Aff	natad . 200/			
	Location : East Facade	тоаетаге, Агеа Ајје	eciea . 20%			
Stucco Cement	10% Now	\$35,400 2031	* *	5	\$15,000	
Stuceo Cement	Cracking/Crumbling, Exten		Affected : 20%	3	\$15,000	
	Location : Throughout					
Windows						
Aluminum		\$478,900 2034		5	\$18,700	
	Air Infiltration, Extent: Lig Location: Throughout	ght, Area Affected : 1	10%			
	Ctrwt/Balnc Not Funct, Ext	ent · Lioht Area Aff	ected : 30%			
	Location: Throughout	em . Ligin, men Ajj	. 50/0			
Metal Louvers	5%	2035	* *	10	\$12,300	
	-	= 322		-	,	

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

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

Asset #: 4241

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

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

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

Asset #: 4241

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
nterior								
Interior Walls								
Concrete Masonry Unit		Now	\$99,000	LIFE	**	5	\$17,500	
			Extent: Light, Are	ea Affecto	ed : 20%			
	Location	: Through						
Masonry: Brick		Now	\$139,000	LIFE	* *			
	_	_	Extent: Light, Are	ea Affecto	ed : 10%			
	Location	: Through	out					
SGFT/Glazed Masonry	10%	Now	\$34,500	LIFE	* *			
			Extent: Light, Are	ea Affecto	ed : 10%			
	Location	: Through	out					
Ceilings								
AcousTileSusp.Lay-In		Now	\$7,700	2031	* *	5	\$4,600	
	_		Extent : Moderate	, Area A	ffected : 30%			
		ı : Locker F						
			xtent : Moderate, A	Area Affe	cted : 20%			
	Location	ı : Locker F	Room					
Exposed Concrete	35%	Now	\$53,400	LIFE	* *	5	\$5,100	
			Extent: Moderate	, Area Aj	ffected : 10%			
	Location	ı : Main Ga	ırage					
	1 0	U	ht, Area Affected :	20%				
	Location	: Through	out					
Exposed Struc: Steel	50%			LIFE	* *			
Plaster	5%	Now	\$6,200	LIFE	* *	5	\$2,900	
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Toilets						

lectrical	Current Repair	Futur	e Replacement	Maintenance		
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2036	* *	5	\$100	
	Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Main Service Switch Ro	33				
Fused Disc Sw	50%	2026	\$13,900	5	\$100	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	ected : 100%			
	Explanation: Main Service Switch Re	ated At 80	00 Amperes.			
Switchgear / Switchboard					·	
Fused Disc Sw	30%	2026	\$52,400	5	\$100	
Molded Case Bkrs	70%	2026	\$122,200	5	\$1,100	
Raceway						
Conduit	95%	2026	\$46,600	1		
Conduit	5%	2036	* *	1		

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

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

Asset #: 4241

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
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		
		Corroded, : 1st Floor	Extent : Moderate r	, Area Aj	ffected : 100%			
Wiring								
Braided Cloth	40%		\$22,500	2051	* *	1		
			ent : Moderate, Are out The Building	a Affecte	ed : 100%			
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		
		ed Life, Ex : 1st Floor	tent : Moderate, A r	rea Affec	eted : 100%			
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,700	LIFE	* *	5	\$900	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: 1st Floor						
	Explanat	ion : Corre	oded					
Lighting								
Interior Lighting	600/			2024	* *	1.0	#24100	
Fluorescent	60%	4 1 777	F	2034		10	\$34,100	
	-		res, Extent : Mode out The Building	rate, Are	a Affected: 100%			
HID	40%	. Inrough	our The Buttaing	2034	* *	10	\$800	
	40%			2034		10	\$800	
Egress Lighting	100%			2026	\$7,000	1		
Exit, Service	100%			2020	\$7,000	1		
Exterior Lighting HID	100%			2034	* *	10	\$200	
•	100%			2034		10	\$200	
Lightning Protection Arresters/Cabling								
Generic Generic	100%			2029	\$135,700	5	\$1,800	
Generic		ervation F	Extent : Moderate, 1			5	\$1,000	
		: Outside		ca 11jje				

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

Heating

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

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

Asset #: 4241

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	10%	2036	* *	1		
No Component	90%					
Conversion Equipment	100/	2026	¢105 100	2	#2 000	
Radiant Heater	10% 90%	2026	\$105,100	2	\$2,900	
No Component	90% Other Observation, Extent :	I ight Area Affected	. 0%			
	Location : First Floor	ыдт, теа пусска	. 070			
	Explanation : Incinerators	Are No Longer In Se	rvice			
Distribution	· · · · · · · · · · · · · · · · · · ·					-
Central Plant Steam Piping/Pmp	100%	2026	\$100,400	4	\$3,100	
	Not in Service, Extent: Mode Location: First Floor, The Making Steam Are No Long On Extended Life, Extent: M Location: Throughout	Incinerators Which ger In Operation.	Served As The Soi	ırce Of E	Energy For	
Terminal Devices						_
Air Handler	90%	2021	\$75,100	1	\$34,500	
	Not in Service, Extent: Mode Location: Garage Floor, T Making Steam Are No Long On Extended Life, Extent: S Location: First Floor	The Incinerators Whi ger In Operation.	ch Served As The	Source C	of Energy For	
Convector/Radiator	10%	2031	* *	1	\$2,000	
	Not in Service, Extent : Mod Location : Throughout, Loc The Source Of Energy For	cker Rooms And Offi	ce Spaces, The Inc		s Which Served As	
Air Conditioning						
Energy Source	100/	2024	* *	1		
Electricity No Component	10% 90%	2034	T T	1		
Conversion Equipment	7 U / 0					
Window/Wall Unit	10%	2024	\$12,400	1		
No Component	90%	2027	ψ12,400	1		
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2	\$8,100	
	Not in Service, Extent : Ligh Location : Mezzanine Leve		0%		•	
No Component	90%					
Ventilation						

Ventilation

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

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

Asset #: 4241

Current Repair Future		uture Replacement		Maintenance		
% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100/ 0.2	¢54.700	LIEE	* *	2.5	\$2.500	
Damaged, Extent : Mo Location : Various I Faulty Air Intake, Ext Location : At Equipn	oderate, Area Affe Locations ent : Moderate, Ai nent Fresh Air Int	cted : 109 rea Affect ake	% ed : 100%	2-3	\$3,300	
_		a Affected	l : 100%			
90%		LIFE	* *	2-5	\$31,100	
				2	\$1,500	
•		2024 rea Affect	\$260,300 ed:100%	1		
100% Other Observation, Ex Location : 1st Floor		2021 Affected	\$49,200 : 100%	1	\$1,800	
Explanation : One U	Init - 275 Gallons					
				1		
•		LIFE rea Affect	* * ed : 100%	1		
		LIFE rea Affect	* * ed : 100%	1		
Location: First Floo	or Water Meter Ro	oom		1	\$200	
95%		2026	\$14,300	1	\$3,600	
					+-)	
10070						
	10% 0-2 Damaged, Extent: MacLocation: Various If Faulty Air Intake, Extent Location: At Equipmed Needs Cleaning, Extent Location: Throughout 90% 100% 0-2 Malfunctioning, Extent Location: Roof, MucLocation: Throughout Throughout 100% On Extended Life, Extent Location: Throughout 100% Other Observation, Extent Location: Ist Floor Explanation: One UcLocation: Tunnel Air 90% On Extended Life, Extent Location: Throughout 100% Explanation: Leaky	10% 0-2 \$54,700 Damaged, Extent: Moderate, Area Affelocation: Various Locations Faulty Air Intake, Extent: Moderate, Area Location: Throughout 90% 100% 0-2 \$98,500 Malfunctioning, Extent: Moderate, Area Location: Roof, Multiple Mechanical 100% On Extended Life, Extent: Moderate, Area Location: Throughout 100% Other Observation, Extent: Light, Area Location: Ist Floor Explanation: One Unit - 275 Gallons 10% 0-2 \$43,400 Blockage /Clogged, Extent: Moderate, And Location: Tunnel Area, Occassional Explanation: Throughout 100% On Extended Life, Extent: Moderate, And Location: Throughout 100% On Extended Life, Extent: Moderate, And Location: Throughout 100% On Extended Life, Extent: Moderate, And Location: Throughout 5% 0-2 \$800 Other Observation, Extent: Moderate, And Location: Throughout 5% 0-2 \$800 Other Observation, Extent: Moderate, And Location: Throughout 5% 0-2 \$800 Other Observation, Extent: Moderate, And Location: First Floor Water Meter Roof Location: First Floor Water Meter Roof Explanation: Leaky Back Flow Preventions	10% 0-2 \$98,500 2036 Malfunctioning, Extent: Moderate, Area Affected: Location: Roof, Multiple Mechanical And Or Explanation: One Unit - 275 Gallons 10% 0-2 \$43,400 LIFE 100% 0-2 \$43,400 LIFE 100% 2021 Other Observation, Extent: Moderate, Area Affected: Location: Turnel Area, Occassional Blockage In Extended Life, Extent: Moderate, Area Affected: Location: Turnel Area, Occassional Blockage In Extended Life, Extent: Moderate, Area Affected: Location: Turnel Area, Occassional Blockage In Extended Life, Extent: Moderate, Area Affected: Location: Turnel Area, Occassional Blockage In Extended Life, Extent: Moderate, Area Affected: Location: Turnel Area, Occassional Blockage In Extended Life, Extent: Moderate, Area Affected: Location: Throughout 10% 0-2 \$43,400 LIFE Blockage /Clogged, Extent: Moderate, Area Affected: Location: Turnel Area, Occassional Blockage In Extended Life, Extent: Moderate, Area Affected: Location: Throughout 100% LIFE On Extended Life, Extent: Moderate, Area Affected: Location: Throughout 5% 0-2 \$800 2036 Other Observation, Extent: Moderate, Area Affected: Location: First Floor Water Meter Room Explanation: Leaky Back Flow Preventer Observation: L	10% 0-2 \$54,700 LIFE ** Damaged, Extent : Moderate, Area Affected : 10% Location : Various Locations Failty Air Intake, Extent : Moderate, Area Affected : 100% Location : At Equipment Fresh Air Intake Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout 90% LIFE ** 100% 0-2 \$98,500 2036 ** Malfunctioning, Extent : Moderate, Area Affected : 100% Location : Roof, Multiple Mechanical And Or Electrical Defects 100% Location : Throughout 100% 2024 \$260,300 2036 On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout 100% 2021 \$49,200 2036 20	No f Fail Date Estimated Cost Total (Years) Year Estimated Cost FY Cycle (Yrs)	No of Total Fail Date Estimated Cost FY Estimated Cost Estimated Cost

Maintenance \$ are aggregated over a 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 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



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

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

DEPARTMENT OF SANITATION - 827 BRONX DISTRICT 5 ADMIN. BLDG.

Asset #: 14766

nance	
mated Cost	Priority
\$6,800	
\$1,500	
\$500	
\$800	
\$600	
0.400	
\$400	
\$200 \$1,300	
\$1,300	
\$800	
\$400	
\$8,700	
\$2,000	
	\$8,700

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

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

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

DEPARTMENT OF SANITATION - 827 BRONX DISTRICT 5 ADMIN. BLDG.

Asset #: 14766

Electrical	Current Rep	pair Future R	Replacement	M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	1000/	2027	* *	1		
Thermoplastic	100%	2037	4-4-	1		
Motor Controllers	1000/	2022	* *	-		
Locally Mounted	100%	2032		5		
Ground						
Grounding Devices Generic	100%	LIFE	* *	5		
Lighting	10070	LIFE		3		
Interior Lighting						
Fluorescent	100%	2032	* *	10	\$2,400	
Tuorescent		, Extent : Moderate, Area A	ffected: 100%	10	Ψ2,400	
	Location : Throughout		9,5			
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	
	Not in Service, Extent : Severe, Area Affected : 100%					
	Location: Throughout	t The Building				
Fire/Smoke Detection	<u> </u>	<u> </u>				
No Component	80%					
Generic, Digital	20%	2027	\$5,600	1-3	\$300	

Mechanical	Current Rep	oair Futur	e Replacement	М		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		

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

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

DEPARTMENT OF SANITATION - 827 BRONX DISTRICT 5 ADMIN. BLDG.

Asset #: 14766

Mechanical		Current Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit -	10%		2032	* *	2			
Cooling								
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%							

Maintenance \$ are aggregated over a 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 ENFORCEMENT GARAGE

Address : 1787 WEST FARMS ROAD

Borough : BRONX Agency's Number : N/A

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

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



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

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

Asset #: 14810

rchitecture		Current I	Repair	Futur	e Replacement	М	Maintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$3,100	
Concrete Masonry Unit	5%		*	LIFE	* *	5	\$1,000	
Masonry: Brick	Location Loose/Del Location Vegetation Location Vertical C	r Miss/Eroo : Various am Surface : Wrapped a Growth, E : South Fo racks, Exte	Extent : Moderate, . cade nt : Moderate, Are	cades e, Area A acade A Area Affa	Affected : 15% nd At Door / Windo ected : 10%	5 ow Open	\$24,100 ings	
	Location	: Corners	Of Building					
Masonry: Granite	Loose Uni		\$3,700 Severe, Area Affec Door Openings	LIFE eted: 109	**	5	\$200	
Metal Panel	Deterioran Location Other Obs Location	: Jambs A ervation, E : Door Op	\$200 Extent : Moderate, t Door Openings - extent : Light, Area enings At Street Fo ponent Type Actual	Street Fo Affected acade	acade ! : 100%	5	\$1,100	
Metal Sect. OHD	Bent/Warp	Now ped Elemen : All Gara	\$97,400 ts, Extent : Moderd ge Doors	2048 ate, Area	* * Affected : 50%	5	\$4,800	
Pre-Cast Concrete	_	Discoloring, : Window	Extent : Moderate Sills	LIFE e, Area Ą	* * ffected : 50%	5	\$1,000	
Windows								
Aluminum	Broken/Ma Location Ctrwt/Bali	: Window nc Not Fun	\$500 ents, Extent : Mod Sashes At Stairs A ct, Extent : Moderd or Windows	nd Secon	d Floor	5	\$100	
	Other Obs	ervation, E : 2nd Floo	r windows Extent : Light, Area or Windows ctive Metal Grilles		! : 100%			
Metal Louvers	Deformed	Now Dented, Ex : Vents Th	\$800 ctent : Severe, Arec roughout	2043 Affected	* * l : 50%			
Steel	Other Obs	: Window:	\$20,700 Extent : Severe, Are Throughout Gara e Pane Windows W	ge		5	\$2,400	

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

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

Asset #: 14810

Architecture	Current I	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior			•				•
Parapets							
Masonry: Brick	90% Now	\$45,700	LIFE	* *	5	\$3,900	
	Jnt Mortar Miss/Eroo						
	Location: Parapet Walls Above Garage And At Chimney						
	Vegetation Growth, I			ected : 10%			
	Location : South Po	-	_				
	Water Penetration, E						
	Location : Saturate	d North Parapet W	'all At Go	arage			
Masonry: Limestone	7% Now	\$3,200	LIFE	* *	5	\$400	
	Miss/Damaged Copin	_	rate, Ared	a Affected : 15%			
	Location: Coping Above Garage						
	Caulking Deteriorated, Extent: Moderate, Area Affected: 20%						
	Location: Coping 1	_					
	Vegetation Growth, I						
	Location: Coping A	· ·					
	Worn/Eroded, Extent		Affected .	: 20%			
	Location : Coping A	Above Garage					
Metal Panel	3%		2048	* *	5	\$500	
Roof	740/ NI	¢425.000	2020	* *			
Built-Up (BUR)	74% Now	\$425,800	2038				
	Vegetation Growth, I Location : North A						
	Water Penetration, E		-	_			
	Location : North And South Walls Above Garage Worn/Eroded, Extent : Severe, Area Affected : 40%						
	Location : Roof Abo						
	Other Observation, E						
	Location : Roof Abo		неи Ајје	сией. 100/0			
	Explanation: Comp	_	Payond II	soful Life			
C /T		Joneni Type Weii I		* *	10	¢1 000	
Copper/Terne Modified Bitumen	1%		2043 2036	* *	10 10	\$1,000	
	25%		2030		10	\$10,400	
Interior Floors							
Cast in Place Concrete	85% Now	\$87,800	LIFE	* *	5	\$90,400	
cust in 1 lace concrete	Cracking/Crumbling,			ffected : 25%	3	ψ50,100	
	Location : Curbing		_	-	ound Tre	nch Drain In	
	Garage	g ,	,	<i>y y</i> ,			
Ceramic Tile	5% 0-2	\$9,600	2031	* *	5	\$1,200	
	Jnt Mortar Miss/Eroc			Affected : 50%			
	Location : 2nd Floo						
Vinyl Tile	10% Now	\$42,200	2038	* *	3	\$1,800	
,	Worn/Eroded, Extent			: 50%	2	Ψ1,000	
			33				

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

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

Asset #: 14810

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							
Interior Walls								
Cast in Place Concrete	7%			LIFE	* *			
Ceramic Tile	3%	Now	\$4,000	2031	* *	5	\$400	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
			r Locker Rooms	4 - 4	A (C4-1 - 250/			
			l, Extent : Modera er Locker Rooms	te, Area 1	Affectea : 35%			
		. zna r too	T Locker Rooms	TIPE	* *		Ф1 000	
Concrete Masonry Unit	20%	N.T.	Ф1 400	LIFE	**	5	\$1,900	
Gypsum Board	7%	Now	\$1,400	LIFE		5	\$1,000	
		_	ents, Extent : Mod · Offices And 2nd I					
M D:1					**			
Masonry: Brick		Now	\$44,900 : Moderate, Area	LIFE				
		ing, Exieni : Garage	. Moderale, Area	Ајјестеи	. 30%			
		_	derate, Area Affec	ted · 10%	6			
			Openings At Gara		,			
			xtent : Moderate, A		cted : 10%			
			Openings At Gara					
Metal Panel	3%			LIFE	* *			
SGFT/Glazed Masonry	12%	Now	\$22,300	LIFE	* *			
,		! Cracks, E.	xtent : Moderate, A		cted : 20%			
	Location	: Stairwell	And Entry Walls					
	Other Obs	ervation, E	xtent : Moderate, 1	Area Affe	ected : 40%			
	Location	: All Walls	r					
	Explanai	ion : Paint	Peeling					
Ceilings	100/		* 40 * 00	2010		_	00.400	
AcousTileSusp.Lay-In		Now	\$40,200	2048	**	5	\$2,400	
		ssing Etem : 2nd Floo	ents, Extent : Mod	erate, Ar	ea Affectea : 50%			
			r Corridor xtent : Moderate, 1	Aroa Affa	cted : 25%			
		: 1st Flooi		rea rijje	ciea . 2570			
Expand Congrete		Now	\$255,600	LIFE	* *	5	\$6,100	
Exposed Concrete						3	\$0,100	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 20% Location : Girders In Garage, Oil Tank Room In Basement							
			: Light, Area Affe					
		: Beams T						
			derate, Area Affec	ted : 15%	ó			
			In Garage And Bas					
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: Garage,	Oil Tank Room, B	oiler Roo	m			
Gypsum Board	5%			LIFE	* *	5	\$3,000	
Plaster	5%	Now	\$32,600	LIFE	* *	5	\$1,500	
	Water Pen	etration, E	xtent : Severe, Are	a Affecte	d: 25%			
	Location	: North Sto	airwell And Front	Storage A	Areas			

Site Enclosure

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

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

Asset #: 14810

Architecture		Current F	Repair	Futui	re Replacement	M	laintenance		
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	* *				
	Impact Da	mage, Exte	ent : Moderate, Are	a Affecto	ed : 10%				
	Location	: North Si	de Of Building						
Free Standing Walls									
Cast in Place Concrete	100%	Now	\$3,400	2048	* *				
	Cracking/	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location	: North Ar	nd South Perimeter	Walls					
	Impact Da	mage, Exte	ent : Moderate, Are	a Affecte	ed : 10%				
	Location	: South W	all						
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	* *				
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 30%				
	Location	: North Ar	ad West Area Ways						
	Tripping H	Hazard, Ext	ent : Moderate, Ar	ea Affec	ted : 20%				
	Location	: North Ar	nd West Area Ways						

ectrical	Current Repa	ir	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$1,500	5	\$100	
	Other Observation, Extens	: Moderate, A	Area Affe	ected : 100%			
	Location : Electrical Ro	om					
	Explanation : Main Serv	ice Switch Ra	ted At 20	00 Amperes			
Switchgear / Switchboard	•			•			
Fused Disc Sw	100%		2028	\$24,900	5	\$100	
	Other Observation, Extens		Area Affe	ected : 100%			
	Location : Electrical Ro						
_	Explanation : 1- Vertica	l Section					
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	* *	5	\$200	
	Enclosure Corroded, Exte	nt : Severe, A	rea Affec	ted : 100%			
	Location: Basement						
Wiring							
Thermoplastic	100%		2028	\$8,300	1		

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

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

Asset #: 14810

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
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			
	T-12 Lamps And Fixt	ures, Extent : Mod	erate, Ar	ea Affected : 100%	ó				
	Location: Through	out The Building							
Fluorescent	20% Now	\$14,500	2038	* *					
	Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%								
	Location: Basemen	t							
HID	30%		2023	\$81,300	10	\$300			
Exterior Lighting									
HID	20%		2023	\$25,100	10				
No Component	80%								

Mechanical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
	Corroded, Extent:	Moderate, Area Affe	cted : 20	%			
	Location : Vacuu	m Pump In Basement	And The	oughout			
	Insul. Deteriorating	g, Extent : Moderate,	Area Afj	fected : 80%			
	Location: Throug	ghout					
	Leak Evident, Exter	nt : Severe, Area Affe	cted: 5%	6			
	Location: Vacuur	m Pump, Basement					
Terminal Devices							
Convector/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

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

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

Asset #: 14810

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Ventilation								
Distribution								
Ductwork Stainless Stee				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		
	Location	: Various	xtent : Moderate, A Locations ation Deteriorated	Area Affe	ected : 30%			
				2026	A (0, 200	-		
Galvanized Steel	Other Obs	Now servation, E : Various	\$1,400 Extent : Moderate, A Locations	2026 Area Affe	\$68,200 ected : 30%	1		
	Explana	tion : Insul	ation Deteriorated					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	Not in Ser	Now vice, Exten : Basemen	\$100 t : Severe, Area Aff t	2021 fected : 1	\$1,100	4	\$700	
Backflow Preventer								
Not Accessible	100%							
Fixtures Generic	100%							
Fire Suppression	10070							
Standpipe 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.

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

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



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

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

Asset #: 122

rchitecture	Current Repair Future Replacem			e Replacement	ent Maintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	600/ 0.0	#255 400		ate ate	_	450 500	
Masonry: Brick Cavity	60% 0-2 Int Mortar Miss/Eroc Location : All Faca	_	LIFE rea Affec	* * ted : 25%	5	\$72,500	
Metal Coiling Doors	30% Now Broken/Missing Elem Location: Through		2048 lerate, Ar	* * ea Affected : 40%	5	\$56,600	
Metal Coiling Doors	5%		2045	* *	5	\$18,900	
Window Wall	5%		2038	* *	5	\$22,700	
Windows						+,	
Aluminum	100% Now Air Infiltration, Exter Location: Through Ctrwt/Balnc Not Fun Location: Through Unit Inoperable, Exte Location: Through	out ct, Extent : Moder out ent : Severe, Area 1	ate, Area	Affected : 30%	5	\$8,100	
Parapets							
Cast Stone/Terra Cotta	10% 2-4 Cracking/Crumbling, Location: Coping Jnt Mortar Miss/Eroc		-		5	\$5,000	
	Location : Coping	#01.600	LIDE	ate ate		Φ.5.000	
Masonry: Brick Cavity	90% Now Loose Units, Extent: Location: Above 2n Misaligned/Bulging, Location: Parapet Spalling, Extent: Mo Location: Interior Vertical Cracks, Exte	nd Floor Offices Extent : Moderate, Walls Above 2nd I derate, Area Affec Parapet Walls Thr ent : Severe, Area A	Area Aff Floor Off ted : 30% oughout Affected :	Sected : 25% Sces 5%	5	\$5,800	1
Roof							
Modified Bitumen	78% 2-4 Alligatoring, Extent: Location: Roof Abo Blisters, Extent: Moo Location: Roof Abo Water Penetration, E Location: Roof Abo	ove Garages derate, Area Affect ove Garages extent : Light, Area	ed : 15%				
Modified Bitumen	20% 0-2 Blisters, Extent: Sev. Location: Roof Abo Worn/Eroded, Extent Location: Roof Abo	ove 2nd Floor Offi : Severe, Area Aff	ces ected : 2:	* *			
	Locunon . Rooj Ade	, ve 2114 1 1001 Offl	ces				
Skylight, Plastic	2%		2041	* *	1		

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

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

Asset #: 122

Current Repair			Futur	Future Replacement		Maintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
5 00/					-	#150 100	
	Now	\$179 100		* *			
Punct/Tear	/Impact D	amage, Extent : Se		ea Affected : 100%		\$7,700	
_	_	_	LIFE ea Affecte	* * ed : 10%	5	\$9,200	
Cracking/C	Crumbling,		-	* * ffected : 20%	5	\$3,800	
5%			LIFE	* *			
25%			LIFE	* *			
					5	\$25,800	
Corrosion/	Rusting, E						
40%			LIFE	* *			
5%			LIFE	* *	5	\$6,500	
100%			2038	**			
Misalignea	l/Bulging,		2033 Area Aff	* * fected : 25%			
60%			2041	* *			
40%	0-2	\$13,600	2031	* *			
Location	: Walkway	To Admistrative C	Office En	trance			
100%	0-2		2031				
Location	_	_		=			
C:1.: /C		ctent : Moderate, A	A CC	-4-1.150/			
	Total 70% 7% 3% 20% Punct/Tean Location 55% Cracking/C Location 5% 25% 25% 30% Corrosion/ Location 40% 5% 100% Misaligned Location 60% 40% Sinking/Su Location Spalling, E Location 100% Potholes, E	70% 70% 7% 3% 20% Now Punct/Tear/Impact De Location: Throughe 55% 2-4 Cracking/Crumbling, Location: Corridor 15% Now Cracking/Crumbling, Location: Garages 40% 55% 100% Now Misaligned/Bulging, Location: At Truck 60% 40% 0-2 Sinking/Subsiding, Ex Location: Walkway Spalling, Extent: Mo Location: Walkway 100% 0-2 Potholes, Extent: Mo	70% 70% 7% 30% 20% Now \$179,100 Punct/Tear/Impact Damage, Extent: Se Location: Throughout 55% 2-4 \$52,300 Cracking/Crumbling, Extent: Light, Are Location: Corridors 15% Now \$2,700 Cracking/Crumbling, Extent: Moderate Location: Corridors And Garage Wor 5% 25% 25% 30% 4+ \$332,800 Corrosion/Rusting, Extent: Moderate, A Location: Garages 40% 5% 100% 100% Now \$43,400 Misaligned/Bulging, Extent: Moderate, A Location: At Truck Bay Entrances 60% 40% 0-2 \$13,600 Sinking/Subsiding, Extent: Moderate, A Location: Walkway To Admistrative C Spalling, Extent: Moderate, Area Affect Location: Walkway To Admistrative C 100% 0-2 \$89,800 Potholes, Extent: Moderate, Area Affect Location: Walkway To Admistrative C	70% LIFE 7% 2037 3% 2044 20% Now \$179,100 2038 Punct/Tear/Impact Damage, Extent: Severe, Arc Location: Throughout 55% 2-4 \$52,300 LIFE Cracking/Crumbling, Extent: Moderate, Area Affect Location: Corridors 15% Now \$2,700 LIFE Cracking/Crumbling, Extent: Moderate, Area Affect Location: Corridors 15% Now \$2,700 LIFE Cracking/Crumbling, Extent: Moderate, Area Affect Location: Corridors And Garage Workshops 5% LIFE 25% LIFE 25% 2041 30% 4+ \$332,800 LIFE Corrosion/Rusting, Extent: Moderate, Area Affect Location: Garages 40% LIFE Location: Garages 40% LIFE Location: Garages 40% LIFE Location: Moderate, Area Affect Location: At Truck Bay Entrances 60% 2038 100% Now \$43,400 2033 Misaligned/Bulging, Extent: Moderate, Area Affect Location: Walkway To Admistrative Office En Spalling, Extent: Moderate, Area Affected: 25% Location: Walkway To Admistrative Office En Spalling, Extent: Moderate, Area Affected: 25% Location: Walkway To Admistrative Office En Spalling, Extent: Moderate, Area Affected: 25% Location: Walkway To Admistrative Office En	Now Substitution Substitution	Total Fail Date Estimated Cost FY Estimated Cost Cycle Total FY Estimated Cost Cycle Total FY Estimated Cost Cycle FY FY Estimated Cost Cycle FY FY FY FY FY FY FY F	Not

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

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

Asset #: 122

Electrical		Current F	Repair	Futur	e Replacement	M		
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	\$300	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrica		, G .	. 1 D . 14.200	0.4	F 1	
G'4-1 / G'4-11 1	Explana	tion : 2- Ma	ain Service Disconi	nect Swit	ches Rated At 3000) Ampere	es Each	
Switchgear / Switchboard Fused Disc Sw	100%			2028	\$49,900	5	\$300	
rused Disc Sw		ervation F	Extent : Moderate, 1		· ·	3	\$300	
		: Electrica		1100 11990	.c.ca . 10070			
			rtical Sections					
Raceway		70						
Conduit	95%			2028	\$9,100	1		
Conduit	5%			2048	* *	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,500	5	\$100	
Molded Case Bkrs	95%			2027	\$29,000	5	\$1,900	
Wiring								
Thermoplastic	5%			2048	* *	1		
Thermoplastic	95%			2028	\$19,800	1		
Motor Controllers								
Locally Mounted	20%			2026	\$11,700	5	\$100	
Motor Control Center	80%			2026	\$10,800	5	\$1,700	
Ground								
Grounding Devices	1000/			LIEE	* *	5	¢1 100	
Generic	100%			LIFE		5	\$1,100	
Lighting Interior Lighting								
Fluorescent	50%			2033	* *	10	\$31,600	
Tuorescent		And Fixtu	res, Extent : Mode		a Affected : 100%	10	Ψ51,000	
	-		and Locker Room	,	33			
HID	50%			2033	* *	10	\$1,100	
Egress Lighting	2070			2000		10	ψ1,100	
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		
Exterior Lighting								
HID	30%			2023	\$88,900	10	\$100	
No Component	70%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	_		2028	\$243,900	1-3	\$14,200	
			Extent : Moderate, A		ected : 100%			
		=	s And Mechanical					
	Explana	tion : Alarn	n Bells And Manua	ı Pull Ste	ations Only			

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

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

Asset #: 122

Mechanical		Current Repair			e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2038	* *	5	\$21,400	
Conversion Equipment Hot Water Boiler	Location	ervation, E : Boiler R tion : 2 Un		2033 Affected	**	1	\$34,100	
Distribution								
Hot Wtr Piping/Pump	Corroded, Location Insul. Dete Location Leak Evide	: Through eriorating, : Through ent, Extent	\$20,500 Ioderate, Area Affe out The Garage Extent : Moderate, out Garage : Moderate, Area A ing Pump In Boiler	Area Afj Affected :	fected : 70%	4	\$3,400	
Terminal Devices Convector/Radiator	Damaged,		\$7,100 evere, Area Affecte	2026 d: 15%	\$70,600	1	\$4,000	
	Location	: Through	out					
Unit Heater - Hot Water Unit Heater - Hot Water				2028 2036	\$148,100 * *			
Air Conditioning								
Energy Source	1000/			2026	* *			
Electricity	100%			2036	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	25%		\$133,500	2038	* *	2	\$800	
	Location	: 2 Units,	-					
	R-22 Refri Location	_	tent : Light, Area A	ffected :	25%			
Split Unit	20% Abandone	Now	\$281,400 Extent : Severe, An Roof	2038 rea Affec	* * ted : 20%			
Split Unit		igerant, Ex : 1 Unit, I	tent : Light, Area A Roof	2028 ffected :	\$70,400 5%			
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	Abandone	Now d in Place, e : Office A	\$150,500 Extent : Severe, Ai	2038 rea Affec	* * ted : 20%	1	\$4,000	
No Comment		. Ојјие А	reu					
No Component Ventilation	75%							

Ventilation

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

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

Asset #: 122

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$60,700	LIFE	* *	2-5	\$38,500	
			evere, Area Affecte					
	Location	: Sheet Mo	etal Stack Is Broker	ı				
Exhaust Fans	1000/	3.7	Φ21 000	2020	Ø100 400	2	01.700	
Roof		Now	\$21,900	2028	\$109,400	2	\$1,700	
			t : Severe, Area Aff	ectea : 8	0%			
DI 1:	Location	t : Kooj						
Plumbing								
H/C Water Piping Brass/Copper	1000/	Now	\$49,100	2028	\$491,400	1		
Brass/Copper			: Moderate, Area		·	1		
		nea, Extent : Through		-1ујестеи	. 7070			
Water Heater	Location	. 1111011811						
Oil Fired	100%			2026	\$54,700	1	\$2,000	
HW Heat Exchanger	10070			2020	ψ3 1,7 0 0	-	Ψ2,000	
HTHW/HW	100%			2038	* *			
Sanitary Piping								
Cast Iron	100%	Now	\$24,100	LIFE	* *	1		
	Blockage /	Clogged, I	Extent : Severe, Are	a Affecte	ed : 5%			
	Location	: Garage						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2028	\$16,800	1	\$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2028	\$274,700	1-5	\$34,800	
Sprinkler								
Generic	100%			2028	\$645,500	1-2	\$19,300	

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 : BROOKLYN 12 GARAGE MAIN BUILDING

Address : **56-02 19 AVENUE**

Borough : BROOKLYN Agency's Number : N/A

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



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

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

Asset #: 4196

chitecture	Current Repair Future Replacement					M				
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
erior	•			•		•		•		
Exterior Walls										
Masonry: Brick		Now	\$1,886,300	LIFE	* *	5	\$122,500			
	_	Crumbling, 1 : Through	Extent : Moderate out	e, Area Aj	ffected : 25%					
	Effloresce	nce, Extent	: Moderate, Area	Affected	: 10%					
	Location: Throughout Int Mortar Miss/Erod, Extent: Moderate, Area Affected: 45% Location: Throughout									
	Location: Throughout Misaligned/Bulging, Extent: Moderate, Area Affected: 15%									
		: Through		4 4 66	. 1 2007					
			xtent : Moderate, A	Area Affe	cted: 30%					
			Throughout	A CC	1 1000/					
			Extent : Light, Area	Affectea	: 100%					
		i : Through								
W 10 1 1D			ries, No Elevator	2021	* *		#24.000			
Wood Overhead Doors	Punct/Tea	Now r/Impact D i : Through	\$131,900 amage, Extent : M	2031 oderate,		5 %	\$34,000			
Windows	Locuitor	i. Inrough	Oui							
Steel	100%	Now	\$1,268,600	2051	* *	5	\$148,700			
Steel	Air Infiltr		at : Moderate, Area		d : 45%	3	\$170,700			
		_		ate Area	Affected : 55%					
	Bent/Warped Elements, Extent: Moderate, Area Affected: 55% Location: Throughout									
	Corrosion/Rusting, Extent : Moderate, Area Affected : 55% Location : Throughout									
		ted Finish, 1 : Through	Extent : Moderate, out	Area Afj	fected : 55%					
	_	roken/Crac ı : Through	ked, Extent : Mode out	erate, Are	ea Affected : 25%					
Parapets										
Cast Stone/Terra Cotta	Cracking/	Now Crumbling, 1 : Through	\$45,700 Extent : Moderate	LIFE e, Area Aj	* * ffected : 30%	5	\$9,100			
	Jnt Morta	_	l, Extent : Light, A	rea Affec	eted : 30%					
Masonry: Brick		Now	\$622,700	LIFE	* *	5	\$10,600			
Masonry. Brick	Cracking/		Extent : Moderate		ffected : 55%	3	\$10,000			
	Spalling,		derate, Area Affec	ted : 55%	6					
	Worn/Ero		: Moderate, Area	Affected	: 55%					

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

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

Asset #: 4196

Architecture		Current F	Repair	Futur	e Replacement	N	laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof Modified Bitumen	50%			2036	*	* 10	\$50,200		
Modified Bituilleii	Recent Ins	tallation, E : Through	Extent : Light, Area out			10	\$30,200		
Single Ply Membrane	Blisters, E Location	: Through	\$811,700 lerate, Area Affect out nt : Moderate, Area		*	*			
	Location	: Through	out						
	Location	: Through							
		etration, E : Through	xtent : Moderate, 1 out	Area Affe	cted : 20%				
nterior									
Floors Cast in Place Concrete	Cracking/	Now Crumbling,	\$78,500 Extent : Light, Ar	LIFE ea Affecte	* ed : 20%	* 5	\$161,700		
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$29,200 Extent : Moderate out	2029 e, Area A <u>j</u>	\$97,50 fected : 10%) 5	\$2,500		
Vinyl Tile	Adhesion Location Cracking/ Location Worn/Ero	: 1st Floor Crumbling, : 1st Floor ded, Extent	\$171,100 tent: Moderate, A r, 2nd Floor Extent: Moderate r, 2nd Floor : Moderate, Area r, 2nd Floor	e, Area A <u>j</u>	fected : 25%	* 3	\$7,400		
Interior Walls	Boctiton	. 151 1 1001	, 2114 1 1001						
Masonry: Brick	Vertical C Location Water Per	: At Stairs	xtent : Moderate, 1			*			
	Worn/Ero		: Moderate, Area	Affected .	· 45%				
Plaster	Cracking/ Location Staining/L	: Through Discoloring,	Extent : Moderate			* 5	\$8,200		
SGFT/Glazed Masonry	10% Cracking/	Now	r, 2nd Floor \$107,600 Extent : Light, Ar	LIFE ea Affecte	* ed : 10%	*			

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

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

Asset #: 4196

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	20%	Now	\$32,600	2031	* *	5	\$9,900		
		Broken/Missing Elements, Extent: Moderate, Area Affected: 30% Location: Throughout							
	Staining/Discoloring, Extent: Moderate, Area Affected: 40%								
	Location	: Througho	out						
Exposed Concrete	80% Cracking/		\$518,000 Extent: Light, Ar	LIFE ea Affect	* * ed : 30%	5	\$12,300		
	O	: Througho	0 .						

lectrical	Current Repair	Future Re	Future Replacement Maintenance		aintenance	
rstem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$2,600	5	\$300	
	Other Observation, Extent: Mod	derate, Area Affected	: 100%			
	Location: Electrical Room					
	Explanation : No Available Na	ameplate Ratings				
Switchgear / Switchboard						
Fused Disc Sw	100%	2026	\$49,900	5	\$300	
Raceway						
Conduit	90%	2026	\$8,600	1		
Conduit	10%	2036	* *	1		
Panelboards						
Fused Disc Sw	10%	2025	\$3,100	5	\$200	
Molded Case Bkrs	80%	2025	\$24,400	5	\$1,400	
Molded Case Bkrs	10%	2034	* *	5	\$200	
Wiring						
Thermoplastic	90%	2026	\$18,800	1		
Thermoplastic	10%	2036	* *	1		
Motor Controllers						
Locally Mounted	80%	2024	\$41,100	5	\$400	
Locally Mounted	20%	2031	* *	5	\$100	
ound		2001			\$100	

Grounding Devices

Not Accessible 100%

 $Other\ Observation,\ Extent: Light,\ Area\ Affected:0\%$

Location: Basement

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

Insulations.

Lighting

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

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

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

Asset #: 4196

Electrical	Current Repair	Future	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting									
Interior Lighting									
Fluorescent	30%	2026	\$44,200	10	\$18,200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: 2nd Floor								
	Explanation: T-8 Lamps								
Fluorescent	2%	2021	\$3,000	10	\$1,200				
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%								
	Location: Toilets And Basement								
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 Re	pair	Future Replacement Maintenance		aintenance		
vstem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	* *	1		
Conversion Equipment Hot Water Boiler	100%			2039	* *	1	\$32,600	
Distribution								
Hot Wtr Piping/Pump		0-2 Extent: Seve : Throughou	\$9,800 ere, Area Affecte t	2051 d : 20%	* *	4	\$300	
	Insul. Deteriorating, Extent: Moderate, Area Affected: 50% Location: Throughout							
		ent, Extent : S : Boiler Roo	Severe, Area Affe m H W Valve	ected : 50	9%			
Hot Wtr Piping/Pump		led Life, Exter : Throughou	nt : Moderate, A t	2025 rea Affec	\$88,500 ted : 100%	4	\$4,400	
Terminal Devices								
Air Handler	40%	0-2	\$354,800	2036	* *	1	\$14,700	
	Not in Service, Extent: Severe, Area Affected: 100% Location: Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects On Extended Life, Extent: Severe, Area Affected: 100% Location: Second Floor Mechanical Room							
Convector/Radiator	Corroded,	Now Extent: Seve : Various Lo	\$6,800 re, Area Affecte cations	2024 d : 20%	\$67,600	1	\$3,800	
	-							

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN 12 GARAGE MAIN BUILDING

Asset #: 4196

Mechanical	Current Repair	Current Repair Future Replacemen		M		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2021	\$26,300	1		
No Component	80%					
Ventilation						
Distribution 1/B:cc	1000/	LIDE	* *	2.5	#2 < 000	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$36,800	
Exhaust Fans	700/	2021	Φ1.57.100	2	Ф1 400	
Interior	70% Not in Service, Extent : Sever	2021	\$157,100	2	\$1,400	
	Location: Second Floor Me Mechanical And Or Electric On Extended Life, Extent: M Location: Second Floor Me	echanical Room, Equip cal Defects oderate, Area Affected	ment Out Of Us	se Due T	o Multiple	
Roof	30%	2026	\$31,400	2	\$600	
	Malfunctioning, Extent: Mod Location: Roof, Multiple M					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2036	* *	1		
Water Heater						
Gas Fired	100% Recent Installation, Extent : 1 Location : Boiler Room	2026 Light, Area Affected : I	\$38,500 00%	2	\$1,000	
Sanitary Piping						
Cast Iron	100% On Extended Life, Extent : Mo Location : Throughout	LIFE oderate, Area Affected	* * : 100%	1		
Storm Drain Piping						
Cast Iron	100% On Extended Life, Extent : Mo Location : Throughout	LIFE oderate, Area Affected	**: 100%	1		
Sump Pump(s)						
Non-Submersible	100%	2021	\$9,600	4	\$2,100	
	On Extended Life, Extent: Ma Location: Basement	oderate, Area Affected	: 100%			
Backflow Preventer						
Generic	100%	2026	\$16,000	1	\$4,000	
Fixtures			-		-	
Generic	100%					
Fire Suppression Standpipe						
Generic	100%	2036	* *	1-5	\$33,300	
	100%	2036	* *	1-5	\$33,300	_

Maintenance \$ are aggregated over a 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 12 GARAGE O.A.U. OFFICE

Address : **56-02 19 AVENUE**

Borough : BROOKLYN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOS0053.020 \, / \, \, 4461 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

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



Maintenance \$ are aggregated over a ten-year period. Site 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 Q.A.U. OFFICE

Asset #: 4461

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Stucco Cement	100% Now \$118,700 Cracking/Crumbling, Extent: Light, Ar Location: Throughout	2031 ** rea Affected : 15%	5	\$25,100	
Windows	-				
Aluminum	100% Now \$16,100 Broken/Missing Elements, Extent : Light Location : Throughout	2034 ** nt, Area Affected : 30%	5	\$900	
Roof					
Single Ply Membrane	100% Recent Replace Evident, Extent: Light, Location: Throughout	2034 ** Area Affected : 100%	10	\$30,100	
Interior					
Floors Vinyl Tile	70% Now \$88,100 Broken/Missing Elements, Extent: Seve Location: Throughout		3	\$3,800	
	Cracking/Crumbling, Extent: Moderate Location: Throughout	e, Area Ajjeciea : 00%			
Vinyl Tile	30%	2031 **	3	\$1,600	
Interior Walls				7 7 7 7 7 7	
Gypsum Board	100% Now \$19,000 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** e, Area Affected : 20%	5	\$13,500	
Ceilings					
AcousTileSusp.Lay-In	100% Now \$6,000 Broken/Missing Elements, Extent: Mod Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	ů.	5	\$7,300	

lectrical	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
nder 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2036 **	5	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Womens Locker Room			
	Explanation: One 200 Amperes Main	Disconnect Switch		
Raceway				
Conduit	100%	2036 **	1	
Panelboards				
Molded Case Bkrs	100%	2034 **	5 \$300	
Wiring				
Thermoplastic	100%	2036 **	1	

Maintenance \$ are aggregated over a ten-year period. Site 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 Q.A.U. OFFICE

Asset #: 4461

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2024	\$30,100	5	\$100	
Ground						
Grounding Devices						
Generic	100% 0-2 \$9,7	00 LIFE	* *	5	\$100	
	Other Observation, Extent : Moder	ate, Area Affect	ed : 100%			
	Location: Basement					
	Explanation: Corroded					
Lighting						
Interior Lighting						
Fluorescent	95%	2026	\$55,200	10	\$8,700	
	Other Observation, Extent: Light,	Area Affected :	100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Fluorescent	5%	2021	\$2,900	10	\$500	
Tuorescent	T-12 Lamps And Fixtures, Extent:				Ψ200	
	Location : Boiler Room					
Exterior Lighting						
HID	100%	2026	\$38,500	10		

Mechanical	Current Rep	air Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2036	* *	5	\$3,100	
	Other Observation, Exter	it : Light, Area Affected : .	100%			
	Location: Basement Vo	ıult				
	Explanation: 2 - 500 G	fallon Tanks				
Conversion Equipment						
Hot Water Boiler	100%	2039	* *	1	\$4,900	
	Other Observation, Exter	it : Light, Area Affected : .	100%			
	Location: Basement					
	Explanation: 1 - Hot W	ater Boiler				
Distribution						
Hot Wtr Piping/Pump	100%	2034	* *	4	\$500	
Terminal Devices						
Convector/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	

Maintenance \$ are aggregated over a ten-year period. Site 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 Q.A.U. OFFICE

Asset #: 4461

Mechanical	Current Repa	ir Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	10% Now	\$1,600 2036	* *	2		
	Malfunctioning, Extent: M	Ioderate, Area Affecte	ed : 67%			
	Location: Roof, 2 Of 3 I	Defective Exhaust Fan	S			
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%					

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

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

Page: 78

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

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



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

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

Asset #: 4197

Architecture	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior						
Exterior Walls	7 00/	LIDE	ماد ماد	_	015.000	
Masonry: Brick	70%	LIFE	* *	5	\$17,900	
Masonry: Brick	18% Now \$14,20 Diagonal Cracks, Extent : Moderate			5	\$4,600	
	Location: Second Floor, Through		a : 10%			
	Int Mortar Miss/Erod, Extent: Mod		fected · 25%			
	Location : Second Floor	craic, 111 ca 11 _j	jeelea : 2570			
Masonry: Limestone	2% Now \$5,70	0 LIFE	* *	5	\$400	
Masonry. Enthestone	Jnt Mortar Miss/Erod, Extent : Mod		fected · 50%	3	\$400	
	Location: Window Sills	eraie, 111 ea 11 ₀	<i>jeelea</i> . 5070			
Metal Sect. OHD	10%	2039	* *	5	\$8,000	
Windows	1070	2037			ψο,σσσ	
Aluminum	15%	2042	* *	5	\$1,100	
Steel	85% Now \$336,00	0 2051	* *	5	\$39,400	
	Air Infiltration, Extent : Moderate, A	Area Affected .	50%			
	Location: Throughout					
	Corrosion/Rusting, Extent : Modera	te, Area Affec	ted : 50%			
	Location : Throughout					
	Deteriorated Finish, Extent : Moder	ate, Area Affe	cted : 50%			
	Location : Throughout					
	Glazing Broken/Cracked, Extent: M	loderate, Area	Affected: 50%			
	Location: Throughout					
Parapets	050/ N. 010/ 70	0 I IEE	* *	_	ΦΩ 100	
Masonry: Brick	95% Now \$106,70 Diagonal Cracks, Extent: Moderate			5	\$9,100	
	Location: North Facade	, Area Ajjecie	a . 10/0			
	Int Mortar Miss/Erod, Extent: Ligh	t Area Affecta	od · 50%			
	Location: Throughout	i, mea mjeen	.4.50/0			
	Misaligned/Bulging, Extent : Moder	ate. Area Affe	cted : 10%			
	Location : North Facade	, JJ -				
	Spalling, Extent : Moderate, Area Aj	ffected : 10%				
	Location : Interior Face	v				
Masonry: Limestone	5%	LIFE	* *	5	\$600	
Roof					* *	
Modified Bitumen	100%	2031	* *	10	\$56,000	
nterior						
Floors						
Ceramic Tile	5%	2029	\$38,100	5	\$1,900	
Traffic Topping	80%	2031	* *	5	\$38,500	
Vinyl Tile	15% Now \$15,00		* *	3	\$2,200	
	Cracking/Crumbling, Extent: Mode	rate, Area Aff	ected : 30%			
	Location : Throughout					

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

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

Asset #: 4197

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	20%	Now	\$17,700	LIFE	* *	5	\$3,100	
	U	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
Gypsum Board	10%	Now	\$1,700	LIFE	* *	5	\$2,300	
J 1	Cracking/0	Crumbling,	Extent : Moderate	, Area A	ffected : 10%		. ,	
	· ·	: Through						
Masonry: Brick	70%	Now	\$54,500	LIFE	* *			
·	U	Crumbling, : Through	Extent : Moderate	, Area Aj	ffected : 10%			
Ceilings								
AcousTileConcealSpLn	10%	Now	\$3,200	2031	* *	5	\$2,400	
•	U	Crumbling, : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
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	Current Rep	air Future	Future Replacement		aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$1,500	5	\$100	
	Other Observation, Exter Location : Electrical Re		cted : 100%			
	Explanation: One 1200	Amperes Main Disconn	iect Switch			
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	

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

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

Asset #: 4197

Electrical	Current Repair	Futur	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	10%	2026	\$5,800	10	\$2,400			
	Other Observation, Extent:	0 . 55	: 100%					
	Location: First Floor Locker Room							
	Explanation: Using T-8 La	umps						
Fluorescent	30%	2021	\$17,300	10	\$7,100			
	Other Observation, Extent:	Light, Area Affected	: 100%					
	Location : Throughout The	Building						
	Explanation: Using T-12 I	amps						
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			
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%					
	Location : Hallways							
	Explanation: Motion Sense	ors Only						

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2046	**	1		
Conversion Equipment	·					
Hot Water Boiler	100%	2043	* *	1	\$12,700	
	Other Observation, Extent: Light, Area	Affected	: 100%			
	Location: Boiler Room					
	Explanation: 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2048	* *	4	\$1,900	
Terminal Devices						
Air Handler	50%	2034	* *	1	\$8,000	
Convector/Radiator	30%	2039	* *	1	\$2,500	
Fan Coil Unit/Heat	20%	2034	* *	1	\$1,700	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		

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

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

Asset #: 4197

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

Maintenance \$ are aggregated over a 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 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

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



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

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

Asset #: 4198

Architecture	Current Repair	Future Replacement Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls						
Masonry: Brick	75% Now \$331,800	LIFE **	5	\$35,900	1	
	Horizontal Cracks, Extent : Moderate, A	Area Affected : 20%				
	Location: South Facade					
	Jnt Mortar Miss/Erod, Extent : Moderat	e, Area Affected : 40%				
	Location : All Facades	A ACC 1 250/				
	Repointing Failure, Extent: Moderate, A	Area Affected : 25%				
	Location: At Window Openings	. A ACC . 1 200/				
	Rusting Masonry Supt, Extent: Moderate, Area Affected: 30%					
	Location : At Window Openings Spalling, Extent : Moderate, Area Affect	tod , 250/				
	Location: Throughout	ea . 3370				
	Vertical Cracks, Extent: Severe, Area A	factad : 30%				
	Location: Chimney, South West Corne	• •				
Matal Cailing Dages				\$7.500		
Metal Coiling Doors	10% Now \$111,000 Bent/Warped Elements, Extent: Modera	2031	5	\$7,500		
	Location: Throughout	ue, Area Ajjeciea . 5070				
	Corrosion/Rusting, Extent: Moderate, A	Area Affected · 20%				
	Location: Throughout	irea rijjeetea . 2070				
	Unit Inoperable, Extent : Severe, Area A	Affected : 5%				
	Location: Bay 2 East Facade	50				
Pre-Cast Concrete	5% Now \$80,800	LIFE **	5	\$7,800	1	
The Cast Concrete	Broken/Missing Elements, Extent: Seven		5	Ψ7,000	•	
	Location : Window Sills	, 33				
	Corrosion/Rusting, Extent: Moderate, A	Area Affected : 50%				
	Location : Window Sills Throughout					
	Jnt Mortar Miss/Erod, Extent : Severe, A	Area Affected : 25%				
	Location: Thoroughout					
	Staining/Discoloring, Extent: Moderate	, Area Affected : 60%				
	Location : Window Sills					
Wood Overhead Doors	10% Now \$154,700	2046 **	5	\$12,000		
	Broken/Missing Elements, Extent: Seven	re, Area Affected : 100%				
	Location: Throughout					
	Not Insulated, Extent : Moderate, Area	Affected : 100%				
	Location : All Doors					
	Split/Cracked, Extent: Severe, Area Affe	ected : 25%				
	Location : All Doors					
	Unit Inoperable, Extent : Severe, Area A	Affected: 10%				
	Location: Bay 2					

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

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

Asset #: 4198

rchitecture	Current Repair	Future Replacement Maintenance				
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior						
Windows	1000/ 37	2051 **	-	450.000		
Steel	100% Now \$510,700 Air Infiltration, Extent : Moderate, Area	2031	5	\$59,900		
	Location: Throughout	Affectea : 100%				
	Bent/Warped Elements, Extent : Modera	ite, Area Affected : 25%				
	Location: Throughout					
	Broken/Missing Elements, Extent : Mod Location : Transom Windows	erate, Area Affected : 15%				
	Corrosion/Rusting, Extent : Moderate, A Location : Throughout	Area Affected : 25%				
	Water Penetration, Extent : Severe, Are Location : 2nd Floor Locker Rooms	a Affected : 25%				
Parapets						
Masonry: Brick	90% Now \$344,400 Cracking/Crumbling, Extent: Moderate Location: Inside Face - Throughout Efflorescence, Extent: Severe, Area Aff	-	5	\$14,600		
	Location: Throughout					
	Jnt Mortar Miss/Erod, Extent : Moderat Location : At Pre Cast Concrete Copin					
	Misaligned/Bulging, Extent : Moderate, Location : South - East Facade - Rota	ting				
	Spalling, Extent : Moderate, Area Affect	ted : 25%				
	Location: Inside Face - Throughout					
Pre-Cast Concrete	10% Now \$29,700 Int Mortar Miss/Erod, Extent: Moderate Location: Throughout	LIFE ** se, Area Affected : 90%	5	\$10,200		
	Worn/Eroded, Extent : Moderate, Area	Affected : 40%				
	Location: Coping					
Roof					_	
Modified Bitumen	100% Now \$450,800 Blisters, Extent: Moderate, Area Affect Location: Throughout	2031 ** ed: 20%			1	
	Drains Inad/Misposn, Extent : Severe, A Location : At Areas Of Ponding	rea Affected : 30%				
	Ponding, Extent : Severe, Area Affected Location : Builtup Rood At South East		hout			

Interior

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

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

Asset #: 4198

Architecture		Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	0.50/	3.7	41.7.6.600			_	#161.400	
Cast in Place Concrete		Now	\$156,600	LIFE	**	5	\$161,400	
		Crumbling, e: Through	Extent : Moderate out	, Area A	ffected : 25%			
	Drains Clo	ogged, Exte	ent : Severe, Area A	Affected :	10%			
	Location	: At Wash	Bay - Built Up Res	sidue Is I	Hazardous And Slic	ck		
Mosaic Tile	5%			2031	* *	5	\$10,900	
Vinyl Tile	10%	Now	\$75,300	2036	* *	3	\$3,300	
			ents, Extent : Seve					
			al Room, Lunch Ro					
			: Moderate, Area					
	Location	: Electrica	al Room, Lunch Ro	om, Lock	er Rooms, Offices			
Interior Walls	50/	NI	¢1.500	2020	¢20.700	-	\$500	
Ceramic Tile		Now	\$1,500 Extent: Light, Are	2029	\$30,600	5	\$500	
	_	: Through	_	ги Ајјеси	ей . 10/0			
Concrete Masonry Unit	25%	Now	\$6,200	LIFE	* *	5	\$2,200	
			xtent : Moderate, A ust Stair Well	Area Affe	cted : 5%			
Masonry: Brick	45%	Now	\$116,600	LIFE	* *			
	Cracking/		Extent : Moderate		ffected : 30%			
	Paint Peel		: Moderate, Area	Affected	: 20%			
Plaster	25%	Now	\$4,400	LIFE	* *	5	\$1,600	
	Paint Peel		: Moderate, Area		: 20%	-	¥ =,000	
	Water Pen	netration, E	xtent : Severe, Area Floor Locker Room		d : 25%			

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

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

Asset #: 4198

Architecture	Current Rep	pair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	15% Now	\$10,800	2031	* *	5	\$8,100	
	Cracking/Crumbling, Ex Location: Throughout	_	ea Affected :	20%			
AcousTileSusp.Lay-In	10% Now	\$21,500	2031	* *	5	\$4,300	
	Broken/Missing Elemen. Location: Electrical F Water Penetration, Exte Location: Electrical F	Room And Office ent : Severe, Ared					
Exposed Concrete	40% 0-2 Cracking/Crumbling, Ex Location: Throughout	_	LIFE ea Affected :	**	5	\$5,400	
Exposed Struc: Steel	30% Now Paint Peeling, Extent: S Location: Throughout		LIFE ected : 30%	* *			
Exposed Struc: Steel	5% 2-4 Corrosion/Rusting, Exte		55	* * d : 10%			

lectrical	Current Repair	Future	Future Replacement		aintenance		
stem Component Type	% of Fail Date Estimated (Total (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2026	\$1,500	5	\$200		
	Other Observation, Extent: Mode	rate, Area Affec	ted : 100%				
	Location: Electrical Room						
	Explanation : 2- Main Service Sv	witches Rated Ai	t 1200 Amperes A	nd 800 A	Amperes		
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			

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

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

Asset #: 4198

Electrical		Current F	Repair	Future Replacement		Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Motor Controllers									
Locally Mounted	80%			2024	\$29,400	5	\$200		
Locally Mounted	20%	0-2	\$7,300	2046	* *	5			
		Corroded, : Garage	Extent : Severe, A	rea Affec	eted : 100%				
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$600		
Lighting									
Interior Lighting									
Fluorescent	50%			2026	\$48,900	10	\$20,100		
			xtent : Light, Area	Affected	l : 100%				
			and Locker Rooms						
		ion : T-8 L	amps						
HID	50%			2026	\$182,600	10	\$700		
Egress Lighting									
Exit, Service	90%			2026	\$10,900	1			
Exit, Service		Now	\$1,200	2036	* *	1			
		oning, Ext : Garage	ent : Moderate, Arc	ea Affect	ed : 100%				
Exterior Lighting									
HID	80%			2026	\$135,100	10	\$100		
HID		Now	\$33,800	2036	* *				
	-	-	nt : Moderate, Ared	a Affecte	d: 100%				
	Location	: Outside							
Lightning Protection									
Arresters/Cabling									
Generic		Now	\$95,800	2066	* *	5	\$600		
			xtent : Moderate, A	Area Affe	ected : 100%				
		: Outside							
	Explanat	ion : Disco	nnected						

Mechanical	Current Repair	Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating		•					
Energy Source							
Fuel Oil	90%	2036	* *	5	\$12,200		
	Buried Tank(s), Extent : Light, Area A	ffected : 100%					
	Location: One Tank - 10,000 Gallon	ıs					
	Other Observation, Extent: Light, Are	ea Affected : 100	0%				
	Location : Boiler Room	33					
	Explanation: B-5 Fuel						
Natural Gas	10%	2036	* *	1			

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

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

Asset #: 4198

Mechanical	Current Rep	air Futı	ıre Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	10%	2031		1	\$2,200	
	Other Observation, Extended Location: Garage Explanation: 2 Gas Fi		d : 10%			
Steam Boiler	90%	2039	**	1	\$39,000	
	Other Observation, Exter Location : Boiler Room Explanation : One Unit	nt : Moderate, Area A <u>f</u> 1			40,,000	
Distribution						
Central Plant Steam Piping/Pmp	90%	2026	\$637,700	4	\$1,900	
No Component	10%					
Terminal Devices	-					
Convector/Radiator	25%	2024	\$56,000	1	\$3,500	
Unit Heater - Steam	65%	2031		4	\$2,600	
	Other Observation, Extended Location: Garage Ceil Explanation: 4 Condet	ling		nits Need	To Be Removed	
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	
	Other Observation, External Location: Garage	nt : Light, Area Affecte	ed : 100%			
	Explanation: Not Used	l For Long Time				
Exhaust Fans						
Interior	20%	2021		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	

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

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

Page: 90

DEPARTMENT OF SANITATION - 827 BROOKLYN 16 GARAGE

Asset #: 4198

Mechanical	Current I	Repair	Future	Replacement	M				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing									
Sanitary Piping									
Cast Iron	100% Now	\$61,300	LIFE	* *	1				
	Blockage /Clogged, I	Extent : Severe, Are	a Affected	d : 50%					
	Location : Undergr	Location: Underground Of Garage Floor							
	Repairs In Progress,	Extent : Light, Area	a Affected	1:5%					
	Location : West Ou	tside Of The Buildi	ng						
Storm Drain Piping									
Cast Iron	100%		LIFE	* *	1				
Fixtures									
Generic	100%								
	Leaking Connections	, Extent : Moderate	, Area Af	fected : 5%					
	Location : Toilets, 2	2nd Floor Locker R	oom						
Fire Suppression									
Standpipe									
Generic	100%		2036	* *	1-5	\$22,100			

Maintenance \$ are aggregated over a 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 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



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

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

Asset #: 4136

rchitecture	Current Repair Future Replacement Maintenance					laintenance				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
terior										
Exterior Walls Masonry: Brick Cavity		Now issing Elem	\$893,200 ents, Extent : Seve	LIFE re, Area	* * Affected : 15%	5	\$58,400			
	Location: Various Locations, West Facade, Above And Flanking Door Openings									
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Throughout									
	Diagonal Cracks, Extent: Moderate, Area Affected: 15%									
	Location	Location: Corners At 2nd Story Towers								
			l, Extent : Moderai Walls Flanking (Affected : 25%					
	Location : 2nd Story Walls Flanking Garages Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
	_				oove And Flanking	Of Door	· Openings			
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 30% Location : Above Overhead Doors									
	Caulking Deteriorated, Extent: Severe, Area Affected: 15% Location: Corners At 2nd Story Towers									
			xtent : Severe, Are nd Story Towers M		d : 20% erge Roof Line. Bo	oth Sides				
Metal Coiling Doors	50%	Now	\$337,900	2032	* *	5	\$91,200			
-		_	ents, Extent : Ligh West Facades	t, Area A	ffected : 20%					
			xtent : Moderate, A	Area Affe	cted : 25%					
		_	West Facades	33						
Windows										
Aluminum		Now	\$88,500	2043	**	5	\$3,400			
	_	oed Element 1 : Througho	ts, Extent : Moderc out	ite, Area	Affected: 30%					
		issing Elem i : Througho		erate, Ar	ea Affected : 20%					
		roken/Craci i : Througho	ked, Extent : Mode out	rate, Are	ea Affected : 20%					
	Hardware	_	xtent : Moderate, A	Area Affe	ected : 35%					

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

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

Asset #: 4136

Architecture	Curr	ent Repair	Futur	e Replacement	M	laintenance				
System Component Type	% of Fail I Total (Yea	Oate Estimated Corrs)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior										
Parapets										
Cast Stone/Terra Cotta	Location: Three Crazing, Extent: Location: Abo Misaligned/Bulg Location: Nor Spalling, Extent	60% Now \$616,900 LIFE ** 5 \$73,700 cking/Crumbling, Extent: Severe, Area Affected: 50% cation: Throughout zing, Extent: Severe, Area Affected: 30% cation: Above Garages And 2nd Floor Roofs aligned/Bulging, Extent: Severe, Area Affected: 5% cation: North East Corner - 2nd Story Roof lling, Extent: Severe, Area Affected: 25% cation: Low Parapet Walls Above Garages								
Concrete Masonry Unit	20% Nov			* *	5	\$3,600				
Concrete Masonry Onit	Cracking/Crumb Location: Inte Horizontal Crack Location: Belo Jnt Mortar Miss/	ling, Extent : Light,	Area Affect e, Area Affe nroughout . Area Affec	ected : 25%	J	\$3,000				
Masonry: Brick Cavity	20% Nov	v \$29,900) LIFE	* *	5	\$3,200				
	Efflorescence, E. Location: Thre Jnt Mortar Miss, Location: Thre Spalling, Extent Location: Exte Vertical Cracks,	Erod, Extent : Mode	ea Affected rate, Area fected : 25% Throughout a Affected :	Affected : 20% 6 5%						
Roof										
Built-Up (BUR)	Location: Ove Deflection Evide Location: At E Expansion Int Fo Location: Ove Miss/Damaged F Location: 2nd Split/Cracked, E. Location: Ove Water Penetration Location: Abo Worn/Eroded, E.	Severe, Area Affector or Garage Floor ont, Extent: Severe, A xhaust Hood Penetro ciliure, Extent: Sever or Garage Floor ciliashings, Extent: M Story Roofs xtent: Severe, Area or Garage Floor on, Extent: Severe, A ye Conduit Box At G stent: Moderate, Area conduit Moderate, Ar	ed : 25% Area Affecte ation, Gara re, Area Aff Toderate, Ar Affected : 2 Area Affecte Tarage 17, C	ge 18 ected : 25% rea Affected : 30% 0% d : 20% Garage Ceilings Ti		t	1			
	Location : Ove	r Garage Floor								
Skylight, Plastic	5%		2040	* *	1					

Interior

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

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

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

Asset #: 4136

Architecture		Current F	Repair	Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Floors									
Cast in Place Concrete		Now	\$628,100	LIFE	* *	5	\$431,500		
			Extent: Moderate	e, Area A	ffected : 20%				
		n : Garage I							
	Water Penetration, Extent: Severe, Area Affected: 20%								
	Location: Back Up From Oil Seperator Floods Garage Regularly								
	Other Observation, Extent: Severe, Area Affected: 15% Location: Both Garages - Receive Back Up From Oil Seperator.								
			_	-	om Oil Seperator.				
			Drains Dysfunction						
Ceramic Tile	3%			2036	* *	5	\$7,700		
Quarry Tile	12%			2032	* *	5	\$46,100		
Vinyl Tile	8%		\$177,800	2037	**	3	\$7,700		
	Worn/Eroded, Extent : Severe, Area Affected : 100% Location : Throughout First Floor Offices								
	Location	n : Through	out First Floor Off	aces					
Interior Walls	000/	3.7	#251 700	LIDE	* *	-	#00.000		
Concrete Masonry Unit		Now	\$251,700	LIFE		5	\$88,800		
			xtent : Moderate, A		rctea : 20% r From Roof Above				
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			aus Facing Garag						
SGFT/Glazed Masonry	20%)		LIFE	* *				
Ceilings	1.50/	3.7	#215 2 00	20.45	* *	_	#10 2 00		
AcousTileSusp.Lay-In		Now	\$317,200	2047		5	\$19,200		
			ents, Extent : Moa ocker Room And C		rea Affected : 20%				
	-				* *				
Exposed Struc: Steel		Now	\$936,100	LIFE					
	Broken/Missing Elements, Extent : Severe, Area Affected : 10% Location : Throughout Garages								
		_	_	A	. 1 200/				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20% Location : Throughout Garages								
		_	_	Affect of	. 200/				
		_	: Moderate, Area out Garages	Ајјестеа	. 50/0				
			xtent : Severe, Are	a Affacta	A · 20%				
			xieni : Severe, Are iit Box (Garage 17						
	Locuito	i . Ai Conai	iii Box (Guruge 17	j anu In	irougnoui				

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts	•					
Service Equipment						
Fused Disc Sw	100%	2037	* *	5	\$700	
	Other Observation, Extent: Moderate, A	Area Affect	ted : 100%			
	Location : Electrical Room/ Garage 1	7				
	Explanation: 2- Main Service Discon	nect Switch	hes Rated At 2000) Ampere	es Each.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2037	* *	5	\$700	

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

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

Asset #: 4136

Electrical	Current Re	pair	Future Replacement		Maintenance			
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
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		
	Other Observation, Ext		Area Affe	cted : 100%				
	Location : Garage 17							
	Explanation : Water I	Main						
Lighting								
Interior Lighting	200/		2027	¢114.000	10	¢47 100		
Fluorescent	30% T-8 Lamps And Fixture	a Extent Mode	2027	\$114,800	10	\$47,100		
	Location : Offices	s, Exieni . Mode	ruie, Are	и Ајјестей . 100%				
77			2025	#20.200	1.0	#15.500		
Fluorescent	10%	E M 1	2027	\$38,300	10	\$15,700		
	T-5 Lamps And Fixture		rate, Are	a Affected : 100%				
	Location : Repair Sho	ops						
HID	35%		2032	* *	10	\$1,900		
HID	5% Now	\$71,400	2037	* *				
	Not in Service, Extent:		ected : I	00%				
	Location : Throughou	ıt						
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	* *				
	Not in Service, Extent:		fected : 1	00%				
	Location : Throughou	ıt						
No Component	80%		-		-			

Alarm

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

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

Asset #: 4136

Electrical	Current Rep	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	85%						
Generic	15%		2027	\$79,300	1	\$9,600	
	Other Observation, Exte	ent : Moderate, A	Area Affe	cted : 100%			
	Location: Outside						
	Explanation: CCTV S	urveillance Cam	ieras				
Fire/Smoke Detection							
No Component	85%						
Generic, Analog	15% Now	\$271,400	2037	* *	1-3	\$14,400	
_	Not in Service, Extent:	Severe, Area Aff	ected : 1	00%			
	Location: Throughou	t					

lechanical		Current	Repair	Futur	e Replacement	M	laintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Energy Source									
Natural Gas	85%			2047	* *	1			
Interruptible Gas/Dual Fuel	15%			2037	* *	1			
	Other Observation, Extent: Light, Area Affected: 15%								
	Location	: Buried I	n The Street						
	Explana	tion : 1 850	00 Gallon Tank						
Conversion Equipment									
Furnace	15%			2027	\$57,800	1	\$12,700		
Furnace	35%	0-2	\$134,900	2037	* *	1	\$26,700		
	Malfunctio	oning, Exte	nt : Moderate, Ared	a Affecte	d : 35%				
			Ceiling, 24 Of 32 M e Mechanical And			13 Of 18	Make-up Air		
Hot Water Boiler	48%			2032	* *	1	\$40,600		
	Other Observation, Extent: Light, Area Affected: 15%								
	Location : Boiler Room								
	Explana	tion : 2 Du	al Fuel Hot Water .	Boilers					
Hot Water Boiler	2%	0-2	\$25,200	2047	* *	1	\$1,500		
	Damaged,	Extent : M	loderate, Area Affe	cted : 10	0%				
	Location Opacime		oom, Defective Boi	ler Com	bustion Air Dampe	ers, 1 Of 2	2 Defective		
Distribution									
Hot Wtr Piping/Pump	15%			2035	* *	4	\$1,300		
No Component	85%								
Terminal Devices									
Convector/Radiator	10%			2032	* *	1	\$5,500		
Convector/Radiator	5%	0-2	\$43,800	2047	* *	1	\$2,500		
	Malfunctioning, Extent: Severe, Area Affected: 100%								
	Location	i : Through	out, Defective Clin	ate Con	trol System				
No Component	85%								

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

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

Asset #: 4136

Mechanical		Current I	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	Now	\$132,500	2037	* *	2	\$800	
_			ere, Area Affected :					
	Unit Ove	er Garage gerant, Ex	17 Roof, Multiple N 18 As A Defective (tent : Light, Area A	Compress	sor	cal Defec	ts On 1 Of 2 Units,	
Window/Wall Unit	5%			2022	\$17,000	1		
No Component	85%							
Ventilation								
Distribution	100/	0.0	#1.50.000		de de		40.500	
Ductwork/Diffusers	10%		\$150,800	LIFE	* *	2-5	\$9,500	
	_	Extent : Se : Garage	evere, Area Affecte	a : 20%				
			ent : Moderate, Are	a Affecte	ed : 100%			
		: Through						
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$85,900	
Exhaust Fans	7070						ψου,σου	
Roof	50%	0-2	\$135,800	2037	* *	2	\$2,100	
	-	_	nt : Moderate, Are					
	Location	: Roof, 30	Of 60 Exhaust Far	n With M	Iultiple Mechanical	l And Or	Electrical Defects	
Roof	50%			2027	\$135,800	2	\$2,600	
Plumbing								
H/C Water Piping	1000/			20.45	* *			
Brass/Copper	100%			2047	* *	1		
Water Heater Gas Fired	25%	0-2	\$24,900	2027	\$24,900	2	\$500	
Gas Filed			: Severe, Area Affe			2	\$300	
			rages, 2 Of 4 Deter					
Gas Fired	75%			2020	\$74,800	2	\$1,900	
Sanitary Piping	7370			2020	Ψ71,000		ψ1,500	
Cast Iron	10%	0-2	\$119,700	LIFE	* *	1		
	Blockage /	Clogged, I	Extent : Moderate, .	Area Aff	ected : 10%			
	Odor Du		ackup On Garage I y Rain Event			Staff Con	plains Of Foul	
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE	* *	1		
Fire Suppression Standpipe								
Standpipe	1000/			2047	* *	1-5	\$89,500	
Generic	100%			/(14/	~ ~			
Generic Sprinkler	100%			2047	~ ~	1-3	\$69,500	

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

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

Page: 98

DEPARTMENT OF SANITATION - 827 BROOKLYN 17/18 SANITATION GARAGE

Asset #: 4136

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

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

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

Page: 99

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



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

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

Asset #: 2790

Architecture		Current R	epair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	* *	5	\$64,400	
Metal Panel		Now	\$10,500	2036	* *	5	\$13,400	
	-	Dented, Ex : Througho	tent : Moderate, A out	rea Affe	cted : 20%			
Metal Coiling Doors	50%	Now	\$829,200	2031	* *	5	\$111,900	
	-	Dented, Ex : Througho	tent : Moderate, A out	rea Affe	cted : 15%			
	_	rable, Exte : Througho	nt : Moderate, Are	ea Affecto	ed : 20%			
Windows	Locuion	. Imough						
Aluminum	10%	Now	\$32,900	2034	* *	5	\$1,000	
1 11 WALLES			t, Extent : Moder		Affected : 20%	C	Ψ1,000	
		: Througho			30			
	Glazing Bi	oken/Craci	ked, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	: Through	out					
No Component	90%							
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$4,600	
Metal Rail	40%			2039	* *	5-10	\$54,900	
Roof								
Modified Bitumen		Now	\$80,700	2031	**			
		etration, Ex : Througho	ctent : Moderate, A	Area Affe	ected: 2%			
terior	Locuiton	. Inrough	oui .					
Floors								
Cast in Place Concrete	70%	Now	\$90,900	LIFE	* *	5	\$187,300	
			Extent : Moderate		ffected : 20%		4-07,2-00	
	_	: Through		•	,,,			
Ceramic Tile	3%			2029	\$72,600	5	\$3,700	
Steel Grating		Now	\$173,200	2046	**	1	Ψ2,, σ0	
2.1.1.2.2.3.3.3					rea Affected : 100%			
		: Through			33			
Vinyl Tile	22%	Now	\$70,100	2031	* *	3	\$10,100	
•			ent : Moderate, A		rted : 40%		•	
	Location	: Various I	Locations, Corrido	ors, Cafe	teria			
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ai	rea Affected : 30%			
	Location	: Through	out, Corridors					
	Worn/Eroc	led, Extent	: Moderate, Area	Affected	: 80%			
	Location	: Througho	out, Corridors, Ca	feteria, I	Lockers			

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

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

Asset #: 2790

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%		\$8,400	2029	\$42,000	5	\$700	
		issing Eleme : Througho		erate, Ar	ea Affected : 30%			
Concrete Masonry Unit	40%	Now	\$22,500	LIFE	* *	5	\$8,000	
•	Vertical C	racks, Exten	at : Moderate, Are	a Affecte	d : 5%			
	Location	: Througho	ut Garage Area					
SGFT/Glazed Masonry	57%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$40,400	2024	\$202,000	5	\$12,200	
		issing Eleme : Througho		erate, Ar	ea Affected : 20%			
	U	iscoloring, is: Througho	Extent : Moderate ut	, Area A	ffected : 95%			
		etration, Ex : Througho	tent : Moderate, A ut	Area Affe	cted : 70%			
		e	· Moderate, Area 1	Affected	: 70%			
		: Througho		33				
Exposed Struc: Steel	80%			LIFE	* *			
	Corrosion	Rusting, Ex	tent : Light, Area	Affected	: 10%			
	Location	: Througho	ut					
		etration, Ex : Througho	tent : Light, Area ut	Affected	: 5%			

ectrical	Current Ro	epair Fut	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$2,600	5	\$400	
	Other Observation, Ex	tent : Moderate, Area Aj	fected : 100%			
	Location : Electrical	Room				
	Explanation: Two 16	600 Amperes Main Disco	onnect Switch			
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	•	5	\$1,500	

Ground

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

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

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

Asset #: 2790

Electrical	Current Repair	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,300	
Lighting						
Interior Lighting						
Fluorescent	50%	2031	* *	10	\$37,500	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Offices, Locke	r Room, Hallway And	Bath Room			
	Explanation: Using T-8	Lamps				
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	
	Not in Service, Extent : Mo Location : Throughout	derate, Area Affected			·	

Mechanical		Current Repair		e Replacement	Maintenance		nent Maintenance		
System Component Type	% of Total	Fail Date Estimated C (Years)	ost 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			
	Other Obse	ervation, Extent : Light, .	Area Affectea	! : 100%					
	Location	: Boiler Room							
	Explanati	on: 2 Units							
Distribution									
Hot Wtr Piping/Pump	100%		2025	\$121,800	4	\$6,000			
Terminal Devices									
Air Handler	10%		2031	* *	1	\$5,100			
Convector/Radiator	20%		2031	* *	1	\$5,300			
Unit Heater - Steam	70%	Now \$19,5	00 2021	\$195,500	4	\$5,200			
	Not in Serv	ice, Extent : Severe, Are	a Affected : 2	0%					
	Location	: Garage							
Air Conditioning									
Energy Source									
Electricity	100%		2034	* *	1				

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

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

Asset #: 2790

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	50%			2031	* *	2	\$2,500		
Ü	Location	: Roof	ent : Light, Area	Affected	: 50%				
		tion : 10 Unit	s						
Window/Wall Unit	10%			2021	\$16,300	1			
No Component	40%								
Ventilation									
Distribution Ductwork/Diffusers	100%	Now	\$36,000	LIFE	* *	2-5	\$45,600		
Ductwork Diffusers	Damaged,		\$30,000 lerate, Area Affe			2-3	\$ 4 5,000		
		eriorating, Ex : Office Ceil	tent : Moderate, ing	Area Afj	fected : 2%				
Exhaust Fans Roof			\$13,000 Severe, Area Af	2021 fected : 3	\$129,700	2	\$2,000		
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		Now	\$8,100	LIFE	**	1			
	_	Cioggea, Ext : Garage	ent : Severe, Are	га Ајјесте	P.a : 10%				
Sump Pump(s) Non-Submersible	-		: Severe, Area 1	2026 Affected :	\$13,300 30%	4	\$1,900		
Backflow Preventer Generic	100%			2026	\$19,900	1	\$5,000		
Fixtures Generic	100%								
Fire Suppression Standpipe									
Generic	100%			2036	* *	1-5	\$41,200		
Sprinkler No Component	20%								
Generic	80%			2036	* *	1-2	\$18,300		

Maintenance \$ are aggregated over a 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 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



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

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

Asset #: 121

rchitecture	Current Repair Future Replacem			e Replacement	nent Maintenance			
ystem Component Type		il Date F Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	Location : A Vertical Crac Location : S	mbling, E t Entry D ks, Extent outh Facc	\$179,800 Extent : Moderate oors - North And : Severe, Area ade At Expansion	d South S Affected : n Joint	treet Facades 5%	5	\$13,400	
			ent : Moderate, 1 ade At Entrance		cted : 15%			
Metal Coiling Doors	30% N Bent/Warped Location : A Corrosion/Ru Location : A Unit Inoperab	Now Elements, Il Garage sting, Exta Il Garage ble, Extent	\$530,800 Extent: Moder Doors ent: Moderate,	2048 ate, Area Area Affe Affected :	cted : 50%	5	\$14,300	
Windows								
Aluminum	Location: V Broken/Missin Location: E Ctrwt/Balnc N	n, Extent . Vindows T ng Elemen Proken Scr Vot Funct,	ts, Extent : Mod	lerate, Ar Corridor ate, Area	ea Affected : 20% And Locker Room		\$300	
Dagagata	Locuiton . v	arious W	naows Through	Oui				
Parapets Concrete Masonry Unit	80% N Jnt Mortar M Location : In	iss/Erod,	\$9,200 Extent : Modera trapet Walls	LIFE te, Area A	* * Affected : 15%	5	\$3,900	
Metal Panel	•	_	\$1,700 tts, Extent : Light t	2038 at, Area A	* * ffected : 10%	5	\$400	
Metal: Cage/Fence		sting, Exte	\$13,100 ent : Moderate, . West Parapets	2048 Area Affe	* * cted : 50%	5	\$2,100	
Roof								
Built-Up (BUR)	Location: 2 Water Penetro Location: A Worn/Eroded	nt: Moden nd Floor ation, Extendibove Loca Extent:	ent : Severe, Are	a Affecte Affected	d : 15% : 75%			
Skylight, Metal/Glass	Location : A	ng Elemen bove Gar ation, Exte	ent : Moderate, .					1

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

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

Asset # : 121

Architecture	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior							
Floors	(50/ NI 01/	00.700 TIEE	* *	_	# 60.20		
Cast in Place Concrete		00,700 LIFE		5	\$69,200		
	Cracking/Crumbling, Extent: I Location: South West Corner			And Atl	antic Avenues		
	Worn/Eroded, Extent: Light, A	-	•	11,100 1111	antite Hivertines		
	Location : Garage Surface Th						
Ceramic Tile	5% Now \$1	14,400 2031	* *	5	\$1,200		
	Broken/Missing Elements, Exte	*	ea Affected : 30%		4-,		
	Location : Shower Area In Lo	ocker Rooms					
Vinyl Tile	30% Now \$12	26,600 2038	* *	3	\$5,500		
•	Broken/Missing Elements, Exte	ent : Moderate, Are	ea Affected : 35%				
	Location: Throughout Corrid	dors, 1st And 2nd F	Floor Offices, Lun	ch Room	And Locker		
	Rooms Worn/Eroded, Extent : Modera	uta Amag Affaatad .	600/				
	Location: Throughout	ие, Агей Ајјесией .	0070				
Interior Walls	2000000111000030000						
Ceramic Tile	5% Now 9	\$6,600 2031	* *	5	\$600		
	Broken/Missing Elements, Exte		ea Affected : 20%				
	Location: Shower Areas With	hin Locker Rooms					
Concrete Masonry Unit	62% 4+ \$3	33,000 LIFE	* *	5	\$5,800		
	Cracking/Crumbling, Extent: 1		fected : 20%				
	Location: Various Locations Throughout						
	Diagonal Cracks, Extent: Light, Area Affected: 15%						
	Location: Mechanics Area And 1st Floor Offices						
	Vertical Cracks, Extent : Light, Location : Mechanics Area A						
Glass: Single Pane	3%	LIFE	* *	5	\$500		
Gypsum Board	30% Now \$1	11,900 LIFE	* *	5	\$4,200		
	Punct/Tear/Impact Damage, E.	xtent : Moderate, A	rea Affected : 25%	%			
	Location : Offices						
Ceilings	200/ 37			_	0 = 200		
AcousTileSusp.Lay-In		24,100 2033	**	5	\$7,300		
	Broken/Missing Elements, Exte Location: 2nd Floor Lounge						
	Staining/Discoloring, Extent:						
	Location: 1st And 2nd Floor		. 5570				
Exposed Struc: Steel		31,900 LIFE	* *				
Emperous surements	Corrosion/Rusting, Extent: Ser	•	! : 20%				
	Location : South West Corner Of Garage						
	Water Penetration, Extent : Sev	vere, Area Affected	! : 10%				
	Location: 2nd Floor Locker	Rooms					
Site Enclosure							
Fence/Gates	1000/ NI d:	15 500 2020	* *				
Chain Link	100% Now \$1 Impact Damage, Extent: Mode	15,500 2038 erate Area Affected					
	Location: Gates At Pacific A		ı. 23/0				
	ACCURON . Guico III I ucijit A	renue					

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

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

Asset #: 121

Architecture		Current Repai	r	Futur	e Replacement	М	aintenance	
System Component Type		Tail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$121,800	2048	* *			
	Cracking/Cr	rumbling, Exter	nt : Moderate	, Area Aj	fected : 35%			
	Location :	Sidewalks At I	Pacific And A	tlantic A	venues			
		zard, Extent : .	-					
	11 0	Sidewalks At I		00				
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt	100%	Now	\$2,200	2031	* *			
•	Cracking/Cr	rumbling, Exte	nt : Moderate	, Area Aj	fected : 15%			
	Location:	East Side Yard	d					

Electrical	Current Repair	Future R	Replacement	М			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2028	\$1,500	5	\$200		
	Other Observation, Extent: Mod	lerate, Area Affecte	ed: 100%				
	Location : Electrical Room						
	Explanation : Not Available Na	meplate Rating Ca	ıpacity				
Switchgear / Switchboard							
Fused Disc Sw	100%	2028	\$24,900	5	\$200		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Electrical Room 2						
	Explanation : 2- Vertical Section	ons					
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		
T :=1-4:					·		

Lighting

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

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

Asset #: 121

Electrical	Current Repai	r Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	60%	2033	* *	10	\$19,900		
	T-8 Lamps And Fixtures, E	Extent : Light, Area Aff	ected : 100%				
	Location : Offices And L	ocker Rooms					
Fluorescent	10%	2033	* *	10	\$3,300		
	T-5 Lamps And Fixtures, Extent: Light, Area Affected: 100%						
	Location: Mechanic Sho	p					
HID	30%	2033	* *	10	\$400		
Egress Lighting							
Emergency, Battery	50%	2033	* *	10	\$4,400		
Exit, Service	50%	2033	* *	1			
Exterior Lighting							
HID	20%	2028	\$27,900	10			
No Component	80%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%	2028	\$114,600	1-3	\$6,700		
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%				
	Location: Hallways, Off	ices And Garage					
	Explanation : Srobe Ligh	nts, Manual Pull Statio	ns, Alarm Bells				

Mechanical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Total (Yea	Date Estimated Cost ars)	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% No	w \$32,600	2038	* *	1	\$6,400	
		lace, Extent : Severe, A oof Top Package Units,	00	ted : 40%			
Furnace	20%		2028	\$16,300	1	\$3,600	
	Location : Gar	-		l : 20%			
	Explanation : 4	4 Gas Fired Modine He	aters				
Furnace	10%		2028	\$8,100	1	\$1,800	
	Other Observati Location : Roo	on, Extent : Light, Area f	Affectea	l : 10%			
	Explanation:	l Roof Top Package Un	it				
Hot Water Boiler	30%		2033	* *	1	\$5,400	
	Other Observati Location : Boi	on, Extent : Light, Area ler Room	Affectea	l : 30%			
	Explanation:	2 Units					

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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN 8 SANITATION GARAGE

Asset #: 121

Mechanical	Current Repair	Current Repair Future Replacement				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				
Distribution	200/ N	\$200 202 <i>6</i>	* *	1	\$500	
Hot Wtr Piping/Pump	30% Now Insul. Deteriorating, Extent:	\$300 2036		4	\$500	
	Location: Boiler Room	тоиетие, Агеи Ајјес	.iea . 2070			
No Component	70%					
Terminal Devices						
Convector/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	100/	***	***	_	***	
Ext Pkg Unit -	10%	2028	\$43,300	2	\$200	
Heating/Cooling	R-22 Refrigerant, Extent: Lig	aht Amag Affaatad . II	n <i>o/</i>			
	Location: 1 Roof Top Unit,	,)70			
E-4 Dl., II. 4			¢172 100	2	¢000	
Ext Pkg Unit -	40%	2023	\$173,100	2	\$900	
Heating/Cooling	Abandoned in Place, Extent :	Severe Area Affector	1 · 40%			
	Location: 4 Roof Top Pack					
Window/Wall Unit	5%	2023	\$3,600	1		
No Component	45%	2023	\$5,000	1		
Ventilation	1570					
Distribution						
Ductwork/Diffusers	100% 0-2	\$31,800 LIFE	* *	2-5	\$20,200	
	Corroded, Extent : Moderate,	Area Affected: 15%				
	Location: Garage, Pacific	Street Side				
	Damaged, Extent: Moderate,					
	Location : Garage, Pacific	Street Side				
Exhaust Fans						
Roof		\$11,500 2028	\$57,400	2	\$900	
	Not in Service, Extent : Sever	e, Area Affected : 100	0%			
71	Location: Roof					
Plumbing II/C Water Pining						
H/C Water Piping Brass/Copper	80%	2028	\$206 100	1		
Galvanized Steel	80% 20% 0-2	\$1,500 2026	\$206,100 \$30,300	1 1		
Garvanized Steel	Corroded, Extent : Severe, Ai		φ50,500	1		
	Location: Water Main Area					
Water Heater						
Gas Fired	100%	2026	\$21,100	2	\$500	
Sanitary Piping						
Cast Iron		\$12,600 LIFE	* *	1		
	Blockage /Clogged, Extent : S	Severe, Area Affected	: 5%			
	Location: Wash Bay Area					

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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN 8 SANITATION GARAGE

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation	ı, Extent : Light, Area	Affected	! : 2%			
	Location : Gara	ge Fuel Station					
	Explanation: 1	Set					

Maintenance \$ are aggregated over a 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 LOT CLEANING GARAGE

Address : 803 FORBELL ST. BTWN: FLATLANDS AV - STANLEY AV

Borough : BROOKLYN Agency's Number : N/A

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



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

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

Asset #: 4194

rchitecture		Current R	epair	Futui	re Replacement	M	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•				•
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$8,500	
Masonry: Brick Cavity		Now	\$729,200	LIFE	* *	5	\$95,300	1
	_	Crumbling, . : Bulkhead	Extent : Severe, A s	rea Affe	cted : 20%			
		Cracks, Exte	ent : Moderate, A ut	rea Affec	ted : 20%			
		r Miss/Erod, : Througho	Extent : Modera ut	te, Area	Affected : 50%			
	Vertical C		at : Severe, Area A	Affected :	15%			
Masonry: Granite	5%			LIFE	* *	5	\$5,100	
Metal Coiling Doors	5%			2031	* *	5	\$21,300	
Pre-Cast Concrete	5%		\$45,900	LIFE	* *	5	\$22,100	
	_	Crumbling, . : West Fac	Extent : Moderate ade	e, Area Ą	ffected : 20%		·	
Wood Overhead Doors	5%	Now	\$219,800	2046	* *	5	\$17,000	
	Deteriora	e: West Fac ted Finish, E e: West Fac	Extent : Severe, Ai	rea Affec	ted : 50%			
Windows								
Aluminum	2%			2042	* *	5	\$500	
Steel	Air Infiltre	Now ation, Extent : Througho	\$1,243,200 : Moderate, Area ut	2051 a Affected	* * d : 50%	5	\$145,700	1
		/Rusting, Ex : Througho	tent : Severe, Are ut	a Affecte	ed : 50%			
		roken/Crack : Bulkhead	ed, Extent : Sever s	re, Area A	Affected : 25%			
		erable, Exten	ıt : Severe, Area A ut	Affected .	100%			
Parapets								
Masonry: Brick Cavity	Cracking/	Now Crumbling, : Througho	\$157,600 Extent : Moderate ut	LIFE e, Area Ą	* * ffected : 25%	5	\$11,200	
	Jnt Morta		Extent : Modera	te, Area I	Affected : 50%			
Pre-Cast Concrete	Cracking/ Location	: Coping	\$10,700 Extent : Light, Ar Extent : Modera			5	\$3,700	
		: Coping	Laiem . Mouera	ıc, 111EU 1	1110010и . 30/0			

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

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

Asset #: 4194

Architecture	Current Rep	pair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date E. Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Metal, Corrugated	10% Now	\$9,000	2039	* *	1		
	Broken/Missing Element			Affected: 25%			
	Location : Slope Roof						
Modified Bitumen	90% Now	\$250,500	2031	* *			
	Blisters, Extent: Modera		ed : 10%				
	Location: Over Third		1 A CC -	-4-1-100/			
	Water Penetration, Exte						
	Location : Over Garag	ge, Archives Roc	т, пеан	ng Koom			
nterior Floors							
Cast in Place Concrete	85% Now	\$177,900	LIFE	* *	5	\$183,300	
Cast in Tiace Concrete	Cracking/Crumbling, Ex	. ,		fected : 15%	3	Ψ105,500	
	Location : At Shops		,	,			
Ceramic Tile	5%		2035	* *	5	\$4,900	
Vinyl Tile	10% 0-2	\$85,500	2036	* *	3	\$3,700	
, 1 1 1.12	Cracking/Crumbling, Ex	4)		fected : 25%	J	42,700	
	Location : Locker Roo			•			
	Worn/Eroded, Extent : M	Aoderate, Area	Affected .	50%			
	Location: Locker Roos	ms					
Interior Walls							
Cast in Place Concrete	20% Now	\$351,400	LIFE	* *			
	Water Penetration, Exte		Area Affe	cted : 20%			
	Location: Third Floor						
	Other Observation, Exte		a Affecte	d : 60%			
	Location : Third Floor	-	D	D 77 111 . D			
7.1	Explanation: Exposed	Steel Structure		Due Io Water Pe			
Plaster	10%		LIFE	* *	5	\$4,100	
SGFT/Glazed Masonry	70%		LIFE	· · · ·			
Ceilings	5%		2042	* *	5	\$4,000	
AcousTileSusp.Lay-In Exposed Concrete	3% 85%		2043 LIFE	* *	5 5	\$4,900 \$13,100	
Exposed Colletete	Water Penetration, Exte	nt · Moderate		cted · 10%	3	φ13,100	
	Location : Shops	ni . moueruie, f	пси пује	a. 10/0			
Plaster	10%		LIFE	* *	5	\$6,200	
Flasici	Water Penetration, Exte	nt · Moderate			3	\$0,200	
	Location : Archives Ro			.ieu . 10/0			

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

Asset #: 4194

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
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%	2-4	\$2,600	2056	* *	5	\$200	
		ervation, E : Electrica	Extent : Moderate, A	Area Affe	ected : 100%			
				nect Swit	ches No Available	Ratinas	And On Extended	
	Life.	ion . 2- m	un service Disconi	neci swii	ches No Available	Kanngs	Ana On Extended	
Switchgear / Switchboard	-							
Air Circuit Breaker	90%	2-4	\$44,900	2056	* *	5	\$200	
		-	tent : Moderate, A	rea Affec	eted : 100%			
		: Electrica						
Molded Case Bkrs	10%	2-4	\$5,000	2056	**	5	\$100	
		ed Life, Ex : Electrica	tent : Moderate, A	rea Affec	eted : 100%			
Raceway	ьосапоп	. Electrica	u Koom					
Conduit	95%			2026	\$9,100	1		
Conduit	5%			2036	**	1		
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	
Wiring								
Braided Cloth	60%	2-4	\$12,500	2051	**	1		
		Aged, Exte : Through	ent : Moderate, Are	ea Affecte	ed: 100%			
m 1		. Inrougn	ош	2026	* *			
Thermoplastic	5% 35%			2036 2026		1		
Thermoplastic Motor Controllers	33%			2026	\$7,300	1		
Locally Mounted	10%			2031	* *	5		
Locally Mounted	40%			2024	\$20,600	5	\$200	
Motor Control Center	50%	2-4	\$5,900	2046	* *	5	\$400	
	On Extend	ed Life, Ex	tent : Moderate, A	rea Affec	eted : 100%			
	Location	: 1st Floor	r					
Ground								
Grounding Devices	1000/							
Not Accessible	100%							
Lighting Interior Lighting								
Fluorescent	60%			2021	\$88,300	10	\$36,200	
11001000111		ervation, E	Extent : Light, Area			10	\$20,200	
	Location	: Through	out The Building					
	Explanat	ion : T-12	Lamps					
Fluorescent	8%			2031	* *	10	\$4,800	
			Extent : Light, Area	Affected	! : 100%			
		: Offices						
		ion : T-8 L	amps					
HID	32%			2021	\$175,800	10	\$700	

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

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

Asset #: 4194

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	30%	2036	**	1		
Fuel Oil No 2	70%	2036	* *	5	\$14,300	
	Buried Tank(s), Extent: Light, A	rea Affected : 100%				
	Location : Yard					
	Other Observation, Extent : Ligh	t, Area Affected : 100	%			
	Location : Buried In Yard					
	Explanation: 1 4000 Gallon To	ınk				
Conversion Equipment	-00/				h	
Furnace	70%	2031	**	1	\$22,800	
	Other Observation, Extent : Ligh					
	Location : Throughout Mechan		Floor			
	Explanation : Oil Fired Space I					
Radiant Heater	30%	2031	* *	2	\$9,200	
	Other Observation, Extent : Ligh		ó			
	Location: Administrative Space					
	Explanation : Electic Space He	aters				
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

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

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

Mechanical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
	On Extended Life, Extent Location : Throughout	t : Moderate, Area Affec	ted : 100%			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent	t : Moderate, Area Affec	ted : 100%			
	Location: Throughout					
Backflow Preventer						
Generic	100%	2026	\$16,000	1	\$4,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location : Basement - 4	4 Fl				
	Explanation: 1 Unit No	ot In Service				
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$33,200	

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

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

Page: 117

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

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				
Interior Architecture	\$26,000	\$2,900		\$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



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

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

Asset #: 4193

rchitecture	Current Repair Future Replacement			M			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls	200/ 37	0.1 - 0.000		de de	_	.	
Concrete Masonry Unit	30% Now	\$178,800	LIFE	**	5	\$6,600	
	Cracking/Crumbling, Location: East Fac						
	Int Mortar Miss/Eroa						
	Location : East Fac						
	Misaligned/Bulging,						
	Location : East Fac	ade, North Facade	e, South Fac	cade			
Masonry: Brick	55% Now	\$360,200	LIFE	* *	5	\$19,500	
•	Cracking/Crumbling,	Extent : Moderate	e, Area Affe	cted : 40%			
	Location : Through						
	Diagonal Cracks, Ext		rea Affectea	!: 25%			
	Location : Through			1 500/			
	Jnt Mortar Miss/Erod Location: Through		te, Area Aff	ected: 50%			
	Misaligned/Bulging, I		Area Affec	ted : 30%			
	Location: Window		тией тујес	ieu . 3070			
	Rusting Masonry Sup		te, Area Aff	ected : 50%			
	Location: Window						
	Spalling, Extent: Mo	derate, Area Affec	ted : 40%				
	Location : Through	out Interior / Exter	rior Of Maii	n Garage			
Metal Coiling Doors	5% Now	\$102,600	2046	* *	5	\$2,800	
	Corrosion/Rusting, E.		Area Affecte	ed : 50%			
	Location: Through		a Affactad.	500/			
	Deformed/Dented, Ex Location: Through		i Ajjeciea :	30%			
Wood Overhead Doors	10% Now	\$114,500	2046	* *	5	\$8,900	
Wood Overhead Doors	Dry Rot/Decay, Exten				3	\$6,900	
	Location: Through			20,0			
	Punct/Tear/Impact D		oderate, Ar	ea Affected : 25%	6		
	Location : Through						
	Split/Cracked, Extent		Affected: 2	5%			
-	Location : Through	out					
Windows	200/ 0.2	¢27.700	2051	* *	_	¢400	
Aluminum	30% 0-2 Unit Inoperable, Exte	\$36,700	2051		5	\$400	
	Location: Through		пујестен . 40	770			
Steel	70% Now	\$106,800	2051	* *	5	\$12,500	
Steel	Air Infiltration, Exten			100%	3	\$12,500	
	Location : South Fa		33				
	Corrosion/Rusting, Extent: Moderate, Area Affected: 50%						
	Location: Through						
	Deteriorated Finish,		, Area Affec	ted : 50%			
	Location: Through			1.00 . 1 700.0			
	Glazing Broken/Crac		erate, Area	Affected : 50%			
	Location : Through	ли					

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

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

Asset #: 4193

Architecture	Current Repair		Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date E (Years)	Sstimated 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	
			Extent : Light, 1	Area Affec	eted : 20%			
		: Throughou	t					
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	10070			2031		10	Ψ30,000	
Floors								
Cast in Place Concrete	80%		\$393,100	LIFE	* *	5	\$81,000	
		Crumbling, E. : Throughou	xtent : Severe, A t	rea Affec	ted : 60%			
	Worn/Ero	ded, Extent : l	Moderate, Area	Affected :	35%			
	Location	: Throughou	t					
Mosaic Tile	5%			2031	* *	5	\$5,800	
Vinyl Tile		Now	\$60,300	2036	* *	3	\$2,600	
•	Worn/Ero	ded, Extent : S	Severe, Area Afj	fected : 40	0%			
	Location	: Throughou	t					
Interior Walls								
Ceramic Tile	10%			2029	\$230,900	5	\$8,200	
Concrete Masonry Unit		Now	\$148,700	LIFE	* *	5	\$13,100	
	_		t : Severe, Area Throught Annex		: 15%			
Gypsum Board	25%	Now	\$26,000	LIFE	* *	5	\$12,300	
• •	Broken/M	issing Elemen	ts, Extent : Mod	lerate, Ar	ea Affected : 20%			
	Location	: Baseboards	s Throughout					
			Moderate, Area		· 30%			
	Location	: Throughou	t Offices / Hallv	vays				
Masonry: Brick	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In		Now	\$57,300	2046	* *	5	\$3,500	
	_	_	xtent : Moderat	e, Area A <u>f</u>	ffected : 50%			
		: Throughou						
			Moderate, Area	Affected :	25%			
	Location	: Throughou	t					
Exposed Struc: Steel		Now	\$99,500	LIFE	* *			
			ent : Moderate,		cted : 10%			
	Location	: Northeast (Corner Of Gara	ge				
Plaster	65%	Now	\$120,900	LIFE	* *	5	\$18,800	<u></u>
		_	ts, Extent : Seve					
		=	Overhead Door					
			Severe, Area Af	fected : 50	0%			
	Location	: Through M	ain Garage					

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

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

Asset #: 4193

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Fused Disc Sw	100% Other Observation, Extent .		\$1,500 ected: 100%	5	\$100	
	Location : Electrical Room		100.4			
Ci4-1/ Ci4-1-11	Explanation : Main Service	ce Switch Rated At 12	00 Amperes			
Switchgear / Switchboard Fused Disc Sw	100%	2026	\$24,900	5	\$100	
Raceway	10070	2020	\$24,900		\$100	
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	
Geliefic	Other Observation, Extent . Location : Water Main Explanation : Main Water	Moderate, Area Affe	ected : 100%	3	<i>\$300</i>	
Lighting						
Interior Lighting						
Fluorescent	40% Other Observation, Extent Location: Locker Rooms Explanation: T-8 Lamps	-	\$27,700 : 100%	10	\$11,400	
Fluorescent	10%	2031	* *	10	\$2,800	
	T-8 Lamps And Fixtures, E. Location : Throughout		a Affected : 100%		, ,,,,,	
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	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

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

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

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

Asset #: 4193

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2036	* *	1		
Conversion Equipment Hot Water Boiler	100% 0-2 Insul. Deteriorating, Location: Boiler I Other Observation, Location: Boiler I Explanation: 2 Un	Breeching Extent : Light, Area	Affected	! : 100%	1	\$13,800	
Distribution	•			·			
Central Plant Steam Piping/Pmp	100% Now	\$50,200	2036	**	4	\$1,500	
	Corroded, Extent: M Location: Through Insul. Deteriorating, Location: Through	hout Extent : Severe, Ar					
Terminal Devices							
Air Handler	50%		2026	\$208,300	1	\$9,600	
Convector/Radiator	20% Now Damaged, Extent: M Location: Through		2024 cted : 10	\$31,700	1	\$1,800	
Fan Coil Unit/Heat	30% 0-2 Other Observation, Location: Garage Explanation: Uh 0				1 uting	\$2,700	
Air Conditioning	-	-					
Energy Source Electricity	100%		2034	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	5%		2026	\$12,600	1	\$700	
	R-22 Refrigerant, Ex Location : Garage		ffected :	10%			
Exterior Pkg Unit - Cooling	5%		2026	\$12,000	2	\$100	
Window/Wall Unit	15% 0-2 Malfunctioning, Ext Location : Garage		2020 ffected :	\$9,300 10%	1		
No Component	75%						
Terminal Devices Air Handler/Dir Expansion	5%		2026	\$4,100	1		
No Component	95%						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	5%			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	
	Malfunctio	oning, Exte	nt : Severe, Area Ą	ffected :	40%			
	Location	e: Ef 001 -	Ef 003 Are Defecti	ve				
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$4,400	2026	\$220,900	1		
	Corroded,	Extent : Se	evere, Area Affecte	d: 2%				
	Location	: Main Sh	utoff Valve Corrod	ed				
Water Heater								
Gas Fired	100%			2025	\$18,100	2	\$500	
	Recent Ins	tallation, E	Extent : Light, Area	Affected	l : 100%			
	Location	: Boiler R	oom					
Sanitary Piping								
Cast Iron	100%	0-2	\$43,400	LIFE	* *	1		
	Blockage ,	Clogged, I	Extent : Severe, Are	a Affect	ed : 20%			
	_	: Floor Di						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$15,600	

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

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

Page: 123

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

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



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

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

rchitecture	Current Re	Current Repair		Future Replacement		Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Exterior Walls	100/ 37	012 6 600		* *	_	** ** ** ** ** ** ** **			
Masonry: Brick	10% Now	\$136,600	LIFE		5	\$44,400			
	Diagonal Cracks, Exte Location: Bulkheads		ей Ајјеси	ea : 10%					
	Expansion Int Failure,		te. Area A	Affected: 15%					
	Location : North And		,	<i>33</i>					
	Vertical Cracks, Exten	t : Moderate, Are	a Affected	d: 10%					
	Location: Corners								
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			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25% Location : Throughout								
		Deteriorated Finish, Extent: Moderate, Area Affected: 25%							
	Location : Throughor		Area Ajje	eciea : 25%					
Window Wall	5%		2048	* *	5	\$83,200			
Windows	<u>-</u>					, , , , , , , , , , , , , , , , , , , 			
Aluminum	40% Now	\$1,150,200	2053	* *	5	\$13,400			
	Air Infiltration, Extent Location : 1st And 4t		Affected	: 50%					
	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 15%								
	Location: 1st And 4t	h Floor Offices							
	Unit Inoperable, Exten Location : 1st And 4t		a Affected	d : 30%					
Aluminum	55%		2050	* *	5	\$37,000			
	Recent Replace Eviden Location : 4-6 Floors	_	Area Affe	cted : 100%					
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			
	Broken/Missing Eleme	nts, Extent : Mod	erate, Are	ea Affected : 20%					
	Location : Coping								

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

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

Asset #: 120

Architecture	Current Repair		Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	200/ N.	£405.000	2020	¢1 (10 200			
Modified Bitumen	Vegetation Growth, Location : Over Fi Water Penetration, I	fth Floor Body Sho Extent : Moderate, fth Floor Body Sho Extent : Moderate, A	p Area Affec p Area Affect	ted : 25%			
	Location : Over Fi	fth Floor Body Sho	p				
Modified Bitumen	Drains Inad/Misposi Location: 6th Floo Ponding, Extent: M Location: Through Ridging, Extent: Mo	At Expansion Joint. n, Extent : Moderat or Roof oderate, Area Affec hout 6th Floor Rooj	s e, Area Aff ted : 25% c ted : 30%				
Interior	Locuiton : Through	tout out I toot Kooj					
Floors							
Carpet Cast in Place Concrete	5% 77% Now Cracking/Crumbling Location: 5th Floo Drains Inad/Misposi Location: Wash B	or Throughout And n, Extent : Moderat	Wash Bay	Area	3 5	\$82,400 \$1,851,300	
	Spalling, Extent: Mo		ted : 20%				
	Location : 4th And	Sth Floor Slabs					
Ceramic Tile	5%		2031	* *	5	\$55,000	
Terrazzo Vinyl Tile 9" X 9"	3% 10% 2-4 Loose/Delam Surfac	\$1,235,600 re, Extent : Severe, A	LIFE 2038 Area Affect	* *	5	\$25,800 \$41,200	
	Location : 2nd, 3rd	d, 4th, 6th Floor Co	rridors, Sta	airs And Offices			
Interior Walls Ceramic Tile	5%	0014 000	2031	* *	5	\$24,000	
Concrete Masonry Unit	Water Penetration, I	or Mechanical Area	And Stairv a Affected	ed : 10% vell 9 : 10%	5 com Wash	\$143,800	
C		n siorage, Receivir		**		-	
Gypsum Board Plaster	15% 5%		LIFE LIFE	**	5 5	\$43,100 \$7,200	

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

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

Asset #: 120

Architecture	Current Repair		Future Replacement		M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	1.50/	3.7	Ø126 100	2022	יל ילי	-	#102 000	
AcousTileConcealSpLn	Broken/Mi. Location Water Pend	: Near Fre etration, E	\$136,100 ents, Extent : Mod eight Elevator On I xtent : Moderate, I r Corridors	Fifth Flo	or	5	\$103,000	
Exposed Concrete		Now	\$5,052,900	LIFE	* *	5	\$120,200	
	Location	: At Beam			-			
	Location	: 4th Floo						
			ent, Extent : Severe r Elevator Lobby, 1					
			derate, Area Affec					
		: 4th Floo						
Exposed Struc: Steel	15%			LIFE	* *			
Site Enclosure								
Fence/Gates	1000/	4.	Ø10.400	2020	* *			
Chain Link		4+ Rusting, E : Through	\$10,400 Extent : Moderate, A out	2038 Area Affe				
Retaining Walls								
Cast in Place Concrete	-	-	\$2,700 ent, Extent : Moder ce Receiving Entra		* * a Affected : 25%			
	-	_	ent : Moderate, Are g Entrance	ea Affecte	ed : 10%			
Masonry: Brick	Loose Unit	: Truck Er	\$56,500 Severe, Area Affect atry At 58th Street					
			Extent : Severe, Ar atry At 58th Street	ea Affect	ted : 35%			
Site Pavements								
Public Sidewalk	1000/	N	¢125 100	2026	¢450.200			
Cast in Place Concrete	_		\$135,100 Extent : Moderate er Entire	2026 , Area Ą	\$450,300 ffected : 50%			
		lazard, Ext : Perimete	ent : Severe, Area er Entire	Affected	: 25%			
On-Site Walkways Cast in Place Concrete			\$1,500 s, Extent : Moderat	2026 e, Area A	\$15,000 Affected : 20%		_	

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

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

Asset #: 120

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

ectrical	Current Repair	Future Replacement	Maintenance							
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority					
der 600 Volts										
Service Equipment										
Air Circuit Breaker	75%	2028 \$3,700	5	\$3,000						
	Other Observation, Extent : Mod	erate, Area Affected : 100%								
	Location : Electrical Room									
		Disconnect Switches Rated At 300								
Fused Disc Sw	25%	2048 **	5	\$800						
	Other Observation, Extent: Moderate, Area Affected: 100%									
	Location : Electrical Room									
	Explanation : Main Service Dis	connect Switch Rated At 3000 An	peres							
Transformers										
Dry Type	100%	2033 **	5	\$2,800						
	Other Observation, Extent: Mod	erate, Area Affected : 100%								
	Location : Electrical Room									
	Explanation : 2-150 Kilo-volt-a 480/208/120 Volts	mpere, 75 Kilo-volt-ampere, 45 K	ilo-volt-d	ampere,						
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 Section	ons								
Molded Case Bkrs	20%	2028 \$10,000	5	\$4,000						
	Other Observation, Extent: Mod	erate, Area Affected : 100%								
	Location : Electrical Room									
	Explanation: 2- Vertical Section	ns								
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						

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

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

Asset #: 120

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	-						
Wiring	500/ 2 :	0000 700	20.52	* *			
Braided Cloth	50% 2-4	\$230,500	2053		1		
		tent : Moderate, Are shout The Building	а Ајјесте	a: 100%			
Dugwey	25%	noui The Building	2026	\$7,100	1		
Busway Busway	5%		2020	\$/,100 **	1		
Thermoplastic	20%		2048	* *	1		
Motor Controllers	2070		2040		1		
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	
		Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Sprink						
G: 11 B	Explanation : Con	nected With Main W	/ater Pip	e			
Stand-by Power Transfer Switches							
Automatic	100%		2041	* *	1	\$235,400	
Generators	10070		2041		1	\$233,400	
Diesel	100%		2037	* *	1	\$296,300	
210001		Extent : Light, Area		: 100%	-	\$2 50,500	
	Location : Outsid						
	Explanation: Em	ergency Generator F	Rated At 3	875 Kva			
Batteries							
Lead/Acid	100%		2022	\$1,500	5	\$28,300	
Fuel Storage							
Main Tank	100%		2056	**	5	\$21,600	
		Extent: Light, Area	Affected	: 100%			
	Location : Outsid						
Lighting	Ехринанон : 2/3	Gallons Rated Cape	испу				
Interior Lighting							
Fluorescent	80%		2033	* *	10	\$538,800	
1 1001 2000111		tures, Extent : Light,		fected : 100%	-0	\$220,000	
	-	ghout The Building	33				
HID	20%		2028	\$149,800	10	\$4,800	
Egress Lighting				,- ,-		4 7	
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

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

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

Asset #: 120

Electrical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$85,700	
	Other Observation, Extent : Ligh	t, Area Affected : 100%	,			
	Location: Hallways And Outside	de				
	Explanation: CCTV Surveillan	ce Camera System				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2033	* *	1-3	\$141,400	
, 2	Other Observation, Extent: Ligh	t, Area Affected : 100%	,)			
	Location : Hallways					
	Explanation : Smoke Detector,	Alarm Bells, Strobe Lie	hts. Manu	al Pull St	ations And Horns	

Mechanical	Current Repair		Futur	e Replacement	M				
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
leating									
Energy Source Plant Campus Steam / PRV	100%		2038	* *	1				
	Other Observation, Extent: Light, Area Affected: 100%								
	Location : 58-73 53rd				D 11				
	Explanation : Steam (Coming From Fo	rmer Bet	ts Avenue Incinera	itor Build	ding			
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2031	* *	5	\$43,600			
Distribution									
Steam Piping/Pump	100% Now Insul. Deteriorating, Ex Location: Steam Room Steam Traps Faulty, Ex Location: Throughou	ns In 1st And 5th tent : Moderate,	n Floors						
Terminal Devices									
Air Handler	45% Now Broken, Extent: Moder Location: Pneumatic Leak Evident, Extent: S Location: Heating Co	Controls Inoper Severe, Area Affe	able For	•	1	\$183,900			
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

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

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

Asset #: 120

lechanical	Current Repair Future Replacement Maintenance									
ystem	0/ 0									
Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
r Conditioning										
Energy Source										
Electricity	100%			2036	* *	1				
Conversion Equipment										
Reciprocating Compr/Chiller	5%			2036	* *	1	\$17,000			
			Extent : Light, Area For Office Area, R-	-		7				
Reciprocating Compr/Chiller	10%	Now	\$29,800	2028	\$595,800	1	\$30,700			
Compi/Cimici		Not in Service, Extent : Moderate, Area Affected : 5% Location : #1 And #4, Roof								
	R-22 Refri		tent : Light, Area A	ffected :	10%					
Exterior Pkg Unit - Cooling	5%	Now	\$284,200	2038	* *	2	\$1,800			
C	Malfunction Location	_	nt : Severe, Area A	ffected :	5%					
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed : 5%					
	Location									
	Explana	tion : 1 Ob	solete Unit With R-	22, For 1	Laboratory Section					
Exterior Pkg Unit - Cooling	5%			2033	* *	2	\$2,300			
comig	Other Obs	ervation, E	Extent : Light, Area	Affected	1:5%					
	Location		· ·							
		tion : 2 Uni	its, R-410a							
Window/Wall Unit	10%			2021	\$146,300	1				
No Component	65%				4-10,000					
Distribution										
CW & CHW Wtr	5%			2054	* *	4	\$1,800			
Pipe/Pump										
CW & CHW Wtr	10%			2038	* *	4	\$3,600			
Pipe/Pump										
No Component	85%									
Terminal Devices										
Air Handler/Dir	5%			2036	* *	1				
Expansion										
Air Handler/Cool/Ht	10%			2028	\$275,500	1	\$45,400			
No Component	85%									
Heat Rejection										
Air Cooled Condenser	10%			2028	\$49,500	2	\$51,100			
Unit										
Air Cooled Condenser	5%			2036	* *	2	\$25,600			
Unit										
No Component	85%									

Ventilation

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

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

Asset #: 120

echanical	Current F	Repair	Future	Replacement	Maintenance			
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ntilation Distribution								
Ductwork/Diffusers	100% Now Corroded, Extent : M Location : Roof Due			* *	2-5	\$409,500		
Exhaust Fans								
Interior	20%	# 46.600	2023	\$499,500	2	\$4,500		
Roof	80% Now Corroded, Extent: Li Location: Roof Exh		2028 : 10%	\$932,300	2	\$14,400		
mbing H/C Water Piping								
Brass/Copper	70% Now Other Observation, E Location : Through Explanation : All Zo	out			1			
Galvanized Steel	30% Now	\$46,200	2026	\$924,000	1			
Garvanized Steel	Corroded, Extent: Se Location: Through	evere, Area Affecte		\$924,000	1			
	Leak Evident, Extent Location: Various							
HW Heat Exchanger								
Steam Fired	100%		2054	* *	4	\$72,600		
Sanitary Piping Cast Iron	100% Now Leak Evident, Extent	\$256,900 : Severe, Area Affe	LIFE ected : 5%	* *	1			
	Location : Water Le Other Observation, E Location : 1st Floor	Extent : Severe, Are r	a Affected	: 100%				
Ctama Duain Dinina	Explanation : The C	Oil Separator Is Le	aking And	On Extended Use	eful Life	Time		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	10070		LIII		1			
Non-Submersible	100% Now Malfunctioning, Exter Location: Adjacent Other Observation, E	: To Old Incinerato Extent : Moderate, 1	r Building Area Affec	ted : 100%	4	\$16,200		
	Location : Adjacent Explanation : Pump Renovated Or Reloc	House Located A	_		Building	. Needs To Be		
Sewage Ejector(s) Electric	100% Now Corroded, Extent : Se	\$210,600 evere, Area Affecte	2038 d : 50%	* *	4	\$30,400		
	Location: The Hou Noisy/Vibrating, Exte Location: 1st Fl.		Affected : I	00%				
Fixtures Generic	100%							

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

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

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected	: 100%			
	Location : (1) Passenger - 1st To 1st To 6th Floor Explanation : 6 Units	6th Floor, (1)) Passenger - 4th T	To 6th Fl	loor, (4) Freight -	
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	
	Other Observation, Extent: Light, A	Area Affected	: 100%			
	Location: Outside Of The Buildin	g				
	Explanation: Refill Station					

Maintenance \$ are aggregated over a 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 : CIOFFE REPAIR SHOP
Address : 106-01 AVE. D AT 105 WALK

Borough : BROOKLYN Agency's Number : N/A

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



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

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

Asset #: 2003

rchitecture	Current Repair Future Replacement				e Replacement	Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Concrete Masonry Unit	Expansion		\$978,700 e, Extent : Modera nd Rear Facades A			5	\$72,800		
		r Miss/Erod ı : All Faca	d, Extent : Moderai des	e, Area 1	Affected : 25%				
	_		ot, Extent : Modera ow Openings	te, Area	Affected : 25%				
	-	Extent : Mo n : Base Of	derate, Area Affec Building	ed : 15%	ó				
Metal Panel			\$2,100 Extent : Moderate, acade	2048 Area Afj	* * fected : 50%	5	\$5,400		
	Location	: Street Fo	Extent : Moderate, acade At Administr	ation En	trance				
Metal Coiling Doors	Broken/M Location	: Bay Doo	\$1,248,700 nents, Extent : Mod ors On All Facades			5	\$33,700		
	Location	ı : All Door	Extent : Moderate, ·s ent : Moderate, Are						
	Location	: Various	Doors Throughout						
Pre-Cast Concrete	Cracking/	_	\$9,700 Extent : Moderate Sills Throughout	LIFE , Area A	* * ffected : 10%	5	\$9,300		
Windows									
Aluminum	Water Per		\$43,400 Extent : Severe, Are And Sill Througho			5	\$500		
Aluminum	5%			2027	\$2,300	5	\$100		
Parapets									
Concrete Masonry Unit			\$27,000 Extent : Light, Ard out	LIFE ea Affect	* * ed : 10%	5	\$23,000		
Metal Rail		/Rusting, E	\$6,900 Extent : Moderate, A Locations Through		* * cted : 10%	5	\$18,000		
Pre-Cast Concrete	Int Morta Location	: Coping	\$18,600 d, Extent : Moderat Moderate, Area A			5	\$16,000		

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

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

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Built-Up (BUR)	100%		\$2,916,100	2038	* *			1	
	•				ea Affected : 15%				
	Location : Around AC Units And Perimeter Walls								
	Water Penetration, Extent: Severe, Area Affected: 20%								
	Location: Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms								
			Aoderate, Area	Affected	. 20%				
			And Throughou		. 2070				
nterior	20000000	over snops	11110 1111 01181101						
Floors									
Cast in Place Concrete	85%	Now	\$144,200	LIFE	* *	5	\$297,300		
	Broken/Miss	sing Elemen	ts, Extent : Seve	re, Area	Affected : 30%		. ,		
	Location:	Garage/Sh	ops						
	Other Obser	rvation, Exte	nt : Severe, Are	a Affecte	d: 20%				
	Location:	Garage/Sh	ops						
	Explanatio	on : Exposed	Reinforcing						
Ceramic Tile	5%	2-4	\$158,100	2043	* *	5	\$4,000		
	Cracking/C	rumbling, Ex	tent : Light, Are	ea Affect	ed : 10%				
	Location:	Location: Bathrooms And Locker Rooms							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location:	Bathrooms	And Locker Roo	oms					
			Aoderate, Area A		: 60%				
	Location :	Bathrooms .	And Locker Roo	oms					
Vinyl Tile	10%	2-4	\$138,700	2038	* *	3	\$6,000		
	Cracking/Crumbling, Extent: Light, Area Affected: 30%								
	Location : Offices, Break Room, Stock Room								
			Aoderate, Area A		: 50%				
	Location:	Offices, Bre	eak Room, Stock	Room					

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

Asset #: 2003

Architecture	Current	Future R	eplacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Interior Walls Ceramic Tile	5% 2-4 Cracking/Crumbling	_		**	5	\$500	
	Location: Bathroo Jnt Mortar Miss/Ero Location: Base Of	d, Extent : Modera Walls - Bathrooms	te, Area Affe And Locker	Rooms		\$7.7 00	
Concrete Masonry Unit	70% Now Cracking/Crumbling Location: Proxima Vertical Cracks, Extending Location: Pilaster	ite To Window Ope ent : Moderate, Are	nings ea Affected : 1		5	\$5,500	
Glass: Single Pane	2% 2-4 Cracking/Crumbling Location: Offices	\$2,400 , Extent : Light, Arc	LIFE ea Affected :	**	5	\$300	
Gypsum Board	5% 0-2 Cracking/Crumbling Location: Through		LIFE ea Affected :	**	5	\$600	
Metal Coiling Doors SGFT/Glazed Masonry	10% 8% 2-4 Cracking/Crumbling Location: Through	_	2036 LIFE ea Affected :	* * * *	5	\$9,900	
Ceilings AcousTileSusp.Lay-In	10% Now Broken/Missing Elen Location: Through Staining/Discoloring Location: Fibergle Water Penetration, E Location: Fibergle	nout , Extent : Moderate uss Room, Main Off Extent : Moderate, A	e, Area Affec fice, Locker I Area Affected	ted : 40% Rooms, 2nd Flo l : 20%			
Exposed Struc: Steel	90% Now Water Penetration, E Location: Above S Other Observation, I Location: Various Explanation: Fire	hops And Mezzanir Extent : Severe, Are Locations	ne And Trans va Affected :	verse Expansio 15%		ion	
Site Enclosure							
Fence/Gates Chain Link	98% Now Impact Damage, Ext Location: Side And		2038 ea Affected :	* * 25%			
Exposed Struc: Steel	2% 0-2 Corrosion/Rusting, E Location: Main Se Other Observation, I Location: Main Se Explanation: Unit	curity Gate Extent : Moderate, 1 curity Gate					

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

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

Asset #: 2003

Architecture		Current F	Repair	Futu	re Replacement	M	laintenance	
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	* *			
Cracking/Crumbling, Extent: Moderate, Area Affected: 15%								
	Location	: At Curb	Along Avenue D A	nd Entry	Apron To Side Lo	t		
Parking/Driveway								
Asphalt	100%	Now	\$683,800	2043	* *			
-	Cracking/0	Cracking/Crumbling, Extent: Severe, Area Affected: 15%						
	Location	Location: Side And Rear Lots						
	Sinking/Su	Sinking/Subsiding, Extent: Moderate, Area Affected: 50%						
	Location	: Side And	Rear Lots					

Electrical		Current Repair		e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2038	* *	5	\$300	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrical Room					
	Explana Amperes	tion : 2- Main Service Discom	iect Swit	ches Rated At 2000) Ampere	es And 1600	
Switchgear / Switchboard							
Fused Disc Sw	100%		2038	* *	5	\$300	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Electrical Room					
	Explana	tion : 4- Vertical Sections					
Raceway							
Conduit	100%		2038	* *	1		
Panelboards							
Fused Disc Sw	15%		2036	* *	5	\$200	
Molded Case Bkrs	85%		2036	**	5	\$1,600	
Wiring							
Thermoplastic	100%		2038	**	1		
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	
Lighting							
Interior Lighting							
Fluorescent	40%		2028	\$77,700	10	\$25,700	
	-	s And Fixtures, Extent : Mode	rate, Are	a Affected : 100%			
	Location	: Offices And Basement					
HID	60%		2028	\$42,900	10	\$1,400	

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

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

Asset #: 2003

Electrical	Current Repa	air Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Exter	it : Moderate, Area Affec	cted : 100%			
	Location : Garage And	Outside				
	Explanation: CCTV Su	rveillance Camera Syste	em			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2028	\$222,400	1-3	\$13,000	
_	Other Observation, Exter	at : Moderate, Area Affe	cted : 100%			
	Location : Hallways An	d Toilets				
	Explanation : Strobe Li	ghts, Manual Pull Statio	ons, Alarm Bells, S	moke De	rtectors	

Current Repair		Futur	e Replacement	М	aintenance		
% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
100%	,	2038	* *	1			
60%	2	2023	\$94,700	1	\$20,800		
Other Observation, Extent: Light, Area Affected: 60%							
Location: 13 Big Package Units On Roof							
Explanation: 13 Roofte Replaced.	op Package Units	. All O	f Them Have Been	Schedul	ed To Be		
30% Now	\$47,400	2038	* *	1	\$9,400		
Malfunctioning, Extent : Severe, Area Affected : 30%							
Location: All 15 Units	In Garage.						
10%		2033	* *	1	\$3,500		
Other Observation, Exter	nt : Light, Area A	ffected	: 10%		4-,		
	0 .	J					
Explanation: 2 Units							
-							
10% Now	\$500	2027	\$10,400	4	\$300		
1070 11071 4000 2027 410,100 1							
Location: Circulating Pump, Boiler Room							
90%	-						
	% of Fail Date Est Total (Years) 100% 60% Other Observation, Extent Location: 13 Big Pack Explanation: 13 Roofted Replaced. 30% Now Malfunctioning, Extent: Location: All 15 Units 10% Other Observation, Extent Location: 1st Floor Bot Explanation: 2 Units 10% Now On Extended Life, Extent Location: Circulating: 1st Plocation: 1st Plocation: 1st Ploor Bot Explanation: 2 Units	% of Fail Date Estimated Cost Total (Years) 100% 60% Other Observation, Extent: Light, Area Aj Location: 13 Big Package Units On Roo Explanation: 13 Rooftop Package Units Replaced. 30% Now \$47,400 Malfunctioning, Extent: Severe, Area Affe Location: All 15 Units In Garage. 10% Other Observation, Extent: Light, Area Aj Location: 1st Floor Boiler Room Explanation: 2 Units 10% Now \$500 On Extended Life, Extent: Severe, Area Aj Location: Circulating Pump, Boiler Roo	% of Fail Date Estimated Cost Total (Years) 100% 2038 60% 2023 Other Observation, Extent: Light, Area Affected Location: 13 Big Package Units On Roof Explanation: 13 Rooftop Package Units. All Off Replaced. 30% Now \$47,400 2038 Malfunctioning, Extent: Severe, Area Affected: Location: All 15 Units In Garage. 10% 2033 Other Observation, Extent: Light, Area Affected: Location: 1st Floor Boiler Room Explanation: 2 Units 10% Now \$500 2027 On Extended Life, Extent: Severe, Area Affected Location: Circulating Pump, Boiler Room	% of Fail Date Estimated Cost Total (Years) 100% 2038 ** 60% 2023 \$94,700 Other Observation, Extent: Light, Area Affected: 60% Location: 13 Big Package Units On Roof Explanation: 13 Rooftop Package Units. All Of Them Have Been Replaced. 30% Now \$47,400 2038 ** Malfunctioning, Extent: Severe, Area Affected: 30% Location: All 15 Units In Garage. 10% 2033 ** Other Observation, Extent: Light, Area Affected: 10% Location: Ist Floor Boiler Room Explanation: 2 Units 10% Now \$500 2027 \$10,400 On Extended Life, Extent: Severe, Area Affected: 5% Location: Circulating Pump, Boiler Room	% of Fail Date Estimated Cost Total (Years) 100% 2038 ** 1 60% 2023 \$94,700 1 Other Observation, Extent: Light, Area Affected: 60% Location: 13 Big Package Units On Roof Explanation: 13 Rooftop Package Units. All Of Them Have Been Schedul. Replaced. 30% Now \$47,400 2038 ** 1 Malfunctioning, Extent: Severe, Area Affected: 30% Location: All 15 Units In Garage. 10% 2033 ** 1 Other Observation, Extent: Light, Area Affected: 10% Location: 1st Floor Boiler Room Explanation: 2 Units 10% Now \$500 2027 \$10,400 4 On Extended Life, Extent: Severe, Area Affected: 5% Location: Circulating Pump, Boiler Room	Year Estimated Cost Year Estimated Cost Cycle Estimated Cost Total (Years) Year FY Estimated Cost Cycle Cy	

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

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

Asset #: 2003

Mechanical	Current Repair	aintenance							
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating									
Terminal Devices									
Convector/Radiator	10%	2026	\$35,900	1	\$2,300				
No Component	90%								
Air Conditioning									
Energy Source	1000/	2026	* *						
Electricity	100%	2036	~ ~ ~	1					
Conversion Equipment Interior Pkg Unit - Cooling	5%	2022	\$125,300	2	\$200				
	R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : Office								
	Other Observation, Extent : Light, Location : For Office Area Explanation : 1 Unit	Area Affected :	5%						
Ext Pkg Unit - Heating/Cooling	70%	2023	\$587,500	2	\$3,000				
110ming, evening	R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : Roof								
	Other Observation, Extent : Light, Location : Roof	Area Affected :	70%						
	Explanation : All 13 Old Packag	e Units Schedul	led To Be Replace	ed .					
Window/Wall Unit	10%	2021	\$14,000	1					
No Component	15%								
Ventilation									
Distribution									
Ductwork/Diffusers	100% Now \$30,9 Insul. Deteriorating, Extent: Seven Location: Throughout Roof		* * ed : 50%	2-5	\$39,100				
Exhaust Fans									
Roof	100%	2023	\$111,300	2	\$2,100				
Plumbing									
H/C Water Piping									
Brass/Copper	100%	2038	* *	1					
Water Heater	-00/	•••	4.0.400						
Gas Fired	50%	2027	\$20,400	2	\$500				
Gas Fired	50% Now \$2,0		\$20,400	2	\$400				
	Not in Service, Extent : Moderate, Location : Boiler Room	Area Affected :	30%						
Sanitary Piping	1000/								
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping	1000/	, inn	ala di	1					
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	1000/	2020	#10.200	4	#2 200				
Non-Submersible	100%	2028	\$10,200	4	\$2,200				
Backflow Preventer	100%	2028	¢17 000	1	\$4.200				
Generic	10070	2028	\$17,000	1	\$4,300				

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

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

Page: 140

DEPARTMENT OF SANITATION - 827 CIOFFE REPAIR SHOP

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

Maintenance \$ are aggregated over a 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 : 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



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

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

DEPARTMENT OF SANITATION - 827 ENCUMBRANCE DEPOT GARAGE 70-A

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	000/ 31	# 2 0 7 2 00		* *	_	#10. 2 00	
Masonry: Brick	80% Now Cracking/Crumbling, Location: Through		LIFE e, Area A <u>j</u>	• •	5	\$19,300	
Metal Coiling Doors	20% Now Broken/Missing Elem Location: Through		2031 erate, Ar	* * ea Affected : 60%	5	\$7,500	
Windows							
Aluminum	50% Now Ctrwt/Balnc Not Fun Location: Through		2034 ate, Area	* * Affected : 100%	5	\$700	
Steel	50% Now Broken/Missing Elem Location: Through		2034 erate, Ar	* * ea Affected : 100%	5	\$9,400	
Roof							
Asphalt Shingle	10% Recent Replace Evide Location: Through	_	2041 Area Affe	* * ected : 100%	10	\$200	
Asphalt Shingle	50% Now Cracking/Crumbling, Location: Through		2029 e, Area A <u>j</u>	\$22,200 ffected : 100%			
Modified Bitumen	40% Recent Replace Evide Location: Through	_	2036 Area Affe	* * ected : 100%	10	\$5,100	
Interior	-						
Floors							
Cast in Place Concrete	90% Now Cracking/Crumbling, Location : Through		LIFE e, Area A <u>j</u>	* * fected : 100%	5	\$34,200	
Quarry Tile	5% Now Cracking/Crumbling, Location: Through		2031 c, Area A <u>j</u>	* * fected : 100%	5	\$700	
Vinyl Tile	5% Now Cracking/Crumbling, Location: Through		2026 e, Area A <u>j</u>	\$7,500 fected : 100%	3	\$300	

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

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

DEPARTMENT OF SANITATION - 827 ENCUMBRANCE DEPOT GARAGE 70-A

Asset #: 14780

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Interior Walls							
Gypsum Board	5% Now Cracking/Crumbling, E Location : Throughou		LIFE , Area A <u>f</u>	* * fected : 100%	5	\$500	
Masonry: Brick	75% Now Cracking/Crumbling, E Location: Throughou Water Penetration, Ext Location: Throughou	it ent : Moderate, A					
Plaster	20% Now Cracking/Crumbling, E Location: Throughou		LIFE , Area A <u>f</u>	* * fected : 100%	5	\$1,000	
Ceilings							
AcousTileSusp.Lay-In	5% Now Broken/Missing Elemen Location : Throughou		2031 erate, Ar	* * ea Affected : 20%	5	\$400	
Exposed Concrete	45% Now Cracking/Crumbling, E Location : Throughou		LIFE , Area A <u>f</u>	* * fected : 40%	5	\$1,200	
Exposed Struc: Wood	45% 2-4 Dry Rot/Decay, Extent Location: Throughou		LIFE a Affected	* * l : 60%			
Gypsum Board	5% Now Cracking/Crumbling, E Location : Throughou		LIFE , Area A <u>f</u>	* * fected : 100%	5	\$1,100	

lectrical	Cal Current Repair			Future Replacement			aintenance		
ystem Component Type	% of Total	Fail Date Estimate (Years)	d Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2052	* *	5	\$300		
	Other Obse	rvation, Extent : Mo	derate, A	rea Affe	cted : 100%				
	Location	: 2nd Floor							
	Explanati	on : Main Service Sv	vitch Rate	ed At 20	0 Amperes.				
Raceway									
Conduit	50%			2026	\$1,900	1			
Conduit	50%			2052	* *	1			
Panelboards									
Fused Toggle Switch	5%	2-4	\$400	2051	* *	5			
	On Extende	ed Life, Extent : Mod	erate, Ar	ea Affec	ted : 100%				
	Location	: 1st Floor							
Molded Case Bkrs	50%			2048	* *	5	\$200		
Molded Case Bkrs	45%			2025	\$3,400	5	\$100		

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

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

DEPARTMENT OF SANITATION - 827 ENCUMBRANCE DEPOT GARAGE 70-A

Asset #: 14780

Electrical	Current Repa	air Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Wiring								
Braided Cloth	50% 2-4	\$4,200 2051	* *	1				
	Insulation Aged, Extent:	Moderate, Area Affect	ed : 100%					
	Location : Throughout '	The Building						
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			
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location: Throughout?	The Building						
HID	10%	2026	\$10,400	10				
Egress Lighting								
Exit, Service	100%	2026	\$3,400	1				
Exterior Lighting								
HID	100%	2026	\$48,200	10				

echanical	Current Repair	Future F	Future Replacement		Maintenance			
vstem Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
Energy Source								
Fuel Oil No 2	100%	2046	* *	5	\$3,900			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Buried							
	Explanation: 1 1000 Gallon Tank							
Conversion Equipment	-							
Furnace	10%	2026	\$2,800	1	\$600			
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Above Supervisor Office							
	Explanation: Unit Serves Supervisor's Office							
Steam Boiler	90%	2031	* *	1	\$11,100			
Distribution								
Central Plant Steam	100%	2026	\$202,200	4	\$600			
Piping/Pmp								
1 0 1	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							
Terminal Devices								
Convector/Radiator	100%	2024	\$64,000	1	\$4,000			
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location: Throughout							

Air Conditioning

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

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

DEPARTMENT OF SANITATION - 827 ENCUMBRANCE DEPOT GARAGE 70-A

Asset #: 14780

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		
	On Extend	led Life, Extent : Moderate, A	rea Affec	cted : 100%			
	Location	: Throughout					
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		
		led Life, Extent : Moderate, A : Throughout	rea Affec	cted : 100%			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$6,300	

Maintenance \$ are aggregated over a 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

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				



Maintenance \$ are aggregated over a ten-year period. Site 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		M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,500	
Metal Panel	80%	2-4	\$7,400	2047	* *	5	\$37,900	
			xtent : Moderate, 1	Area Affe	ected : 10%			
			shing Throughout					
			xtent : Moderate, A		cted : 10%			
	Location	: Various	Locations - All Fac	cades				
Metal Sect. OHD	18%	2-4	\$14,500	2040	* *	5	\$7,100	
	Other Obs	ervation, E	Extent : Moderate, 1	Area Affe	ected : 15%			
	Location	: All Door	·s					
	Explanat	tion : Paint	Peeling, Corrosio	n - Perin	neter Of Frames			
Windows								
Aluminum	100%			2049	* *	5	\$600	
	_	Recent Repair Evident, Extent : Light, Area Affected : 100%						
		: All Wind						
			Extent : Light, Area	Affected	! : 100%			
		: All Wind						
	Explanai	tion : Prote	ective Metal Grilles	5				
Roof	0 = 0 /			2010	de de	4.0	4.72 000	
Metal Panel	95%			2040	* *	10	\$53,800	
Skylight, Metal/Glass	5%			2047	* *	10	\$5,200	
nterior								
Floors	1000/	0.2	#21 000	TIPE	* *	_	Φ.C. 7. 0.0.0	
Cast in Place Concrete	100%	0-2	\$31,900	LIFE		5	\$65,800	
	_	_	Extent : Light, Are	ea Affect	ea : 10%			
		: Through		1.00 . 1	150/			
		-	: Moderate, Area	Affected	: 15%			
	Location	: Inrougn	out Garage Area					
Interior Walls	1.50/			LIDE	* *	_	ф1 400	
Concrete Masonry Unit				LIFE	* *	5	\$1,400	
Gypsum Board	5%			LIFE	* *	5	\$700	
No Component	80%							
Ceilings	100/			LIDE	* *			
Exposed Struc: Steel	10%			LIFE	**	_	#22 000	
Metal Panel	90%			LIFE	* *	5	\$33,800	

Electrical	Current Repair	Future Replacement	Ma	intenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2027 \$1,500	5	\$100	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location: Electrical Room				
	Explanation: One 600 Ampere Main	Disconnect Switch			

Maintenance \$ are aggregated over a ten-year period. Site 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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location: Stoage And Bath Room					
	Explanation: T-12 Lamps					
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	Current Repair Future Replacement		M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2047	* *	5	\$6,400	
	Other Observation, Extent: Lig	ght, Area Affected : 10	00%			
	Location: Above Ground In I	Back Of Building				
	Explanation: (1) 4,000 Gallo	n Tank				
Conversion Equipment						
Hot Water Boiler	100%	2032	* *	1	\$10,300	
	Other Observation, Extent : Lig	ght, Area Affected : 10	00%			
	Location: Boiler Room Acce.	ssed From Outside Of	f Main Building			
	Explanation: (1) #2 Oil Burn	ing Hot Water Boiler				
Distribution						
Hot Wtr Piping/Pump	100%	2035	* *	4	\$1,000	
Terminal Devices						
Convector/Radiator	15%	2032	* *	1	\$1,000	
Unit Heater - Steam	85%	2027	\$60,400	4	\$1,600	

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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS I BOAT HOUSE

Asset #: 2022

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
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	
	Other Observation, Extent : Light, 1	Area Affected : 10%		
	Location: Boiler Room			
	Explanation: Boiler Only			
Fixtures				
Generic	100%			
Fire Suppression				
Standpipe				
Generic	100%	2037 **	1-5 \$10,500	

Maintenance \$ are aggregated over a 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	EV 2020	EV 2024	EV 2022	EV 2022
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



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

chitecture	Current Repair Future Replacement			Maintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year F FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior						
Exterior Walls						
Cast in Place Concrete	15% Now \$93 Broken/Missing Elements, Extent Location: Throughout Cracking/Crumbling, Extent: Mo Location: Throughout Exposed Reinforcement, Extent: Location: Throughout	oderate, Area Affe	cted : 66%	5	\$13,600	
Masonry: Brick	45% Now \$150 Jnt Mortar Miss/Erod, Extent: M Location: All Facades Vertical Cracks, Extent: Modera Location: Corners Of Building	loderate, Area Aff		5	\$8,200	
Metal Panel	20% Now \$8 Deformed/Dented, Extent: Mode Location: Corners Deteriorated Finish, Extent: Mode			5	\$6,800	
	Location: Throughout					
Metal Sect. OHD	10%	2040	* *	5	\$5,700	
Metal Sect. OHD	5% Now \$28 Other Observation, Extent: Mode Location: Throughout Explanation: Broken, Corrodec			5	\$1,400	
Weathering Steel		,400 LIFE erate, Area Affect	* * ed : 15%	1		
Windows						
Glass Block	5% Now \$1 Glazing Broken/Cracked, Extent Location:	,000 LIFE : Moderate, Area	* * Affected : 10%	5	\$100	
Metal Louvers	95% Now \$10 Broken/Missing Elements, Extent Location : Throughout		* * Affected : 30%			
Parapets	100/ 37	100 7 7777	ata str	_	4.0.40	_
Cast Stone/Terra Cotta	10% Now \$52 Cracking/Crumbling, Extent : Set Location : Throughout	,400 LIFE vere, Area Affecte	* * d : 30%	5	\$10,400	1
Masonry: Brick	65% Now \$154 Diagonal Cracks, Extent: Moder Location: Throughout Jnt Mortar Miss/Erod, Extent: M Location: Throughout	rate, Area Affected		5	\$8,800	
No Component	25%					

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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS I BUCKET SHOP

Asset #: 2020

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior Roof				
Built-Up (BUR)	60% Now \$272,100 Blisters, Extent: Severe, Area Affecte Location: Lower Roof Vegetation Growth, Extent: Severe, A Location: Lower Roof Worn/Eroded, Extent: Severe, Area A Location: Lower Roof	ed : 25% Area Affected : 50%		
Metal Panel	25% Now \$18,900 Corrosion/Rusting, Extent: Moderate Location: Above Gantry Garage Water Penetration, Extent: Moderate Location: Over Gantry Garage	e, Area Affected : 10%		
Modified Bitumen	15%	2027 \$68,000	10 \$4,900	
Interior				
Floors Asphalt Poured	30% Now \$1,300 Cracking/Crumbling, Extent: Moder Location: Gantry Garage Area		5 \$1,200	
Cast in Place Concrete	70% 2-4 \$11,800 Cracking/Crumbling, Extent: Light, Location: Various Locations Throu	Area Affected : 20%	5 \$24,400	
Interior Walls				
Cast in Place Concrete	5% Now \$16,900 Cracking/Crumbling, Extent: Moder Location: Concrete Columns In Sh Exposed Reinforcement, Extent: Mod Location: Concrete Columns In Sh	ate, Area Affected : 15% op Area derate, Area Affected : 15%		
Concrete Masonry Unit Masonry: Brick	30% 35%	LIFE ** LIFE **	5 \$3,100	
No Component	30% Other Observation, Extent: Light, An Location: In Gantry Area Explanation: No Interior Walls	rea Affected : 0%		
Ceilings	700/) 700 700 700			
Exposed Concrete	70% Now \$35,500 Cracking/Crumbling, Extent: Moder Location: Storage Area	ate, Area Affected : 15%	5 \$1,700	
	Exposed Reinforcement, Extent: Mod Location: Shop Area	aerate, Area Affected : 0%		
Exposed Struc: Steel	30%	LIFE **		

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

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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS I BUCKET SHOP

Asset #: 2020

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		-				
Service Equipment						
Fused Disc Sw	50%	2027	\$800	5		
	Other Observation, Extent : Mod	lerate, Area Affeo	eted : 100%			
	Location : Electrical Room					
	Explanation: One 1200 Amper		***			
Molded Case Bkrs	50%	2027	\$800	5	\$200	
	Other Observation, Extent : Mod	terate, Area Affec	eted : 100%			
	Location: Electrical Room	M : D:	. 6 . 1			
0 1 1 /0 1 1	Explanation: One 1600 Amper	e Main Disconne	ect Switch			
Switchgear / Switchboard	1000/	2027	#24 000	-	Ф200	
Molded Case Bkrs	100%	2027	\$24,900	5	\$300	
Raceway	1000/	2027	#2 000	1		
Conduit Panelboards	100%	2027	\$3,800	1		
Fused Disc Sw	10%	2026	\$800	5		
Molded Case Bkrs	90%	2026	\$6,900	5 5	\$300	
	90%	2020	\$0,900	3	\$300	
Wiring Thermoplastic	100%	2027	\$8,300	1		
Motor Controllers	10076	2027	\$6,300	1		
Locally Mounted	100%	2025	\$14,700	5	\$100	
Ground	10070	2023	Ψ14,700		Ψ100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting	200.0				\$200	
Interior Lighting						
Fluorescent	15%	2022	\$4,400	10	\$1,800	
	Other Observation, Extent : Ligh	nt, Area Affected .			. ,	
	Location: Offices, Store Room	And Bath Room				
	Explanation: T-12 Lamps					
HID	80%	2022	\$88,100	10	\$300	
HID		5,500 2037	**			
	Damaged Fixtures, Extent : Seve	ere, Area Affectea	! : 100%			
	Location: Shop					
Egress Lighting						
Emergency, Battery	20% Now \$3	3,600 2037	* *			
	Not Functioning, Extent: Moder	ate, Area Affecte	d: 100%			
	Location : Throughout The Bui	lding				
Emergency, Battery	30%	2022	\$5,500	10	\$1,000	
Exit, Service	30%	2022	\$1,100	1	. ,	
Exit, Service		\$700 2037	* *	1		
,	Damaged Fixtures, Extent : Seve	•	! : 100%			
	Location : Throughout The Bui	ilding				
Exterior Lighting						
HID	100%	2022	\$50,900	10		
						

Maintenance \$ are aggregated over a ten-year period. Site 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 Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2037	* *	5	\$4,100	
	Other Observation, Exte	ent : Light, Area Affected	: 100%			
	Location : Undergrou	nd Vault				
	Explanation: (1) 5,00	0 Gallon Tank				
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	

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 2791

Architecture	Current Rep	oair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast in Place Concrete	25% Now Broken/Missing Elemen. Location: All Facades		LIFE erate, Ared	* * a Affected : 40%	5	\$32,900	1
	Cracking/Crumbling, Ex Location : All Facades Exposed Reinforcement,	ctent : Moderate Throughout					
	Location : All Facades Misaligned/Bulging, Ext Location : All Facades	ent : Severe, Ar	ea Affecteo	d : 20%			
Concrete Masonry Unit	10% Now Caulking Deteriorated, Location: Throughout		LIFE te, Area Ą	* * ffected : 20%	5	\$1,600	
Masonry: Brick	50% Now Diagonal Cracks, Exten Location: At Corners Horizontal Cracks, Exte Location: At Wall Per Jnt Mortar Miss/Erod, E Location: Throughout	And Wall Penet nt : Severe, Area netrations Throu Extent : Moderan	rations a Affected ghout	: 10%	5	\$13,200	
Metal Panel	5% Now Deformed/Dented, Exter Location : Throughout		2037 rea Affecte	* * ed : 30%	5	\$2,500	
Metal Sect. OHD	10%		2025	\$84,000	5	\$8,200	
Windows Aluminum	15% Now Broken/Missing Elemen. Location: Throughout		2043 re, Area A	* * ffected : 30%	5	\$2,400	1
Steel	85% Now Air Infiltration, Extent: Location: Throughout		2052 Affected :	**	5	\$171,800	
	Broken/Missing Elemen. Location: Throughout Corrosion/Rusting, Exte Location: Throughout	nt : Moderate, A					
	Thermally Inefficient, E. Location: Throughout		e, Area Aff	ected : 50%			

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

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

Asset #: 2791

Architecture	Curre	nt Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Cast in Place Concrete	Location : All So Cracking/Crumbl Location : All So	lements, Extent: Sevo des Throughout ing, Extent: Severe, A des Throughout	Area Affec	ted : 35%	5	\$33,900	1
	Exposed Reinforc Location : East	ement, Extent : Severd Facade	e, Area Af	fected : 25%			
Concrete Masonry Unit	15% 0-2 Cracking/Crumbl Location: Thro	\$3,100 ing, Extent : Moderate	LIFE e, Area Af	* * fected : 30%	5	\$700	
Roof							
Built-Up (BUR)	10% Now Worn/Eroded, Ex- Location : At Bu	tent : Severe, Area Afj	2037 fected : 50	* *			
IRMA/Protected Membrane	30% Now	\$222,600	2037	* *			
	Location: Thro	sp, Extent : Moderate ughout ced, Extent : Moderai					
	Location : Thro	ughout					
	Vegetation Growt Location : Thro	h, Extent : Severe, Ar ughout	ea Affecte	d : 50%			
	Water Penetration Location: Gara	n, Extent : Moderate, . ge Area	Area Affed	cted : 15%			
Metal Panel	10% Now	\$21,000	2032	* *			
	Deteriorated Fini Location: Thro	sh, Extent : Moderate	, Area Aff	ected : 35%			
		n, Extent : Light, Ared	a Affected	: 100%			
	Explanation: C	overs Over Former Sk	kylights Ar	e Actually Wood			
Modified Bitumen	Location: Thro	Moderate, Area Affect ughout		* *			
	Drains Clogged, Location: Thro	Extent : Moderate, Ar ughout	ea Affecte	d : 50%			
	Seams Open/Split Location: Thro	, Extent : Moderate, A	rea Affec	ted : 50%			

Interior

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

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

Asset #: 2791

chitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Floors Asphalt Poured	85% Now	\$37,900	2032	* *	5	\$11,300	
Asphan Foureu	Broken/Missing Elemen Location: Various Loc Cracking/Crumbling, E Location: Garage Ar Water Penetration, Exte Location: Tractor Re	ats, Extent : Mod ocations Through extent : Moderate ea ent : Severe, Are	erate, Are out Gara e, Area A <u>f</u>	ea Affected : 20% ge Area fected : 75%	3	\$11,500	
Vinyl Tile	15% Now Broken/Missing Element Location: First Floor		2037 erate, Arc	* * ea Affected : 35%	3	\$3,000	
	Cracking/Crumbling, E Location: First Floor	xtent : Moderate	, Area A <u>f</u>	fected : 35%			
Interior Walls	4.50/				_		
Concrete Masonry Unit	15% Now Vertical Cracks, Extent Location: Garage Ar		LIFE a Affected	* * d : 35%	5	\$1,600	
Concrete Masonry Unit	65% 0-2 Cracking/Crumbling, E Location : Throughou		LIFE e, Area A <u>f</u>	* * fected : 20%	5	\$6,800	
Gypsum Board	10% Now Cracking/Crumbling, E Location: Throughou		LIFE rea Affec	* * ted : 30%	5	\$1,600	
Masonry: Brick	10% Now Vertical Cracks, Extent Location: Roof Stair Water Penetration, Ext						
	Location : Throughou		33				
Ceilings			• • • -		_	**	
AcousTileSusp.Lay-In	5% Now Broken/Missing Element Location: Mens Restn	room			5	\$2,400	
	Water Penetration, Extended Location: Mezzanine		a Affected	d : 20%			
Exposed Concrete	90% Now Broken/Missing Elemen Location: Throughou Cracking/Crumbling, E	t			5	\$13,600	
	Location: Throughout Exposed Reinforcement Location: Throughout	t , Extent : Moder					
Exposed Struc: Steel	5% Now Water Penetration, Exte		LIFE a Affected	* * 1 : 2%			

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

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

Asset #: 2791

Electrical		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$4,900	5	\$1,800	
			ent : Moderate, 1	Area Affe	ected : 100%			
		Electrical R		ъ.	. 6 . 1			
T	Explanation	on : One 800	Amperes Main	Disconn	ect Switch			
Transformers	1000/			2022	* *	_	\$200	
Dry Type	100%	mation Ext	ent : Moderate, 1	2032		5	\$300	
		rvanon, Exte : Electrical R		чтей Аује	сией . 100%			
			Koom Kva 480v Pri - 2	08/120v	Sac			
Switchgear / Switchboard	ьлринин	m. One/J E	vu 700v 1 II - 2	00/1207	DCC .			
Molded Case Bkrs	100%			2027	\$49,900	5	\$1,800	
Raceway	10070			2027	Ψ12,200		Ψ1,000	
Conduit	100%			2027	\$32,000	1		
Panelboards					40-,000			
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		
		_	: Moderate, Are The Building	ea Affecte	ed : 100%			
Thermoplastic	50%			2027	\$14,200	1		
Motor Controllers	3070			2021	Ψ14,200			
Locally Mounted	100%			2025	\$14,700	5	\$500	
Ground	10070			2025	Ψ11,700		Ψ200	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
Lighting							·	
Interior Lighting								
Fluorescent	30%			2022	\$58,200	10	\$19,300	
	Other Obse	rvation, Exte	ent : Light, Area	Affected	! : 100%			
	Location :	Lunch Room	n, Storage, Bath	n Room A	nd Locker Room			
	Explanation	on : T-12 Lai	mps					
Fluorescent	10%	Now	\$19,400	2037	* *			
	Inadequate	Lighting Lev	el, Extent : Mod	derate, A	rea Affected : 100%	%		
	Location :	: 1st Floor						
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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

Asset #: 2791

Mechanical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2047	* *	5	\$21,700	
	Other Observation, Exte	-	: 100%			
	Location : Under Grou					
	Explanation : (1) 20,00	00 Gallon Tank				
Conversion Equipment	1000/	20.40	* *		# 60 400	
Steam Boiler	100%	2040		1	\$69,400	
	Other Observation, Exte		: 100%			
	Location: Boiler Room					
D' t 'lest'	Explanation: (1) #2 O	il Burning Steam Boiler				
Distribution Central Plant Steam	100%	2047	* *	4	\$3,500	
Piping/Pmp	10070	2047		4	\$3,300	
Terminal Devices						
Convector/Radiator	5%	2025	\$17,900	1	\$1,100	
Unit Heater - Steam	95%	2032	**	4	\$9,100	
Air Conditioning	7570	2032		•	ψ,,100	
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	
	Broken, Extent : Modera	ıte, Area Affected : 40%				
	Location : Roof					
Plumbing						
H/C Water Piping	1000/			_		
Galvanized Steel	100%	2032	* *	1		
Water Heater	1000/	• • • •	4		** ***	
Oil Fired	100%	2022	\$55,600	1	\$2,000	
HW Heat Exchanger	1000/	2025	* *	4	#10.400	
Steam Fired	100%	2037	* *	4	\$10,400	
Sanitary Piping	1000/	TIPP	* *	1		
Cast Iron	100%	LIFE	n. w	1		
Storm Drain Piping	100%	TIPE	* *	1		
Cast Iron Fixtures	10070	LIFE		1		
Generic	100%					
Generic	10070					

Maintenance \$ are aggregated over a 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

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



Maintenance \$ are aggregated over a ten-year period. Site 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		
		_	xtent : Severe, Are		d : 15%				
			er At Foundation W						
	Deformed/Dented, Extent: Moderate, Area Affected: 10%								
	Location : Various Locations - All Facades								
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 10%								
		: Various							
			Extent : Moderate, 1	Area Affe	ected : 15%				
		: North Fo							
		ion : Vege	tative Growth						
Metal Sect. OHD	10%			2040	* *	5	\$4,400		
Windows	0.50/	3.7	#171 200	20.52		_	Φ2.000		
Aluminum		Now	\$171,200	2052	**	5	\$2,000	1	
		_	ents, Extent : Seve	re, Area	Affectea : 100%				
		: Through	оит						
No Component	5%								
Roof	1000/			20.40	* *	10	#20.200		
Metal Panel	100%			2040	* *	10	\$20,200		
Interior									
Floors	1000/			LIEE	* *	5	¢12 000		
Cast in Place Concrete	100%			LIFE		5	\$12,800		
Interior Walls	20%			LIFE	* *	5	\$300		
Concrete Masonry Unit Metal Panel		Now	\$7,000	LIFE	* *	3	\$300		
Metal Fallel			\$7,000 Extent : Severe, Are		od · 20%				
		: Wash Ar		a rijjecie	a. 2070				
		ion : Mold							
Ceilings	Expianai		100000						
Fiber Board	100%	Now	\$7,800	2032	* *				
11001 20010			ents, Extent : Seve		Affected : 25%				
		: Wash Ar		, ,	33				

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	70%	2027	\$1,100	5		
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 1000 Ampere Main	Disconn	ect Switch			
Fused Disc Sw	30%	2027	\$500	5		
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: One 400 Ampere Main	Disconne	ct Switch			
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	1000/		***	4.0	4400	
HID	100%	2022	\$36,100	10	\$100	
Egress Lighting	500/	2025	42.5 00	1.0	0.500	
Emergency, Battery	50%	2022	\$2,700	10	\$500	
Exit, Service	50%	2022	\$500	1		
Exterior Lighting	1000/	2022	Φ1 C 7 00	1.0		
HID	100%	2022	\$16,700	10		

Mechanical	Current Re	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Cstimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Engage Sauras						
Energy Source Fuel Oil No 2	100%	2037	* *	5	\$1,300	

Maintenance \$ are aggregated over a ten-year period. Site 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 Repl	acement	М		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	90%	2027	\$8,800	1	\$1,900	
	Other Observation, Extent: Light, Location: Main Floor Explanation: 2 Units	Area Affected : 90%				
Furnace	10%	2022	\$1,000	1	\$200	
	Other Observation, Extent : Light,	Area Affected : 10%				
	Location : Main Floor					
	Explanation: 1 Unit					
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		

Maintenance \$ are aggregated over a 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

Exterior Architecture	\$29,100			\$500
Interior Architecture	\$96,100	\$2.600		\$500
Electrical	\$10,500	\$2,600	£2 000	\$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			
1				



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

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

Asset #: 2017

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	1000/ 37	44.62.000	•		_	**	
Metal Panel	100% Now Deformed/Dented, Ex	\$163,800 tent : Light, Area	2046 Affected	**	5	\$209,100	
	Location : Through						
	Other Observation, E.		a Affecte	ed: 100%			
	Location: Through						
	Explanation : This I Follow Is A Carryon	-	-	l Scheduled To Be	Demolisi	ned. Report To	
Windows	1 ollow 1511 carryo	201	<u> </u>				
Aluminum	10% Now	\$29,100	2051	* *	5	\$300	
	Broken/Missing Elem Location: At Office		lerate, Ar	rea Affected : 35%			
	Glazing Broken/Crack		erate, Are	ea Affected : 30%			
	Location : Office			33			
Fiberglass Panel	90% Now	\$194,800	2034	* *	5	\$11,500	1
-	Broken/Missing Elem		re, Area	Affected : 100%			
	Location : Through	out					
Parapets	1000/ 37	#205 000	2021	ate ate	_	#2 (0.200	
Metal Rail	100% Now	\$205,800	2031	**	5	\$268,300	
	Corrosion/Rusting, E. Location: Through		<i>А</i> геа Ајје	ciea : 30%			
Roof							
Cast in Place Concrete	25% Now	\$36,700	LIFE	* *			
	Gut/DS Non Func/Mi			Affected : 25%			
	Location: Over Gar	rbage Disposal Ar	ea				
	Water Penetration, E.			cted : 10%			
	Location : Over Gai						
Metal Panel	75% Now	\$180,400	2031	* *			
	Deformed/Dented, Ex			cted : 10%			
	Location : Over Gas Water Penetration, E.			atad : 100/			
	Location : Over Gar			ciea . 10%			
nterior		- 1.0 - 1.2 F - 2.2 F					
Floors							
Cast in Place Concrete	90% Now	\$150,700	LIFE	* *	5	\$155,300	
	Cracking/Crumbling,	_	ea Affecto	ed : 20%			
	Location : Through	out					
Ceramic Tile	5% Now	\$78,000	2041	* *	5	\$2,000	
	-		rea Affec	eted : 100%			
Vinyl Tile		·			3	\$1,500	
	_		re, Area	Affectea : 100%			
	Cracking/Crumbling, Location: Through	Extent : Light, Are put \$78,000 Extent : Severe, A put \$34,200 ents, Extent : Seve	2041 rea Affecto 2046	** ** ** **			

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

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

Asset #: 2017

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete		Now	\$12,900	LIFE	* *			
	_	-	Extent: Light, Are	ea Affect	ed : 10%			
	Location	: Through	out					
Concrete Masonry Unit	5%	Now	\$2,300	LIFE	* *	5	\$400	
	Broken/Mi	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: Equipme	nt Room					
Concrete Masonry Unit	35%			LIFE	* *	5	\$2,800	
Glass: Single Pane	5%	Now	\$6,100	LIFE	* *	5	\$800	
_	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 15%			
	Location	: Through	out					
SGFT/Glazed Masonry	10%	Now	\$7,900	LIFE	* *			
•	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: At Office	S					
SGFT/Glazed Masonry	25%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$32,600	2046	* *	5	\$2,000	
	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 100%			
	Location	: Through	out					
Exposed Concrete	25%	Now	\$129,500	LIFE	* *	5	\$3,100	
	_		Extent : Moderate		ffected : 10%		42,233	
	_	: Lower Le						
	Exposed R	einforceme	nt, Extent : Moder	ate, Area	a Affected : 15%			
		: Lower Le						
Exposed Struc: Steel	70%	4+	\$237,400	LIFE	* *			
Emposed Suger Steel		•	xtent : Light, Area		: 10%			
			Disposal Area	55				

lectrical	Current Repair	Futur	e Replacement	M		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2026	\$37,800	5	\$1,600	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Two 1200 Ampere Main	Disconn	ect Switches			
Transformers						
Dry Type	100%	2024	\$16,100	5	\$200	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Electrical Room					
	Explanation: One 500 Kva 480v/208/	120v				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$174,600	5	\$1,600	

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

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

Asset #: 2017

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Location	ervation, Extent : Mod : Water Main	erate, Area Affe	ected : 100%			
- · · ·	Explanati	ion : Corroded					
Lighting							
Interior Lighting HID	400/		2021	¢42.700	10	\$700	
Incandescent	40% 60%		2021	\$43,700	10	\$700	
	60%		2021	\$336,000	2	\$700	
Egress Lighting	500/						
No Component	50%						
No Component	50%						
Exterior Lighting	1000/		2021	#220 000	10	#200	
HID	100%		2021	\$230,800	10	\$200	

Mechanical	Current Rep	pair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
leating								
Energy Source								
Electricity	100%		2026		1			
	Other Observation, Exte	nt : Light, Area	Affected	: 100%				
	Location: 1st Level							
	Explanation: This Fac	ility Being Used	l For Ten	nporary Storage				
Conversion Equipment								
Radiant Heater	5%		2021	\$44,600	2	\$1,200		
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Office Only							
	Explanation : Elec. Ra	diant Heater						
No Component	95%							
Distribution								
Central Plant Steam	100% Now	\$42,600	2056	* *	4	\$2,600		
Piping/Pmp								
-	Corroded, Extent: Seven	re, Area Affected	d: 100%					
	Location: Throughout							

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

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

Asset #: 2017

Mechanical	Curren	t Repair	Future Replacement Maintenanc		aintenance	ce	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices	100/ 37	Φ. 7. 400	2046			0 6.100	
Convector/Radiator	40% Now Damaged, Extent: Location: Throug	\$5,400 Severe, Area Affecte ghout	2046 d : 40%	**	1	\$6,100	
Fan Coil Unit/Heat	60% Now Not in Service, Exte Location : Throug	\$22,600 ent : Severe, Area Af ghout	2036 fected : 6	**	1	\$9,200	
Air Conditioning							
Energy Source Electricity	100%		2025	\$7,600	1		
Conversion Equipment	10070		2023	\$7,000	1		
Window/Wall Unit	5%		2020	\$5,200	1		
No Component	95%						
Ventilation							
Exhaust Fans Interior	60% Now	\$107,600 ent : Severe, Area Afj	2036	**	2	\$800	
	Location : Throug		естей. О	070			
No Component	40%						
Plumbing							
H/C Water Piping Brass/Copper	40% Now Corroded, Extent: Location: Throug	\$150,200 Severe, Area Affecte ghout	2056 d : 40%	* *	1		
No Component	60%						
HW Heat Exchanger Steam Fired	100% Now Obsolete Equipmen Location : Mecha	\$80,200 nt, Extent : Severe, A. nical Room	2056 rea Affect	** ted : 100%	4	\$5,200	
Sanitary Piping Cast Iron	100% Now Corroded, Extent : Location : Lower	\$368,700 Severe, Area Affecte Level	LIFE d : 100%	* *	1		
Fixtures							
Generic	100% Obsolete Fixtures, Location: Throug	Extent : Severe, Arec ghout	ı Affected	! : 100%			
Fire Suppression							
Standpipe	1000/ 37	#210.000	2056	* *	1.7	010.70 0	
Generic	100% Now Corroded, Extent: Location: Throug	\$210,000 Severe, Area Affecte ghout	2056 d : 100%		1-5	\$18,700	

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

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

Page: 170

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



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

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

Asset #: 14836

Architecture	C	ırrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		il Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls					_		
Masonry: Brick Cavity	7%		LIFE	* *	5	\$51,300	
Metal/Glass Curt Wall	40%		LIFE	* *	5	\$549,800	
Metal Panel)-2 \$107,600	2054	**	5	\$549,800	
		eg Elements, Extent : Mod olar Shades On South Fa					
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			• • • • •		4.0	***	
Panel/Paver: Cer/Brk	75%		2054	* *	10	\$224,500	
	Location : G						
		: Component Actually G	reen Roof				
Single Ply Membrane	25%		2036	* *	10	\$56,100	
		Ballast, Extent : Light, Ai		ed : 20%			
		t Roof Top Mechanical E					
		ation, Extent : Light, Area	ı Affected	: 50%			
		hroughout Roof Deck					
	Explanation	: Concrete Walking Pads	7				
Soffits	1000/		2054		7 10	#2 0.000	
Metal Panel	100%		2054	* *	5-10	\$29,000	
nterior							
Floors	40/		LIEE	* *	-	¢40 100	
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	¢540.000	
Traffic Topping	80%		2036		5	\$549,800	
Interior Walls Cast in Place Concrete	100/		LIDD	* *			
Cast in Place Concrete Ceramic Tile	10%		LIFE	* *	5	¢12 700	
	3% 65%		2041	* *	5	\$12,700	
Classe Single Page	65%		LIFE	* *	5	\$110,300	
Glass: Single Pane	2%		LIFE	* *	5 5	\$6,400	
Gypsum Board	10%		LIFE	* *	3	\$25,400	
Masonry: Brick	5%		LIFE	* *	-	¢107.000	
Metal Coiling Doors	5%		2050	- 11- Ap	5	\$106,000	

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

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

Asset #: 14836

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	Cur	rent Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%		2054	* *	5	\$1,900		
		ion, Extent : Light, Area	Affected	! : 100%				
	Location : Ele							
	Explanation :	Main Service Disconnec	t Switch	Rated At 3200 Am	peres			
Transformers								
Dry Type	100%		2045	* *	5	\$1,400		
		ion, Extent : Light, Area		! : 100%				
		ctrical And Mechanical						
	Explanation:	43 Dry Type Transforme	ers With	Various Ratings (112.5, 75	, 45, 30, 15 Kva)		
Switchgear / Switchboard								
Air Circuit Breaker	100%		2054	* *	5	\$1,900		
		ion, Extent : Light, Area	Affected	! : 100%				
	Location : Ele							
	Explanation:	Lvcb (Low Voltage Circ	uit Break	kers) With 5 - Verti	ical Secti	ons		
Raceway				di di				
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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^{**} Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14836

Electrical	Current Repair	Future Replacen	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators	1000/	2041	44. 44.		#1.42.2 00	
Diesel	100% Other Observation, Extent: Light, An Location: Generator Room	2041 rea Affected : 100%	* *	1	\$142,300	
	Explanation: Emergency Generato	r Rated At 1600 Kw				
Batteries						
Lead/Acid	100%	2023 \$	1,500	5	\$13,600	
Fuel Storage						
Day Tank	50%	2050	* *	5	\$34,100	
·	Other Observation, Extent : Light, An	rea Affected : 100%				
	Location: Generator Room					
	Explanation: 275 Gallons Rated Co	apacity				
Main Tank	50%	2063	* *	5	\$5,400	
Lighting						
Interior Lighting						
Fluorescent	68%	2036	* *	10	\$229,100	
	T-5 Lamps And Fixtures, Extent : Lig	ht, Area Affected : 100	%			
	Location: Garages, Parking					
Fluorescent	30%	2036	* *	10	\$101,100	
	T-8 Lamps And Fixtures, Extent: Lig	ht, Area Affected : 100	%			
	Location : Offices, Hallways, Mech	anical Rooms				
Fluorescent	2%	2036	* *	10	\$6,700	
	Compact Fluorescent Light, Extent:	Light, Area Affected : 1	100%		. ,	
	Location: Hallways And Shower Re	ooms				
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	
	Other Observation, Extent : Light, An	rea Affected : 100%				
	Location : Outside					
	Explanation: 11- CFL (Compact F	luorescent Light Fixtur	es)			
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	
	Other Observation, Extent : Light, An Location : Hallways, Garages, Out:					
	Explanation: CCTV Surveillance C	Camera System				

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

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

Asset #: 14836

Electrical	Current Repair	Future Replacement	Mair	ntenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle E (Yrs)	Estimated Cost	Priority
Alarm					
Fire/Smoke Detection					
Generic, Digital	100%	2036 **	1-3	\$226,400	
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: Throughout The Building				
	Explanation: Strobe Lights, Alarm I	Bells, Smoke Detectors, Man	ual Pull Stat	tions And Horns	

Mechanical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2054	* *	1		
	Other Observation, Extent: Ligh	t, Area Affected	! : 100%			
	Location: Throughout					
	Explanation: Steam From Con	Edison				
Conversion Equipment	1000/	• • • • • • • • • • • • • • • • • • • •		_	44.000	
Pres. Reducing	100%	2041	* *	5	\$21,800	
Valve/LP Steam			1 1000/			
	Other Observation, Extent: Light	t, Area Affected	: 100%			
	Location : Penthouse	<i>T</i> . <i>G</i> . 1				
District the state of the state	Explanation: 6 Heat Exchange	ers To Convert E	lot Water For Hea	ting Dev	ices	
Distribution (P)	000/	2050	* *	4	#16200	
Hot Wtr Piping/Pump	90%	2050	* *	4	\$16,300	
Steam Piping/Pump	10%	2054	* *			
Terminal Devices	000/	2026	* *	1	Ф 2 04 400	
Air Handler	90%	2036	* *	1	\$204,400	
Convector/Radiator	5%	2045	* *	1	\$5,900	
Unit Heater - Hot Water	5%	2036				
Air Conditioning						
Energy Source	5%	2050	* *	1		
Electricity Steam/HW System	95%	2054	* *	1 1		
	9370	2034		1		
Conversion Equipment Absorption	10%	2041	* *	1	\$39,800	
Chiller/Steam/HW	1070	2041		1	\$39,000	
Chiller/Steam/11 W	Other Observation, Extent : Ligh	nt Area Affected	1 · 10%			
	Location: Penthouse	ii, mrea myeetea	. 1070			
	Explanation: 2 350 Tons Unit	s Use Lithium R	romide			
Split Unit	2%	2036	**			
Split Oliit	Other Observation, Extent : Ligh		1 . 2%			
	Location: Electrical Rooms	и, ттеи пујестви	. 2/0			
	Explanation: 12 Units. R-410a	,				
No Component	88%	·				
No Component	0070					

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

Asset #: 14836

Mechanical		Current Repair Future Repla		ure Replacement	lacement Maintenance		
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost Yea	r Estimated Co	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	10%		205	4 *	* 4	\$1,800	
Pipe/Pump			4 66 1	50/			
		ent, Extent : Sever : Various Locatio		5% on (Under Warrar	ity)		
No Component	90%						
Terminal Devices							
Air Handler/Cool/Ht	10%		203	6 *	* 1	\$22,700	
Fan Coil - 2 Pipe	2%		203	6 *	* 1	\$2,400	
No Component	88%						
Heat Rejection							
Evaporative Condenser	2%		203	6 *	* 2	\$5,100	
Water Cooling Tower	10%		203	2 *	* 2	\$37,000	
		ervation, Extent : .	Light, Area Affect	ed : 10%			
	Location	: Roof					
	Explanat	ion: 2 Units					
No Component	88%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIF.	E *	* 2-5	\$204,800	
Exhaust Fans							
Interior	100%		203	6 *	* 2	\$11,200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		205	4 *	* 1		
HW Heat Exchanger							
Steam Fired	100%		205	4 *	* 4	\$36,300	
Sanitary Piping							
Cast Iron	100%		LIF	E *	* 1		
Storm Drain Piping							
Cast Iron	100%		LIF	E *	* 1		
Sump Pump(s)							
Non-Submersible	100%		203	6 *	* 4	\$11,600	
Sewage Ejector(s)							
Electric	100%		203	6 *	* 4	\$21,900	
Backflow Preventer							
Generic	100%		203	6 *	* 1	\$22,500	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIF		*		
		ervation, Extent :					
		: (2) 1st - 5m Floo	or, (1) 1st - 6th F	loor			
	Explanat	ion : 3 Units					

Fire Suppression

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

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

Asset #: 14836

lechanical	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
re 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	
	Other Observation, Extent : Lig	ht, Area Affected :	100%			
	Location : Refill Stations					
	Explanation: 4 Sets					

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Page: 177

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

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



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

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

Asset #: 4184

rchitecture	Current Repair	Future Replacement	Maintenance					
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
terior								
Exterior Walls			_					
Concrete Masonry Unit	10%	LIFE **	5	\$3,000				
		Other Observation, Extent: Severe, Area Affected: 100%						
	Location: Throughout Explanation: Building Is Slated For I	Damalitian In Near Future						
Managem Deigla				\$29.200	1			
Masonry: Brick	80% Now \$589,900 Broken/Missing Elements, Extent: Seve	LIFE	5	\$38,300	1			
	Location: South Facade	ere, Area Ajjeciea . 30/0						
	Diagonal Cracks, Extent : Severe, Area	Affected : 30%						
	Location : Corners	<i>JJ</i>						
	Misaligned/Bulging, Extent: Severe, Ar	Misaligned/Bulging, Extent : Severe, Area Affected : 40%						
	Location: South Facade, Southeast And Southwest Corners							
	Sidewalk Shed in Use, Extent: Moderate, Area Affected: 45%							
	Location : South Facade							
	Spalling, Extent : Moderate, Area Affect Location : West Facade	eted : 40%						
Metal Coiling Doors	10%	2031 **	5	\$15,000				
Windows								
Steel	100% Now \$510,700	2051 **	5	\$59,900				
	Air Infiltration, Extent: Moderate, Area Location: Throughout	a Affected : 40%						
	Bent/Warped Elements, Extent : Moderate, Area Affected : 30% Location : Throughout							
	Corrosion/Rusting, Extent: Moderate, Location: Throughout	Area Affected : 60%						
Parapets	3							
Masonry: Brick	100% Now \$956,800	LIFE **	5	\$16,200				
	Misaligned/Bulging, Extent: Moderate, Location: South Facade, Corners, Co	==						
	Spalling, Extent: Moderate, Area Affect Location: Inside Face							
	Worn/Eroded, Extent : Moderate, Area Location : Throughout	Affected: 75%						

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

Asset #: 4184

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior Roof									
Single Ply Membrane		Now	\$2,630,000	2036	* *				
			Moderate, Are	a Affected	! : 20%				
		: Throughout							
	Drains Clogged, Extent: Moderate, Area Affected: 25%								
		: Throughout			,				
	Location	: Throughout							
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% Location : North								
		Growth, Exte : Throughout	ent : Moderate,	Area Affe	cted : 20%				
	Water Penetration, Extent : Moderate, Area Affected : 10% Location : North								
	Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout								
	Explanati	on: Structur	ally Unstable L	ue To Ro	tted Wood Beams				
nterior									
Floors Cast in Place Concrete	Cracking/C Location	: 1st Floor, 2				5	\$151,900		
	-	Evident, Exte : 2nd Floor	nt : Severe, Are	ea Affected	d : 15%				
Vinyl Tile	Worn/Erod	Now led, Extent : S : 2nd Floor	\$75,300 Severe, Area Aff	2036 fected : 75	* *	3	\$3,300		
Wood	Location	: Throughout				5	\$16,300		
		led, Extent : N : Throughout	Aoderate, Area	Affected :	100%				
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	* *				
			Extent : Modera	te, Area A	ffected : 40%				
	Location	: Throughout							

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

Asset #: 4184

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	10% Now Worn/Eroded, Exten Location : Through		2046 Affected : 0	* *	5	\$4,300	
Exposed Struc: Wood	Location : Wood J Worn/Eroded, Exten	40% Now \$1,112,500 LIFE ** Dry Rot/Decay, Extent: Severe, Area Affected: 50% Location: Wood Joist Framing System Worn/Eroded, Extent: Severe, Area Affected: 50% Location: Wood Joist Framing System					
Metal Panel	50% Broken/Missing Elen Location: First Fl Deformed/Dented, E Location: Through Misaligned/Bulging, Location: Through Other Observation, Location: Through	oor Extent : Moderate, A hout Extent : Severe, Ar hout Extent : Severe, Are	rea Affecte	ed : 25% 1 : 15%	5	\$108,500	
	Explanation : Pair						

Electrical	Current Rep	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2046	* *	5	\$1,000		
	Other Observation, Exte	nt : Moderate, A	Area Affe	ected : 100%				
	Location : Electrical R	200m						
	Explanation : One Elec	ctrical Service I	Rated At .	200 Amperes				
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			
	Insulation Aged, Extent	Insulation Aged, Extent : Moderate, Area Affected : 100%						
	Location: Throughout							
Thermoplastic	50%		2026	\$4,200	1			
Motor Controllers								
Locally Mounted	100%		2024	\$29,400	5	\$300		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

Lighting

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

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

Asset #: 4184

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	60%	2021	\$49,600	10	\$20,400	
	Other Observation, Extent : Light, A	rea Affected .	: 100%			
	Location: Throughout					
	Explanation: T-12 Lamps					
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 Re	eplacement	M				
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Fuel Oil No 2	100%	2036	* *	5	\$11,500			
	Exposed Tank(s), Extent: Light	, Area Affected : 1009	%					
	Location : Side Yard - One Ta	nk 2500 Gallons						
Conversion Equipment								
Furnace	10%	2026	\$8,300	1	\$1,800			
	Other Observation, Extent: Lig Location: 1st Floor Mechanic Explanation: 2 Oil Fired Uni	c Area	<i>1</i> %0					
Steam Boiler	90%	2039	* *	1	\$33,000			
	Other Observation, Extent : Lig Location : Boiler Room Explanation : One Unit	ht, Area Affected : 90	9%					
Distribution								
Central Plant Steam	90% Now \$5	3,900 2026	\$538,700	4	\$1,600			
Piping/Pmp								
	Corroded, Extent : Severe, Area	Affected : 50%						
	Location : Boiler Room							
	Malfunctioning, Extent : Severe	, Area Affected : 50%	6					
	Location : Zone Valves, Vario	us						
No Component	10%							

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

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

Asset #: 4184

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Terminal Devices Convector/Radiator	50% 0-2 \$94,700 Corroded, Extent : Severe, Area Affect	2046 ed : 50%	**	1	\$5,400	
	Location : Various Locations On Extended Life, Extent : Severe, Are Location : 2nd Floor	a Affected	: 50%			
Fan Coil Unit/Heat	40% Other Observation, Extent: Light, Are Location: Throughout The Garage Explanation: Modine Units	2021 a Affected	\$211,900 : 40%	1	\$4,800	
Fan Coil Unit/Heat	10% Other Observation, Extent: Light, Are Location: Mechanic Area Explanation: 2 Oil Fired Units	2026 a Affected	\$53,000	1	\$1,200	
Air Conditioning	1					
Energy Source Electricity	100%	2034	* *	1		
Conversion Equipment Window/Wall Unit No Component	20% 80%	2020	\$14,700	1		
Ventilation						
Distribution Ductwork/Diffusers	20% Now \$6,500 Damaged, Extent : Moderate, Area Aff Location : 2nd Floor	LIFE ected : 10%	**	2-5	\$4,100	
No Component	80%					
Exhaust Fans Roof	40% Now \$23,500 Not in Service, Extent : Severe, Area A Location : Roof	2036 ffected : 30	**	2	\$400	
Wall Unit	40% Now \$5,000 Malfunctioning, Extent : Severe, Area Location : Garage	2036 Affected : 4	**	2	\$400	
No Component	20%					
Plumbing H/C Water Piping	•00/	• • • • •				
Brass/Copper Galvanized Steel	20% 80% Corroded, Extent : Light, Area Affected Location : Basement	2026 2024 d: 25%	\$52,700 \$124,200	1		
Water Heater Electric	100%	2021	\$31,200	4	\$300	
Sanitary Piping Cast Iron	100% Now \$25,900 Corroded, Extent: Severe, Area Affect Location: Various	LIFE	**	1	<i>\$2.</i> 50	

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

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

Asset #: 4184

Mechanical	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100% Now	\$7,400	LIFE	* *	1		
	Blockage /Clogged, Ext Location : Roof	ent : Severe, Are	a Affecte	d : 50%			
Sump Pump(s)							
Submersible	100% Now	\$1,200	2021	\$1,200	4	\$800	
	Malfunctioning, Extent	: Severe, Area Ą	ffected : I	100%			
	Location: Boiler Roo	m					
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$18,700	
Sprinkler							
Generic	100%		2036	* *	1-2	\$10,400	

Maintenance \$ are aggregated over a 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

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
1 0001	\$2 13,000	\$52,700	\$ = \$9\$ \$ \$ \$	Ψ50,100
Importance Code A	\$27,000	\$15,700	\$4,000	\$4,900
	,	,	,	,
Importance Code A	\$27,000	\$15,700	\$4,000	\$4,900



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

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

Asset #: 140

rchitecture		Current F	Repair	Futur	e Replacement	N	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	520/	2.4	Ф 212 2 00	LIDE	* *		Φ46.400	
Concrete Masonry Unit	53% Rusting Ma Location		\$312,300 t, Extent : Modera out	LIFE te, Area		5	\$46,400	
Concrete Masonry Unit	Broken/Mis Location	: Pillar At	\$58,900 eents, Extent : Mod Southeast Corner			ó	\$8,800	
			amage, Extent : M Southeast Corner		Area Affected : 15	9%		
Masonry: Brick Cavity	10%	. 1 111111 111	Sourieusi Corner	LIFE	* *	5	\$14,000	
Masonry: Granite	2%			LIFE	* *		\$2,100	
Metal Sect. OHD		Now	\$223,400	2033	* *		\$54,800	
wictar Sect. OHD	Unit Inoper	able, Exte	\$223,400 ent : Moderate, Are d Rollup Doors Inc	ea Affecte		3	\$34,800	
Windows		-						
Aluminum	Air Infiltrat	: Office W				5	\$4,200	
	Location	: Offices	Extent : Moderate, A ent : Severe, Area A					
	_		Office Windows	-55				
Glass Block	45%			LIFE	* *	5	\$5,300	
Metal Louvers	10%			2031	* *	10	\$11,800	
Parapets	- 00/		40.000		di d	_		
Masonry: Brick Cavity	50% Jnt Mortar Location		\$8,800 l, Extent : Modera d Glazing	LIFE te, Area A	* * Affected : 5%	5	\$3,700	
Metal Panel	5%			2048	* *	5	\$1,400	
Metal Rail	Location	: Through ed Finish,	Extent : Moderate,			5	\$23,800	
Roof								
Modified Bitumen	Drains Inac Location Miss/Dama Location Water Pene	: Over Sho ged Flash : Penthous stration, E	\$300,300 Extent: Moderate Ops And Locker Ro ings, Extent: Modes See At West Side extent: Moderate, A cker Rooms And Sh	oms lerate, Ar Area Affe	ea Affected: 15%			
Sloped Glazing	5% Water Pene	Now etration, E	\$68,200 extent : Moderate, 1 ecker Rooms	LIFE	* * ected : 25%	5	\$76,100	

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

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

Asset #: 140

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Soffits Pre-Cast Concrete			\$36,400 l, Extent : Light, A le Of Soffits Throu		* * ted : 40%	5	\$35,100		
nterior									
Floors Cast in Place Concrete	Cracking/O Location Caulking I	: Garage Deteriorate	\$41,300 Extent : Moderate d, Extent : Modera		-	5	\$170,300		
Ceramic Tile		: Garage Now	\$22,700	2027	* *		\$6,000		
Ceramic Tile	Broken/Mi	ssing Elem	\$23,700 ents, Extent : Mod cs Restrooms	2037 erate, Ar		5	\$6,000		
Quarry Tile	15%			2041	* *	5	\$27,000		
Vinyl Tile	Broken/Mi Location	: Offices	\$31,200 ents, Extent : Mod Extent : Moderate			3	\$4,500		
	Location	: Offices							
Interior Walls					de de	_			
Ceramic Tile Concrete Masonry Unit	Diagonal (\$18,800 tent : Moderate, Ar		** ** ted : 5%	5 5	\$3,400 \$16,600		
		: Corners	Of Stair Core Wal		* *		Φ1 100		
Glass: Single Pane Metal Coiling Doors	3% 5%			LIFE 2036	* *	5 5	\$1,100 \$12,200		
Ceilings	370			2030			\$12,200		
AcousTileSusp.Lay-In	Staining/D Location	: Offices	\$148,300 Extent : Severe, A			5	\$9,000		
	Worn/Eroc Location		: Moderate, Area	Affectea .	: 25%				
Exposed Struc: Steel	75%			LIFE	* *				
Gypsum Board	5%			LIFE	* *	5	\$7,500		
Metal Panel	5%			LIFE	* *	5	\$7,500		
ite Enclosure Fence/Gates									
Chain Link	Impact Da	_	\$65,400 ent : Severe, Area A e Of Building At Po						
ite Pavements									
Public Sidewalk Cast in Place Concrete	_	_	\$85,700 Extent : Moderate Locations Around	-	-				

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

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

DEPARTMENT OF SANITATION - 827 MANHATTAN 12 GARAGE

Asset #: 140

Architecture		Current Repair Future Replacement					Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Site Pavements									
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$6,300	2033	* *				
	Cracking/	Crumbling,	Extent: Severe, A	rea Affe	cted : 15%				
	Location	: East Side	e Of Building						
	Tripping I	Hazard, Ext	ent : Severe, Area	Affected	: 15%				
	Location	: East Side	e Of Building						
Parking/Driveway									
Asphalt	100%	Now	\$14,200	2024	\$141,900				
-	Potholes, Extent : Severe, Area Affected : 15%								
	Location	ı : Drivewa	y Apron At Entran	ce To Lo	t - East Side				

lectrical	Current Repair			Futu	re Replacement	M				
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
nder 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2028	\$2,600	5	\$400			
		Other Observation, Extent: Moderate, Area Affected: 100%								
		: Electrica								
	Explanat	ion : Main	Service Disconnec	t Switch	Rated At 2000 Am	peres.				
Switchgear / Switchboard										
Fused Disc Sw	75%			2028	\$37,400	5	\$300			
	Other Observation, Extent: Moderate, Area Affected: 100%									
		: Electrica								
		ion : 2- Ve	ertical Sections							
Molded Case Bkrs	25%			2028	\$12,500	5	\$600			
			Extent : Moderate, A	Area Affe	ected : 100%					
		: Electrica								
	Explanat	ion : 1- Ve	ertical Section							
Raceway										
Conduit	100%			2028	\$9,600	1				
Panelboards										
Fused Disc Sw	5%			2036	* *	5	\$100			
Molded Case Bkrs	95%			2027	\$29,000	5	\$2,200			
Wiring										
Thermoplastic	100%			2028	\$20,800	1				
Motor Controllers										
Locally Mounted	35%			2026	\$23,100	5	\$200			
Locally Mounted	10%	2-4	\$6,600	2048	* *	5				
		-	ctent : Moderate, A	rea Affec	eted : 100%					
	Location	: Garage								
Motor Control Center	50%			2026	\$7,600	5	\$1,200			
Variable Frequency Drive	5%	Now	\$3,300	2048	* *					
		oning, Ext : Boiler R	ent : Severe, Area I oom	Affected	: 100%					

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

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

Asset #: 140

Electrical	Curre	Futu	re Replacement	M			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100% 0-2	\$9,700	LIFE	* *	5	\$1,300	
	Other Observation Location: Boiles	ı, Extent : Severe, Are	ea Affecte	ed: 100%			
T 1. 1. 41	Explanation : Co	orroaea					
Lighting Interior Lighting							
Fluorescent	50%		2028	\$89,400	10	\$36,700	
Tuorescent		xtures, Extent : Mode			10	Ψ30,700	
	•	es And 2nd Floor		arijjeetea i reeye			
HID	50%		2028	\$333,800	10	\$1,300	
Egress Lighting	2070			4555,000		\$1,500	
Emergency, Battery	50%		2023	\$55,100	10	\$9,700	
Exit, Service	50%		2023	\$11,000	1	. ,	
Exterior Lighting				•			
HID	10% Now	\$34,400	2038	* *			
		ı, Extent : Severe, Are	ea Affecte	ed : 100%			
	Location: Outsi	de					
	Explanation : No	ot Functional					
No Component	90%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2023	\$283,100	1-3	\$17,000	
		ı, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : Hallw	•					
	Explanation : M	anual Pull Station, Al	arm Bell	s, Smoke Detectors			

Mechanical	nical Current Repair		lepair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%	Now	\$7,500	2028	\$149,100	5	\$12,400	
	Other Ob:	servation, E.	xtent : Severe, Are	a Affecte	d: 100%			
	Location	ı : Undergra	ound Outside Of T	he Buildi	ng			
	Explana	tion : 2 Pote	ential Leaking Tan	ks				
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$589,700	2048	* *	1	\$35,600	
	Corroded,	, Extent : Mo	oderate, Area Affe	cted : 50	%			
	Location	ı : Both Boil	lers					
	On Extend	ded Life, Ext	ent : Severe, Area	Affected	: 100%			
	Location	ı : Boiler Ro	oom	55				
	Other Obs	servation, E.	xtent : Light, Area	Affected	: 100%			
			t Boiler Room	55				
	Explana	tion : 2 Uni	ts					

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

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

Asset #: 140

Mechanical		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution (P.	1000/	3.7	Ø11 000	2026	* *	4	Ф2 000	
Hot Wtr Piping/Pump		Now	\$11,900	2036	• •	4	\$3,900	
			oderate, Area Affe ing Pumps And Pip					
			ng 1 umps Ana 1 ip Extent : Moderate	_				
		_	oom And Through		естей . 10/0			
			: Severe, Area Affa		á			
			on Pump, Ceiling					
Terminal Devices			1, 0	<u>, </u>				
Air Handler	20%	Now	\$215,200	2038	* *	1	\$8,900	
	Abandone	d in Place,	Extent : Severe, A		ed : 20%		. ,	
	Location	: 1 Unit In	Boiler Rm. 2 Uni	ts In Pent	house, 2 Units On	Roof.		
	Not in Ser	vice, Exten	t : Severe, Area A <u>f</u>	fected : 2	0%			
	Location	: For Lock	ker Room, Toilet R	oom, Pen	thouse			
Convector/Radiator	10%			2026	\$41,000	1	\$2,600	
Unit Heater - Hot Water	70%			2033	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment	200/	3.7	#225 1 00	2022	ate ate	2	4000	
Int Pkg Unit -	20%	Now	\$325,400	2033	* *	2	\$800	
Heating/Cooling	Abandona	d in Place	Extent : Severe, A	raa Affaat	end · 200%			
			Exieni . Severe, A 3rd Fl. Mech. Roo		eu . 2070			
			t : Moderate, Area		. 10%			
			ker Room, Toilet R					
			ent : Light, Area A					
	-	: Penthou.	=	-55				
Split Unit	10%	Now	\$8,200	2028	\$163,300			
Spir Oili			t : Moderate, Area					
		: 1 Unit, F		33				
	R-22 Refri	gerant, Ex	ent : Light, Area A	Affected :	10%			
		: 2 Units,						
Window/Wall Unit	8%			2021	\$12,800	1		
No Component	62%				, ,,,,,,,			
Heat Rejection								
Air Cooled Condenser	20%			2023	\$11,700	2	\$11,200	
Unit								
No Component	80%							
Ventilation								
Distribution	40					. -		
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600	
Exhaust Fans	5 00/			2020	Φ.CQ. 2 000	2	4.3 00	
Roof	50%			2028	\$63,500	2	\$1,200	
No Component Plumbing	50%							

Plumbing

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

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

Asset #: 140

Mechanical		Current	Repair	Futur	re Replacement	M	aintenance	_
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2038	* *	1		
Galvanized Steel	50%		\$16,800	2033	* *	1		
			Ioderate, Area Affe	cted : 30	0%			
	Location	ı : Boiler R	oom					
Water Heater								
Gas Fired		Now	\$4,700	2023	\$46,700	2	\$900	
			Extent : Moderate, A	Area Affe	ected : 30%			
		ı : Penthou						
	Explana	tion : The T	Tank Is Leaking An	d Rusted	At The Bottom			
Sanitary Piping								
Cast Iron		Now	\$11,200	LIFE	**	1		
	_		Extent : Severe, Are					
	Location	ı : Oil Sepa	rator And Water B	ackup Fi	rom Sewage At Boi	ler Roon	ı	
Storm Drain Piping								
Cast Iron		Now	\$3,200	LIFE	* *	1		
			: Severe, Area Affe					
	Location	ı : Leaking	To 2nd Floor Lock	er Room	From Penthouse			
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	
			Extent : Light, Area	Affected	l : 100%			
			fill Stations					
	Explana	tion : 4 Set	s On Gas Re-fill St	ations				

Maintenance \$ are aggregated over a 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 3/3A GARAGE

Address : PIERS 36 - 299 SOUTH STREET BET CLINTON AND MONTGOMERY STS.

Borough : MANHATTAN Agency's Number : N/A

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



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

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

Asset #: 2403

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior	•			•				
Exterior Walls								
Concrete Masonry Unit		Now	\$441,500	LIFE	* *	5	\$32,800	
			Moderate, Area	Affected .	: 25%			
		ı : Throughou						
			Extent : Modera	te, Area A	Affected: 25%			
		ı : Throughoi		A A CC	. 1 250/			
	_	iasonry Supt, 1 : Main Truc	Extent : Severe,	Area Affe	ectea : 25%			
			к Emrances Extent : Moderat	a Araa A	ffacted . 50%			
		s Noi Funci, 1 : Throughoi		е, Агеи А	<i>Десіей</i> . 5070			
		_	u tent : Moderate, 1	Area Affe	cted : 20%			
		ı : North End		11 000 11990	20,0			
	Explana	tion : Section	of Pier Is Occu	pird By A	Private Tenant			
Fiberglass Panel	20%			2035	* *	5	\$87,500	
Metal Panel	20%			2046	* *	5-10	\$160,500	
Metal Coiling Doors	15%		\$405,500	2039	* *	5	\$27,400	1
<u> </u>	Bent/War	ped Elements	, Extent : Moder	ate, Area	Affected : 25%			
	Location	ı : West Faca	ıde					
			nts, Extent : Seve	re, Area	Affected : 25%			
		ı : West Faca						
			ent : Severe, Are	a Affecte	d : 50%			
	Location	ı : West Faca	de <u> </u>					
Windows	050/			2042	* *	5	\$6,600	
Aluminum Metal Louvers	95% 5%			2042 2035	* *	5 10	\$6,600 \$2,200	
Parapets	370			2033		10	\$2,200	
Metal Panel	95%			2046	* *	5	\$58,400	
Metal Rail		Now	\$4,300	2031	* *	5	\$5,600	
	Corrosion	/Rusting, Ext	ent : Moderate, 1	Area Affe	cted : 25%		. ,	
	Location	ı : At Walkin	g Bridges Over R	oof				
Roof								
Built-Up (BUR)	65%	0-2	\$4,324,100	2036	* *			
		•	Extent : Moderat	•	ffected : 25%			
	Location: Over Lunch Room, Garage							
			ent : Moderate, A					
	-		om, Second Floor					
Skylight, Plastic		Now	\$226,200	2039	**	1		
			ent : Light, Area	Affected	: 5%			
		ı : Throughoi	ıt					
Spray-on Foam	30%			2034	**	5	\$192,100	
			t, Extent : Light,	Area Affe	ected : 100%			
	T	O r	ed Space At Nort	1. T. 1				

Interior

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

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

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

Asset #: 2403

Architecture	Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Cast in Place Concrete	70% Now	\$380,700	LIFE	* *	5	\$392,300	
	Cracking/Crumbling, E Location: Garage Fi		, Area A	ffected : 20%			
	Drains Clogged, Exten Location: Garage Fl		a Affecte	ed : 50%			
	Worn/Eroded, Extent: Location: Garage Fi	Moderate, Area	Affected	: 25%			
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	
	Broken/Missing Element Location: Lunch Roc		re, Area	Affected : 5%			
	Water Penetration, Ext						
	Location : Lunch Roc	om, Second Floor	Corrido	r			
AcousTileSusp.Lay-In	15%		2039	* *	5	\$38,400	
	Water Penetration, Ext Location: Second Flo		Area Affe	cted : 5%			
Exposed Struc: Steel	70%		LIFE	* *			
•	Water Penetration, Ext Location : Garage	tent : Moderate, A	Area Affe	cted : 10%			
Metal Panel	5%		LIFE	* *	5	\$16,000	

lectrical	Current Repair	Future Repl	acement	М	aintenance			
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2036	* *	5	\$700			
	Other Observation, Extent: Moder	ate, Area Affected :	100%					
	Location: Electrical Room							
	Explanation : One 2000 Amperes	Main Disconnect Sv	witch					
Transformers								
Dry Type	100%	2031	* *	5	\$600			
, ,,	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 112.5kva							
Switchgear / Switchboard								
Fused Disc Sw	100%	2036	* *	5	\$700			

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

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

Asset #: 2403

Electrical	Current Repai	r Futur	Future Replacement Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2036	* *	1		
Panelboards	1000/	2024	* *	-	04.500	
Molded Case Bkrs	100%	2034	* *	5	\$4,500	
Wiring Thermoplastic	100%	2036	* *	1		
Motor Controllers	10070	2030		1		
Locally Mounted	10%	2031	* *	5	\$100	
Motor Control Center	90%	2031	* *	5	\$4,200	
Ground		2001			V.,200	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,500	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location: Water Main					
	Explanation : Meter Roo	m				
Lighting						
Interior Lighting	(50/	2024	* *	10	#10 2 000	
Fluorescent	65%	2034		10	\$102,800	
	Other Observation, Extent Location: Throughout	: Ligni, Area Ajjeciea	: 100%			
	Explanation: Using T-8	Lamne				
Fluorescent	5%	2034	* *	10	\$7,900	
Fluorescent	Other Observation, Extent			10	\$7,900	
	Location : Stairway	. Moderate, med rijje	ciea . 100/0			
	Explanation : Compact I	Fluorescent Lamps				
HID	30%	2034	* *	10	\$1,700	
IIID	Other Observation, Extent		cted : 100%	10	Ψ1,700	
	Location : Garage					
	Explanation : High Pres.	sure Sodium				
Egress Lighting	1 0					
Emergency, Battery	50%	2026	\$118,700	10	\$20,800	
Exit, Service	50%	2026	\$23,700	1		
Exterior Lighting						
HID	100%	2031	* *	10	\$500	
Alarm						
Security System	000/					
No Component	80%	#21 200 202 <i>C</i>	¢106.500	1	011 (00	
Generic	20% Now	\$21,300 2026	\$106,500	1	\$11,600	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Entrance, Fuel Pump, Alleyway And Pier					
Fire/Smoke Detection	Explanation : Eight Cam	erus - Inree Of Irlem	ivoi working			
No Component	80%					
Generic, Analog	20%	2031	* *	1-3	\$21,300	
Generic, Analog	2070	2031		1-3	ΨΔ1,300	

Maintenance \$ are aggregated over a ten-year period. Site 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		Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source	1000/			2026	* *			
Natural Gas	100%			2036	* *	1		
Conversion Equipment Furnace	Location Other Obse Location	: Tempera		l, Office 1	Area	1	\$69,000	
No Component	10%							
Terminal Devices Air Handler	20%		Extent : Light, Area	2036 Affected	* * ! : 100%	1	\$21,300	
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 No Component	15% 65%			2021	\$51,500	1		
Heat Rejection Dry Cooler No Component	15% 85%			2031	* *	2	\$18,000	
Ventilation								_
Distribution	4000/				ماد ماد		001100	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$96,100	
Exhaust Fans Roof	100%			2031	* *	2	\$5,300	
Plumbing H/C Water Piping	10076			2031			\$3,300	
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	10001							
Generic	100%							
Fire Suppression Standpipe Generic	1000/			2026	* *	1.5	\$0 <i>6</i> 000	
Generic	100%			2036	* *	1-5	\$86,900	

Maintenance \$ are aggregated over a ten-year period. Site 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 R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler Generic	100%	2036	* *	1-2	\$48,300	
Fire Pump					<u> </u>	
Generic	100%	2029	\$106,100	1	\$32,200	

Maintenance \$ are aggregated over a 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

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



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

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

Asset #: 14765

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•				•
Exterior Walls								
Metal/Glass Curt Wall	23%			LIFE	* *	5	\$224,700	
Metal Panel	3%			2053	* *	5-10	\$107,500	
Metal Sect. OHD	5%			2044	* *	5	\$81,400	
Granite Panels	4%			LIFE	* *	5	\$15,600	
Pre-Cast Concrete		4+ Discoloring, e: All Faca	\$225,000 Extent : Light, Ardes	LIFE ea Affect	* * ed : 20%	5	\$1,083,700	
Weathering Steel	1%			LIFE	* *	1		
Windows	170			DII E				
Aluminum	90%	Now	\$9,200	2049	* *	5	\$5,400	
		issing Elem : 4th Floo	ents, Extent : Seve r Garage	re, Area	Affected : 2%			
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	* *			
Memorane	Location Paver Blo	: Terraced ck Ballast,	, Extent : Light, Ar l Roof - 4th Floor Extent : Light, Are l Roof - 4th Floor					
Metal Panel	3%			2044	* *	10	\$14,700	
Mean Failer	Other Obs Location	: Main Ro	of	: Light, Area Affected : 100%			·	
15 110 151		non : Mate	rial Actually Metal					
Modified Bitumen	80%			2035	* *	10	\$214,100	
Skylight, Plastic	2%			2044	* *	1		
Interior								
Floors Cast in Place Concrete	20%			LIFE	* *	5	\$274,800	
Cast III Trace Concrete Ceramic Tile		1+	\$10,000		* *			
Ceramic The	8% 4+ \$19,900 2040 ** 5 \$25,100 Worn/Eroded, Extent: Light, Area Affected: 15% Location: Public Corridors							
Sheet Vinyl/Rubber	5%			2035	* *	5	\$47,100	
-	5% 67%	2-4	\$266,400	2035	* *	5	\$263,100	
Traffic Topping	Cracking/	Crumbling,	\$200,400 Extent : Light, Ard Broom Garages			3	\$205,100	

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

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

Asset #: 14765

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	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 Morta	r Miss/Eroc	l, Extent : Light, A	rea Affec	ted : 15%			
	Location	: M4 Gara	ige - West Elevatio	n				
	Staining/L	oiscoloring,	Extent : Light, Ar	ea Affect	ed : 20%			
	Location	: Through	out					
Glass: Single Pane	3%			LIFE	* *	5	\$14,900	
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	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2057	* *	5	\$1,800	
		ervation, Extent : Moderate, 1					
	Location	: Ground Floor And Ground	Floor In	termediate			
	-	ion : Seven 4000 Amperes, Ti peres Main Disconnect Switc		O Amperes, Thee 20	000 Amp	eres And Four	
Switchgear / Switchboard							
Fused Disc Sw	100%		2057	* *	5	\$1,800	
Raceway							
Conduit	100%		2057	* *	1		
Panelboards							
Fused Disc Sw	10%		2052	* *	5	\$1,000	
Molded Case Bkrs	90%		2052	* *	5	\$9,900	
Wiring							
Thermoplastic	100%		2057	* *	1		
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	
Stand-by Power							
Transfer Switches							
Automatic	100%		2047	* *	1	\$129,100	
Lighting							

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

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

Asset #: 14765

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	25%		2037	* *	10	\$96,200	
	•	ixtures, Extent : Modei		55			
	Location : Office	es, Hallway, Staircase.	s And Lo	cker Room			
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	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Convector/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%						

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

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

Asset #: 14765

Mechanical	Current	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Fan Coil - 2 Pipe	40%	2	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%	2	2022	\$13,600	4	\$8,900	
Sewage Ejector(s) Electric	100%	,	2037	* *	4	\$25,100	
Backflow Preventer							
Generic	100%	2	2037	* *	1	\$25,700	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	60%]	LIFE	* *			
	Location: (3) Base		ffected	: 60%			
	Explanation: 3 Un	its					
Hydraulic	40%]	LIFE	* *			
		Extent : Light, Area Aj	ffected	: 40%			
	Location: Ground						
E. C .	Explanation: 2 Un	its					
Fire Suppression							
Standpipe	1000/	,	2057	* *	1.5	¢211 (00	
Generic	100%		2057	-1· ·T	1-5	\$211,600	
Sprinkler	1000/	,	2057	* *	1.2	¢117.700	
Generic	100%	,	2057	T T	1-2	\$117,600	
Fire Pump Generic	100%	2	2042	* *	1	\$78,400	
-							

Maintenance \$ are aggregated over a 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 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



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

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

Asset #: 13643

rchitecture	Current Repair	Future Replacement	Maintenance						
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority					
kterior									
Exterior Walls	50/ 31 0050 500		5						
Cast Stone/Terra Cotta	5% Now \$259,700 Cracking/Crumbling, Extent: Severe, A Location: Throughout Crazing, Extent: Moderate, Area Affec		5 \$46,800	1					
	Location: Throughout								
	Jnt Mortar Miss/Erod, Extent : Severe, Location : Throughout	Area Affected : 50%							
Masonry: Brick	80% Now \$590,400 Cracking/Crumbling, Extent: Severe, A Location: Throughout	LIFE ** Area Affected : 15%	5 \$95,900	1					
	Diagonal Cracks, Extent: Severe, Area Location: Corners								
	Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout	ie, Area Ajjeciea : 50%							
	Rusting Masonry Supt, Extent: Modera Location: Throughout	tte, Area Affected : 25%							
Masonry: Granite	5% Now \$72,300 Int Mortar Miss/Erod, Extent : Severe, Location : Building Base	LIFE ** Area Affected : 50%	5 \$4,500						
Metal Sect. OHD	10% Now \$229,200 Other Observation, Extent : Severe, Are Location : Throughout		5 \$18,700						
TT7' 1	Explanation: Broken/ Missing Eleme	nts							
Windows Aluminum	20%	2044 **	5 \$7,900						
Steel	80% Now \$1,675,900	2044 **	5 \$7,900 5 \$196,500	1					
31001	Bent/Warped Elements, Extent : Severe, Area Affected : 70% Location : Throughout								
	Deformed/Dented, Extent : Severe, Area Affected : 70% Location : Throughout								
	Glazing Broken/Cracked, Extent : Seve Location : Throughout	re, Area Affected : 75%							

Maintenance \$ are aggregated over a ten-year period. Site 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				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
Exterior							
Parapets							
Cast Stone/Terra Cotta	ta 10% Now \$52,500 LIFE ** 5 \$10,400 Cracking/Crumbling, Extent: Severe, Area Affected: 25% Location: Coping Crazing, Extent: Severe, Area Affected: 25% Location: Throughout						
	Jnt Mortar Miss/Erod, Extent : Severe, Location : Coping	Area Affected : 100%					
Masonry: Brick	90% Now \$286,100 Cracking/Crumbling, Extent: Severe, A Location: Throughout Diagonal Cracks, Extent: Severe, Area Location: Corners Vertical Cracks, Extent: Severe, Area A Location: Throughout	Affected: 25%	5 \$12,100	1			
Roof							
Built-Up (BUR) Built-Up (BUR)	25% 70% Now \$1,066,900 Blisters, Extent: Severe, Area Affected Location: Throughout	2033 ** 2038 ** : 50%	10 \$27,500	1			
	Water Penetration, Extent : Severe, Are Location : Garage Area Worn/Eroded, Extent : Severe, Area Aff Location : Throughout						
Skylight, Metal/Glass	5% Now \$829,700 Broken/Missing Elements, Extent: Seve Location: Main Roof Corrosion/Rusting, Extent: Severe, Are Location: Main Roof	-		1			

Interior

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

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

Asset #: 13643

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior									
Floors									
Cast in Place Concrete	48% Now Cracking/Crumbling Location: Through		LIFE , Area A <u>f</u>	* * fected : 25%	5	\$97,500			
	Misaligned/Bulging, Location : Through	nout Garage Area							
	Worn/Eroded, Exten Location : Through			25%					
Ceramic Tile	5%		2031	* *	5	\$4,600			
Steel Plate	2% Now Corrosion/Rusting, I Location: Stairs	\$173,000 Extent : Severe, Area	LIFE a Affected	* * d : 50%	1				
	Uneven Surface, Ext Location : Stairs	ent : Severe, Area A	ffected :	25%					
Vinyl Tile Not Accessible	10% 35%		2028	\$80,600	3	\$3,500			
	Other Observation, Extent : Light, Area Affected : 0% Location :								
	Explanation: Incir	ierator Area Inacce	ssible - H	Iazardous Air Qua	lity				
Interior Walls Concrete Masonry Unit	10% Now Vertical Cracks, Ext Location : Office	\$19,800 ent : Moderate, Are	LIFE a Affecte	* * d : 10%	5	\$3,500			
Masonry: Brick	35% Now Staining/Discoloring Location: Through		LIFE rea Affec	* * ted : 25%					
	Vertical Cracks, Ext. Location: Multiple		a Affecte	d : 10%					
SGFT/Glazed Masonry	20% Now Diagonal Cracks, Ex Location: Near Re		LIFE ea Affect	* * ed : 10%					
Not Accessible	35%								

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

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

Asset #: 13643

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	250/ 31	#212.5 00	LIDE		_	05.100	
Exposed Concrete	35% Now Cracking/Crumbling, Ex Location: Garage Are Spalling, Extent: Modes Location: Garage Are	ea rate, Area Affec		* * ected : 20%	5	\$5,100	
	Water Penetration, Exte Location: Garage Are		Area Affect	red : 20%			
Exposed Struc: Steel	20% Now Corrosion/Rusting, Exte Location: Garage Are Staining/Discoloring, Ex Location: Garage Are	ea xtent : Moderate					
Plaster	10% Now Cracking/Crumbling, Ex Location: Throughout Water Penetration, Exte Location: Office	;			5	\$5,800	
Not Accessible	35%						
Site Enclosure							
Fence/Gates							
Chain Link	100%		2038	* *			
Free Standing Walls Masonry: Brick	100% 0-2 Loose Units, Extent : Mo Location : Archways A	-	2038 ffected : 25	**			
Site Pavements							
Public Sidewalk Cast in Place Concrete	100% 0-2 \$114,600 2033 ** Cracking/Crumbling, Extent: Severe, Area Affected: 35% Location: Perimeter Sidewalks Throughout Tripping Hazard, Extent: Severe, Area Affected: 25% Location: Perimeter Sidewalks Throughout						
Parking/Driveway	——		2021	* *			
Asphalt Cast in Place Concrete	70% 30% Now Sinking/Subsiding, Exter Location : West 215th		2031 2033 Area Affecto	* *			

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

Under 600 Volts

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

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

Asset #: 13643

Electrical	Current R	lepair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2038	* *	5	\$1,500		
	Other Observation, E.		Area Affe	cted : 100%				
	Location : Boiler Ro		. 6 . 1	D . 14.400 4				
G :: 1 /G :: 11 1	Explanation : Main	Service Disconnec	et Switch I	Rated At 400 Ampe	eres			
Switchgear / Switchboard	500/		2020	* *	-	¢700		
Molded Case Bkrs	50%		2038 2028		5 5	\$700 \$700		
Molded Case Bkrs	50%		2028	\$87,300	3	\$700		
Raceway Conduit	95%		2028	\$46,600	1			
Conduit	5%		2028	\$ 4 0,000 * *	1			
Panelboards	J / 0		2030		1			
Molded Case Bkrs	95%		2027	\$94,200	5	\$1,400		
Molded Case Bkrs	5%		2050	\$94,200 * *	5	\$1,400		
Wiring	370		2030			\$100		
Braided Cloth	80% 2-4	\$45,000	2053	* *	1			
Braided Cloth	Insulation Aged, Extended Location: Throughout	nt : Moderate, Are		d: 100%				
Thermoplastic	15%		2028	\$8,400	1			
Thermoplastic	5%		2054	**	1			
Motor Controllers	370		2034		1			
Locally Mounted	100%		2026	\$38,200	5	\$400		
Ground	10070		2020	Ψ30,200		ψτου		
Grounding Devices								
Generic	100%		LIFE	* *	5	\$800		
Lighting					-	\$550		
Interior Lighting								
Fluorescent	30%		2023	\$30,400	10	\$15,600		
	T-12 Lamps And Fixti	ires, Extent : Mod	erate, Are			. ,		
	Location : Offices A	nd 2nd Floor						
Fluorescent	5% Now	\$5,100	2038	* *				
11001000110	Other Observation, E.			d: 100%				
	Location : 2nd Floo		55					
	Explanation: Not F							
Fluorescent	2%		2036	* *	10	\$1,000		
1 1401000011	T-8 Lamps And Fixtur	res, Extent : Light.		ected : 100%	10	Ψ1,000		
	Location : New Location	_						
HID	60%		2023	\$70,700	10	\$1,100		

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

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

Asset #: 13643

Electrical	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	10%		2036	* *	10	\$1,400	
	Other Observation, Ex	xtent : Light, Area	Affected	: 100%			
	Location : New Lock	ker Room Only					
	Explanation : Emerg	gency Lights					
Exit, LED	10%		2063	* *	1		
,	Other Observation, Ex	xtent : Light, Area	Affected	: 100%			
	Location : New Lock	ker Room Only					
	Explanation: Exit L	ights					
No Component	80%						
Exterior Lighting							
HID	30%		2023	\$65,700	10	\$100	
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100% Now	\$124,200	2068	* *	5	\$800	
	Other Observation, Ex	xtent : Moderate, .	Area Affe	cted : 100%			
	Location: Stacks						
	Explanation: Not In	Service					

l echanical	Current Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
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			
1 6 1	Corroded, Extent : Severe, Area A	ffected : 50%				
	Location: Throughout	-				
	Other Observation, Extent : Sever	e, Area Affected	: 10%			
	Location: 1st Floor Central Ga	rage.				
	Explanation : Low Steam Pressu	re To The New S	Section At The Ce	entral Ga	rage.	

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Convector/Radiator	20%		2026	\$58,200	1	\$3,700	
Unit Heater - Steam	15% Now	\$2,900	2023	\$29,100	4	\$800	
	Not in Service, Exten Location : 2nd Floo		fected : 10)%			
Unit Heater - Steam	10%		2038	* *	4	\$500	
	Other Observation, I Location : 1st Floo Explanation : New	r Central Garage.	Affected	: 10%			
No Component	55%						
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Split Unit	5%		2036	* *			
	Recent Installation, I Location: 2nd Fl. 1						
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	0.001			-	_		
Brass/Copper	30%		2038	* *	1		
Galvanized Steel	70% Now	\$16,700	2026	\$166,900	1		
	Corroded, Extent: M		cted : 20%	6			
	Location : Through	out					
Water Heater	1000/		2026	022.102	•	***	
Gas Fired	100%	7	2026	\$33,100	2	\$800	
	Other Observation, I	_	Affected	: 100%			
	Location : Boiler R						
Caralda and Disabata	Explanation: 2 Un	IIS					
Sanitary Piping	1000/		LIDD	* *	1		
Cast Iron	100%		LIFE	~ ^	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	Υ Υ	<u>l</u>		
Fixtures	1000/						
Generic Green Suppression	100%						

Fire Suppression

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

 $Estimates\ are\ rounded\ to\ the\ nearest\ hundred\ dollars.$

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

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

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

Asset #: 13643

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

^{**} 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 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



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

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

Asset #: 4517

rchitecture		Current Rep	air	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	550 /	3.7	#1 60 000			_	#02 (00	
Masonry: Brick Cavity		Now	\$160,000	LIFE	* * * * * * * * * * * * * * * * * * *	5	\$83,600	
	•	int Faiiure, E : West Street	Extent : Modera Facado	te, Area I	Ајјестеа : 10%			
			racaae xtent : Moderai	e Area A	Affected · 15%			
		: West Street		e, 111eu 1	ijjeciea . 1570			
Metal Panel	10%	. ,,		2048	* *	5-10	\$104,600	
Metal Sect. OHD		Now	\$48,500	2033	* *	5	\$23,800	
Wiem seen GIB			nt : Moderate, A		cted : 15%	J	Ψ23,000	
			ast And West F					
	Deformed/I	Dented, Exten	t : Moderate, A	rea Affec	eted : 25%			
	Location	: Base Of Doo	ors On East And	l West F	acades			
			nt : Moderate, A	Area Affe	cted : 10%			
		: North Facad						
		on : Broken/n	nissing Element					
Weathering Steel	5%			LIFE	* *	1		
			nt : Light, Area	Affected	: 100%			
		: Rooftop Ran	-	. 17				
		on : Compon	ent Actually Str		seams **		**	
Window Wall	20%			2048	* *	5	\$114,100	
Windows Aluminum	40%	0-2	\$58,200	2036	* *	5	\$3,400	
Alummum			\$38,200 Moderate, Area			3	\$3,400	
					king West Street			
Metal Louvers	60%	33		2031	**	10	\$63,800	
Parapets	0070			2031		10	Ψ03,000	
Masonry: Brick Cavity	95%	0-2	\$36,100	LIFE	* *	5	\$15,300	
, ··,			Extent : Modera		Affected : 20%)	
	Location	: At Control J	oints					
Metal Panel	5%			2048	* *	5	\$3,100	

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

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

Asset #: 4517

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof					
Built-Up (BUR)	55% Now \$922,200	2038 **			
	Drains Inad/Misposn, Extent: Modera	te, Area Affected : 10%			
	Location: West Side Of Building	. A ACC . 1 150/			
	Expansion Int Failure, Extent: Moder	ate, Area Affectea : 15%			
	Location: Over 2nd Floor Shops	Janata Anna Affantad . 200/			
	Miss/Damaged Flashings, Extent: Mo	aeraie, Area Affectea : 20%			
	Location: Roof Over Repair Shop	Anna Affantad . 150/			
	Vegetation Growth, Extent : Moderate Location : Perimeter Walls And At D				
	Water Penetration, Extent: Moderate,				
	Location: Over 2nd Floor Shops	Area Affectea . 10/0			
	Worn/Eroded, Extent : Moderate, Area	Affected . 75%			
	Location: Roof Entire	г Ајјестей . 7570			
Metal Panel	35% Now \$487,800	2048 **			1
1,10,001	Corrosion/Rusting, Extent : Severe, Ar				-
	Location : Over Parking Area	33			
	Water Penetration, Extent : Severe, Ar	ea Affected : 30%			
	Location: Over Parking Area	30			
Paver: Asphalt	10% Now \$110,700	2043 **			1
-	Broken Paver Blocks, Extent : Modera	te, Area Affected : 20%			
	Location : Patio Area				
	Miss/Damaged Flashings, Extent : Mo	derate, Area Affected : 10%			
	Location : Over 2nd Floor Repair Sh	ор			
	Vegetation Growth, Extent : Moderate Location : Patio Area	, Area Affected : 25%			
	Water Penetration, Extent: Severe, Ar	ea Affected : 25%			
	Location : Over 2nd Floor Repair Sh	op			
Interior					
Floors	000/ 31 015 100	2022	-	#12.500	
Asphalt Poured	20% Now \$15,100	2033 **	5	\$13,500	
	Cracking/Crumbling, Extent: Modera				
	Location: Parking Area On Third Fi				
	Worn/Eroded, Extent: Moderate, Area Location: Parking Area On Third Fi				
Carpet	10%	2024 \$351,700	3	\$40,500	
Cast in Place Concrete	50% Now \$286,500	LIFE **	5	\$295,300	
	Broken/Missing Elements, Extent : Mo				
	Location: At Trench Drains Of First				
	Cracking/Crumbling, Extent: Modera	==			
	Location : Stock Room In 2nd Mezza		_		
Ceramic Tile	20%	2031 **	5	\$54,000	

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

Asset #: 4517

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Interior Walls				
Concrete Masonry Unit		LIFE **	5 \$58,300	
	Horizontal Cracks, Extent: Light, A.			
	Location: Various Locations Thro		rages	
	Caulking Deteriorated, Extent: Mod			
	Location: Interior Expansion Join			
	Vertical Cracks, Extent : Light, Area	==		
	Location: Various Locations Thro	ughout 1st And 2nd Floor Gar	ages	
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	
	Other Observation, Extent: Light, A	rea Affected : 100%	•	
	Location : 2nd Floor Ramp - Recei	nt Installation		
	Explanation : Component Actually	Rapid Rollup Door		
Ceilings				
AcousTileSusp.Lay-In	20% 4+ \$44,60	0 2033 **	5 \$27,000	
	Staining/Discoloring, Extent: Mode.	rate, Area Affected : 25%		
	Location : Throughout 1st And 3rd	Floor Offices		
Exposed Struc: Steel	80% Now \$2,321,00	0 LIFE **		
1	Corrosion/Rusting, Extent: Severe, A			
	Location : Structural Beams			
	Water Penetration, Extent : Moderat	e, Area Affected : 40%		
	Location: Parking Area Over Thir	==		
	Worn/Eroded, Extent : Severe, Area			
	Location: Fireproofing Delaminat			
Site Pavements	1 0	0 30 0		
Public Sidewalk				
Cast in Place Concrete	95% Now \$12,30	0 2041 **		
	Cracking/Crumbling, Extent: Model			
	Location : East Side At 11th Avenu		West Street	
Pavers/Stone	5% Now \$1,40			
1 avers/Stone	Misaligned/Bulging, Extent: Modera			
	Location: West Street Walkways	т, пин пурски поло		
	2000000 . West Sireet Walkways			

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2038 **	5	\$900	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location: Electrical Room				
	Explanation: 3- Main Service Disconn	nect Switches Rated At 1-4	1000 Amp	eres And 2-2500	
	Amperes		_		

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

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

Asset #: 4517

Electrical	Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2033	* *	5	\$800	
	Other Observation, Extent : Moderate, A					
	Location: Boiler Room And Mechanic					
	Explanation : 75 Kva, 30 Kva,480/208	3/120 Vol	lts			
Switchgear / Switchboard			ate at	_	***	
Fused Disc Sw	100%	2038	**	5	\$900	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location: Electrical Room					
D	Explanation: 6- Vertical Sections					
Raceway Conduit	100%	2038	* *	1		
Panelboards	10076	2038		1		
Fused Disc Sw	5%	2036	* *	5	\$200	
Molded Case Bkrs	95%	2036	* *	5	\$5,100	
Wiring	7370	2030			ψ3,100	
Thermoplastic	100%	2038	* *	1		
Motor Controllers	10070	2030				
Locally Mounted	100%	2033	* *	5	\$1,400	
Ground					, , , , , ,	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,000	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Sprinkler / Standpipe Room	ı				
	Explanation: Connected To Main Wa	ter Pipe				
Stand-by Power						
Transfer Switches						
Automatic	100%	2033	* *	1	\$63,100	
Lighting						
Interior Lighting	200/	2022	ىلىرى <u>ل</u>	1.0	0.5	
Fluorescent	30%	2033	**	10	\$56,500	
	T-5 Lamps And Fixtures, Extent: Light,	Area Af	tectea : 100%			
	Location: Repair Shop					
Fluorescent	40%	2033	**	10	\$75,300	
	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%					
	Location: Throughout The Building					
HID	30%	2033	* *	10	\$2,000	
Egress Lighting			.		.	
Emergency, Battery	50%	2028	\$141,200	10	\$24,800	
Exit, Service	50%	2028	\$11,600	1		
Exterior Lighting	2007	2020	Φ227 200	10	***	
HID	30%	2028	\$237,300	10	\$200	
No Component	70%					

Alarm

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

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

Asset #: 4517

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2028	\$190,100	1	\$23,000	
	Other Observation, Extent: Mo	derate, Area Affe	cted : 100%			
	Location : Hallways, Repair S	Shop And Outside				
	Explanation: CCTV Surveilla	nce Camera Syste	em			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2028	\$650,700	1-3	\$37,900	
	Other Observation, Extent: Mo	derate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: Strobe Lights, A	Manual Pull Statio	ons, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2038	* *	1			
Conversion Equipment							
Furnace	80%	2033	* *	1	\$81,200		
	Other Observation, Extent: Severe, Ar	rea Affecte	ed: 80%				
	Location: Roof Level						
	Explanation: 14 Roof Top Package	Units					
Hot Water Boiler	20%	2033	* *	1	\$20,300		
	9	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						
	Location : 1st Floor Gas Room (Mai	ntenance l	Issue)				
No Component	80%						
Terminal Devices							
Convector/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 -	100%	2033	* *	2	\$12,600		
Heating/Cooling							
	Other Observation, Extent : Light, Are	a Affectea	! : 100%				
	Location : Roof						
	Explanation: 14 Roof Top Package	Units - Rej	frigerant 410 A				

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	1000/		2040				
Brass/Copper	100%		2048	* *	1		
Water Heater	4007		2027	0.47 000	•	#1 20 2	
Gas Fired	40%	0.2	2027	\$47,900	2	\$1,200	
Gas Fired	60%		2028	\$71,800	2	\$1,400	
		ent, Extent : Moderate, Area	Affectea :	10%			
		: Boiler Room		cc . 1 C00/			
	_	y Efficient, Extent : Moderat : Boiler Room	e, Area Aj	gectea : 00%			
			A A CC	. 1 1000/			
		ervation, Extent : Moderate,	Area Affe	ectea : 100%			
		: Throughout tion : The System Has No Rei	7 :				
Carrida na Dinina	Ехріапа	non : The System Has No Ket	urn Line				
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	10070		LIFE		1		
Generic	100%		2033	* *	1	\$12,600	
Fixtures	10070		2033		1	\$12,000	
Generic	100%						
	10070						
Vertical Transport Elevators							
Geared Traction	100%		LIFE	* *			
Geared Traction		ervation, Extent : Light, Area					
		$2:(1)\ 1,\ 1m,\ 2,\ 2m,\ 3$ (2) 1,					
		tion: 3 Units	1111, 2, 2111				
Fire Suppression	Блрини	non. o omis					
Standnine			• • • • •	* *	1.5	Ø102 500	
Standpipe Generic	100%		2048	• •	1-7	\$103,500	
Generic	100%		2048		1-5	\$103,500	
Generic Sprinkler				**		•	
Generic	100%		2048		1-3	\$57,500	

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

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

Page: 218

Print Date: 20-Sep-2018 **DEPARTMENT OF SANITATION - FY 2019**

Asset Name : OUEENS - WEST DISTRICT 5 GARAGE

Address : 48-01 58 ROAD

Borough : QUEENS Agency's Number : \$211-238 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



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

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

Asset #: 4518

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Concrete Masonry Unit	80% Now \$136,900 Broken/Missing Elements, Extent: Seve Location: 58th Road And 47th Street Cracking/Crumbling, Extent: Moderate Location: Throughout Expansion Int Failure, Extent: Modera Location: Throughout	e, Area Affected : 15%	5	\$10,200	
Metal Coiling Doors	15% 0-2 \$176,800 Corrosion/Rusting, Extent: Light, Area Location: All Facades Deformed/Dented, Extent: Moderate, A Location: All Facades Unit Inoperable, Extent: Moderate, Are Location: Throughout	rea Affected : 30%	5	\$4,800	
Window Wall	5% Now \$2,500 Glazing Broken/Cracked, Extent : Mode Location : East Facade	2049 ** erate, Area Affected : 10%	5	\$1,900	
Windows			_		
Aluminum	100%	2045 **	5	\$3,900	
Parapets Concrete Masonry Unit	90% Now \$415,900 Expansion Int Failure, Extent: Severe, Location: Throughout Misaligned/Bulging, Extent: Severe, Ar Location: Throughout Vertical Cracks, Extent: Moderate, Are Location: Throughout Other Observation, Extent: Severe, Are Location: Throughout Explanation: Many Units Misaligned	ea Affected : 35% a Affected : 15%	5	\$17,700	1
Pre-Cast Concrete	10% Now \$63,500 Jnt Mortar Miss/Erod, Extent: Severe, A Location: Coping Misaligned/Bulging, Extent: Severe, Ar Location: Throughout Caulking Deteriorated, Extent: Severe, Location: Coping	rea Affected : 30%	5	\$10,900	1

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

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

Asset #: 4518

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	0.50/	NT.	f2 (21 500	2020	* *			
Built-Up (BUR)		Now	\$2,621,500	2039				
	_	: Through	derate, Area Affec out	tea : 20%	O			
		_	Extent : Severe, Are	a Affecte	ed : 25%			
	_	: Through		33				
		_	xtent : Moderate, A	Area Affe	ected : 20%			
			ds, Locker Rooms,					
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%		\$49,600	LIFE	* *	5	\$51,100	
	0	Crumbling, : Through	Extent : Moderate	, Area A	ffected : 20%			
			oui , Extent : Severe, A	una Affa	otod . 500/			
		: Wash Ba		rea Ajje	ciea : 50%			
			sy Extent : Severe, Are	a Affecte	od · 100%			
		: Wash Ba		и Ајјесте	a. 10070			
		ion : Clogs	-					
Ceramic Tile	12%	ion . Ciogs	zing	2038	* *		\$14,000	
Quarry Tile	10%			2038	* *	5 5	\$14,000	
Vinyl Tile	5%			2042	* *	3	\$2,200	
Interior Walls	3 / 0			2034		3	\$2,200	
Ceramic Tile	5%			2038	* *	5	\$6,900	
Concrete Masonry Unit	75%			LIFE	* *	5	\$83,300	
Concrete Masonry Unit		Now	\$94,400	LIFE	* *	5	\$1,700	
Concrete Masoniy Cint			ents, Extent : Seve		Affected : 50%	3	Ψ1,700	
		-	ding Wall In Wash					
			Extent : Moderate	-				
			Garage Near Parki			ll In Was	h Bay Area	
Glass: Single Pane	2%		-	LIFE	**	5	\$4,200	
Gypsum Board	5%			LIFE	* *	5-10	\$11,800	
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$6,900	
							+ - , - 0 0	

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

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

Asset #: 4518

Architecture	Cu	rrent Repair		Futur	e Replacement	М	aintenance	
System Component Type		Date Estin	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15% No Broken/Missing Location : Of Staining/Disco. Location : Of Water Penetral	g Elements, I fice Area, Se loring, Exten fice Area Lo	cond Floor (t : Moderate cker Rooms	Corridor , Area Aj	-	5	\$8,800	
	Location : Lo							
Exposed Struc: Steel	83% 4 Corrosion/Russ Location : Go Water Penetral Location : Go	ting, Extent : urage tion, Extent :						
Gypsum Board	2% No Cracking/Crum Location: Bu Water Penetral Location: Bu	nbling, Exten Alkheads tion, Extent :	Severe, Are	a Affecte		5	\$2,900	
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 Cracking/Crun Location: Th	_	\$44,100 t : Moderate	2038 , Area A <u>j</u>	* * fected : 10%			

Electrical	Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$2,600	5	\$300	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location: Electrical Room					
	Explanation : Main Service Disconne	ct Switch	Rated At 2000 Am	peres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$49,900	5	\$300	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location : Electrical Room					
	Explanation: Two Vertical Sections					

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

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

Asset #: 4518

Electrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	1000/		2020	#20 000	1		
Thermoplastic	100%		2029	\$20,800	1		
Motor Controllers	250/		2027	¢14.700	-	¢100	
Locally Mounted	25% 75%		2027 2027	\$14,700	5	\$100	
Motor Control Center	/3%		2027	\$10,100	5	\$1,600	
Ground Grounding Devices							
Not Accessible	100%						
Lighting	10070						
Interior Lighting							
Fluorescent	40%		2029	\$70,600	10	\$29,000	
		xtures, Extent : Light,				+- -,	
	Location : Office						
Fluorescent	40%		2029	\$70,600	10	\$29,000	
		xtures, Extent : Light,				+- -,	
	Location : Main	Garage					
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	**	1	\$8,000	
		, Extent : Severe, Are	a Affecte	rd: 100%			
		eter Of The Building	3.7	· F · · · · ·			
Final Caralla Data	Explanation : CO	CTV Surveillance Can	neras No	t Functional			
Fire/Smoke Detection	1000/		2020	¢025 000	1.2	¢50.200	
Generic, Digital	100%	Frient · Light Auga	2029	\$835,000	1-3	\$50,200	
		n, Extent : Light, Area Ighout The Building	Ајјестеа	. 100/0			
		rgnoui The Buttaing robe Lights, Manual I	Dull Ctat	one Alama Dalla C	maka Da	teetors And Hama	

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

Heating

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

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

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

Asset #: 4518

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
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	
			Extent : Light, Area	Affected	! : 100%			
	Location	-						
	Explana	tion : 18 Ne	ew Gas Fired Units	1				
Furnace	20%			2034	* *	1	\$7,800	
	Other Ob:	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : Garage						
	Explana	tion : 12 M	odine Heaters					
Hot Water Boiler	20%			2034	* *	1	\$7,800	
	Other Ob:	servation, E	Extent : Light, Area	Affected	! : 100%			
	Location	ı : 1st Floor	r Boiler Room					
	Explana	tion : 2 Du	al Fuel Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	20%			2037	* *	4	\$1,200	
No Component	80%							
Terminal Devices								
Convector/Radiator	10%	0-2	\$2,000	2034	* *	1	\$2,300	
	Damaged,	Extent : M	oderate, Area Affe	cted : 5%	6			
	Location	ı : Various .	Areas					
Unit Heater - Hot Water	10%			2037	* *			
No Component	80%			2037				
Air Conditioning	0070							
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Interior Pkg Unit -	5%			2030	* *	2	\$200	
Cooling	570			2030		_	Ψ200	
Coomig	R-22 Refr	igerant, Ex	tent : Light, Area A	ffected :	100%			
	-	ı: 1 Unit In	_	,,,				
Ext Pkg Unit -	5%			2029	\$47,300	2	\$200	
Heating/Cooling	3 70			2029	φ + /,500	4	\$200	
ricating/Coomig	R-22 Rofr	ioerant Fr	tent : Light, Area A	ffected ·	100%			
	-	ı geranı, Exi ı : 1 Unit oı	_	ујестей.	10070			
E-4 Disa II .'4			. 1.00j	2027	* *	_	0.500	
Ext Pkg Unit -	10%			2037	<i>ት</i> ች	2	\$500	
Heating/Cooling	04101		Sukank . Ti-1-4 A	A.CC	1. 1000/			
			Extent : Light, Area	Affected	. 100%			
	Location		. D 410 D C .					
			its. R-410a Refrige	rant.				
No Component	80%							

Ventilation

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

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

Asset #: 4518

Current Re	pair	Futur	e Replacement	М	aintenance	
% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%		LIFE	* *	2-5	\$69,700	
100%		2037	* *	2	\$2,400	
80%		2039	* *	1		
20%		2034	* *	1		
100%		2027	\$46,100	2	\$1,200	
Location : Boiler Roo	om					
100% Now	\$11,100	LIFE	* *	1		
0 00		Affecte	ed : 5%			
100%		LIFE	* *	1		
100%		2029	\$19,200	1	\$4,800	
100%						
10070						
100%		2030	* *	1_2	\$22 100	
	% of Fail Date I Total (Years) 100% 100% 80% 20% 100% Other Observation, Ext Location: Boiler Roc Explanation: 1 Aban 100% Now Blockage/Clogged, Ex. Location: Wash Bay	Total (Years) 100% 100% 80% 20% 100% Other Observation, Extent: Light, Area A Location: Boiler Room Explanation: 1 Abandoned Unit Remain 100% Now \$11,100 Blockage /Clogged, Extent: Severe, Area Location: Wash Bay Area 100% 100% 100%	% of Fail Date Estimated Cost Total (Years) Year FY 100% LIFE 100% 2037 80% 2039 20% 2034 100% 2027 Other Observation, Extent: Light, Area Affected Location: Boiler Room Explanation: 1 Abandoned Unit Remains In Plant 100% Now \$11,100 LIFE Blockage / Clogged, Extent: Severe, Area Affected Location: Wash Bay Area 100% LIFE 100% LIFE 100% 2029 20% 20% 20%	No of Total	Year Estimated Cost Year Estimated Cost Cycle FY	100%

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

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

Page: 225

Print Date: 20-Sep-2018 **DEPARTMENT OF SANITATION - FY 2019**

Asset Name : OUEENS 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



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

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

Asset #: 4135

rchitecture	Current Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick Cavity	78% Now \$44 Cracking/Crumbling, Extent: M Location: South Facade Diagonal Cracks, Extent: Mod Location: West Facade Jnt Mortar Miss/Erod, Extent: Location: South Facade	erate, Area Affected	1:5%	5	\$58,200	
Metal Coiling Doors	15%	2039	* *	5	\$35,000	
Pre-Cast Concrete	2%	LIFE	* *	5	\$4,800	
Window Wall		8,300 2046	* *	5	\$7,000	
	Glazing Clouded, Extent: Mod- Location: West Facade Caulking Deteriorated, Extent: Location: West Facade Water Penetration, Extent: Mo Location: West Facade	Moderate, Area A <u>f</u>	ffected : 10%			
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 \$1,65 Drains Inad/Misposn, Extent: I Location: Roof Over Garage Miss/Damaged Flashings, Extent Location: Over Garage Water Penetration, Extent: Mo Location: Lunch Room, Lock	nt : Moderate, Area derate, Area Affecto	Affected : 15%			
Skylight, Plastic	5% Now \$11 Broken/Missing Elements, Exter Location : Roof Over Garage		* * fected : 30%	1		1

Interior

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

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

Asset #: 4135

Architecture		Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	Cracking/ Location Drains Ind Location Other Obs Location	: Queens 1 ud/Misposn, : Garage A vervation, E. : Basemen	xtent : Moderate, 1 t	e, Area A <u>f</u>	fected : 25%	5	\$229,700	
	Explana	tion : Groui						
Ceramic Tile	Loose/Del	-	\$44,500 , Extent : Moderat or Corridor	2035 e, Area Aj	* * ffected : 10%	5	\$11,300	
Terrazzo	5%			LIFE	* *	5	\$5,900	
Vinyl Tile	10%			2026	\$130,200	3	\$7,500	
Interior Walls Cast in Place Concrete				LIFE	* *			
	Cracking/ Location Diagonal Location	: Basemen	ent : Moderate, Ai	e, Area Afj rea Affecto	ed : 10%			
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	Broken/M Location Water Pen	: Locker R etration, E	\$123,800 ents, Extent: Mod ooms, Lunch Roon xtent: Moderate, A ooms, Lunch Roon	n Area Affec	eted : 20%	5	\$7,500	
Exposed Struc: Steel	70%			LIFE	* *			
Exposed Struc: Steel	Corrosion Location Repairs in Location Water Pen	: Telephon Progress, I : Boiler Ro etration, E	\$64,500 xtent : Moderate, A e Room, Boiler Ro Extent : Light, Are com xtent : Moderate, A 3 Garage Floor, B	LIFE Area Affec oom, Quee a Affectea Area Affec	ens 13 Garage Flo l : 25% cted : 10%	oor		
C D 1		. Queens 1	5 Guruge 1 1001, 1		* *	-	¢10.000	
Gypsum Board	10%			LIFE	· · · ·	5	\$18,800	

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

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

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

Asset #: 4135

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (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	\$400		
	Other Observation, E		Area Affe	ected : 30%				
	Location : Electrica							
	Explanation : 2- Ma Corroded	iin Service Discon	nect Swit	ches Rated At 2000) Ampere	es Each. Enclosure		
Switchgear / Switchboard	Corroaea							
Fused Disc Sw	100%		2026	\$74,800	5	\$400		
Raceway	10070			ψ, ,,σσσ		ψ		
Conduit	80%		2036	* *	1			
Conduit	20%		2026	\$3,100	1			
Panelboards			-	4-, 70				
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		
	Enclosure Corroded,	Extent : Severe, A	rea Affec	ted : 100%				
	Location: Garage							
Wiring								
Thermoplastic	100%		2036	* *	1			
Motor Controllers								
Locally Mounted	5%		2024	\$4,800	5			
Motor Control Center	95%		2024	\$20,800	5	\$2,600		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$1,500		
Lighting								
Interior Lighting	- 00/		• • • • •	ماد ماد	4.0	4.7.2.2. 0		
Fluorescent	58%		2031	* *	10	\$53,300		
	Other Observation, E	_	Affected	1: 100%				
	Location : Through	_						
771	Explanation: T-8 L	amps	2021	ماد ماد	1.0	40.00		
Fluorescent	10%		2031	**	10	\$9,200		
	Other Observation, E	_	Affected	: 100%				
	Location : Basemen							
	Explanation: T-5 L	amps						
Fluorescent	2%		2026	\$4,500	10	\$1,800		
	Compact Fluorescent	_	oderate, 1	Area Affected : 100)%			
	Location : Stair Cas	se						
HID	30%		2031	* *	10	\$1,000		
Egress Lighting	/							
Emergency, Battery	20%		2026	\$27,600	10	\$4,800		
Exit, Service	80%		2031	* *	1			
Exterior Lighting	1000/							
HID	100%		2031	* *	10	\$300		

Alarm

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

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

Asset #: 4135

Electrical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$61,900	2036	* *	1	\$6,700	
	Other Obs	servation, Ex	tent : Moderate, 1	Area Affe	cted : 100%			
	Location	: Outside						
	Explana	tion : CCTV	Surveillance Can	ieras Are	Malfunctioning			
Fire/Smoke Detection								
Generic, Digital	100%			2021	\$1,059,400	1-3	\$61,800	
	Other Obs	servation, Ex	tent : Moderate, 1	Area Affe	cted : 100%			
	Location	: Throughou	ut The Building					
	Explana	tion : Strobe	Lights, Manual I	Pull Statio	ons, Horns And Ald	arm Bells	S	

Mechanical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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						
Convector/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 -	20%	2026	\$239,900	2	\$1,200	
Heating/Cooling						
	R-22 Refrigerant, Extent : L	ight, Area Affected :	30%			
	Location: 3 Package Unit	s On The Roof				
No Component	80%					
Ventilation						

Ventilation

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

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

Asset #: 4135

Mechanical		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation Ventilation								
Distribution	200/	0.0	417 6 600			2.5	411.2 00	
Ductwork/Diffusers	20%	0-2	\$176,600	LIFE	**	2-5	\$11,200	
			loderate, Area Affe	cted: 10	% 0			
			Locations tent : Moderate, Ai	Affe	to 1 . 1000/			
	=		ieni : Moaeraie, Ai : Air Intake Points	еа Ајјесі	ea : 100%			
			ent : Moderate, Are	a Affecte	d · 100%			
	Location	0.		и Ајјесте	u . 10070			
Ductwork/Diffusers	80%	1111011311		LIFE	* *	2-5	\$44,700	
Exhaust Fans	0070			LIFE		4-3	φ++,/00	
Roof	100%			2026	\$159,100	2	\$3,100	
Roof		rvation. F	Extent : Light, Area		·	2	ψ3,100	
	Location			55				
		•	irs In Progress					
lumbing								
H/C Water Piping								
Brass/Copper	100%			2046	* *	1		
Water Heater								
Gas Fired	25%	0-2	\$14,600	2026	\$14,600	2	\$300	
		_	nt : Moderate, Area					
		: Boiler R	oom, 1 Of 2 Defect					
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)	1000/			2026	#14 (00		#2 100	
Non-Submersible	100%			2026	\$14,600	4	\$2,100	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Boiler Room							
Fixtures	Елріапан	оп . кера	irs In Progress					
Generic	100%							
Fire Suppression	10070							
Sprinkler								
Generic	100%			2046	* *	1-2	\$28,100	

Maintenance \$ are aggregated over a 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 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

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



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

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

Asset #: 2002

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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		Now	\$98,700	LIFE	* *	5	\$42,900	
		_	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
		: Through	ош Extent : Light, Ard	aa Affact	ad · 10%			
		: Through		eu rijjeen	eu . 1070			
Masonry: Brick		Now	\$1,319,500	LIFE	* *	5	\$42,900	1
Wasomy. Drick			ent : Severe, Area		: 20%	3	ψ 1 2,700	1
	_	: Bulkhead		33				
	Jnt Mortar	Miss/Eroc	l, Extent : Moderai	te, Area A	Affected : 50%			
	Location	: Bulkhead	ls					
	_		t, Extent : Modera	te, Area	Affected : 50%			
		: Bulkhead						
	_		Extent : Moderate, .	Area Affe	ected : 40%			
D. 1		: East Fac			* *		#05 5 00	
Masonry: Brick		Now Miss/Fra	\$527,800 l, Extent : Moderat	LIFE		5	\$85,700	
		: Through		e, Areu 1	Affectea . 2070			
		_	t, Extent : Modera	te. Area l	Affected : 25%			
	Location : At Window Lintels And Doors							
	Spalling, E	Extent : Mo	derate, Area Affec	ted : 15%	ó			
	Location : North Facade							
			nt : Severe, Area A	ffected :	15%			
	Location	: Corners	Of North Facade					
Masonry: Granite		Now	\$103,500	LIFE	* *	5	\$6,400	
			l, Extent : Light, A	rea Affec	ted : 10%			
		: Through			4. 4.		**	
Metal Coiling Doors	10%	0-2	\$198,500	2032	**	5	\$26,800	
		ssing Eiem : Through	ents, Extent : Ligh	ı, Area A	jjeciea : 10%			
Due Cost Coments			\$57,800	LIEE	* *	5	\$27,000	
Pre-Cast Concrete	5% Int Mortar	Now Miss/Frod	\$37,800 l, Extent : Moderai	LIFE te Area		3	\$27,900	
			ow Sills And Lintel		ijjeetea . 2070			
			Extent : Severe, Ar		red : 15%			
	_		st Windows	00				
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	d: 10%			
		: South Ea						
	Explanat	ion : Vegei	ative Growth					

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

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

Asset #: 2002

System Component Type Stimated Cost Stim	Architecture	Current Repair	Futur	e Replacement	M	aintenance	
Windows Metal Louvers 3% 0-2 \$2,200 2030 *** Broken/Missing Elements, Extent: Light, Area Affected: 10% Location: Throughout Steel 97% Now \$1,249,300 2052 ** 5 \$146,500 Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected: 50% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 35% Location: Exterior Window Frames Parapets Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Just Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000	Component			Estimated Cost	-	Estimated Cost	Priority
Metal Louvers Broken/Missing Elements, Extent: Light, Area Affected: 10% Location: Throughout Steel 97% Now \$1,249,300 2052 ** 5 \$146,500 Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected: 50% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 35% Location: Exterior Window Frames Parapets Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 40% Location: East Facade Unterview of the Control of the Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000							
Steel Broken/Missing Elements, Extent: Light, Area Affected: 10% Location: Throughout 97% Now \$1,249,300 2052 ** 5 \$146,500 Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected: 50% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 35% Location: Exterior Window Frames Parapets Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000		20/ 0.2	#2.2 00 2 020				
Broken/Missing Elements, Extent: Moderate, Area Affected: 25% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected: 50% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 35% Location: Exterior Window Frames Parapets Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000	Metal Louvers	Broken/Missing Elements, E.					
Location: Throughout Thermally Inefficient, Extent: Severe, Area Affected: 50% Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 35% Location: Exterior Window Frames Parapets Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000	Steel	Broken/Missing Elements, E. Location : Throughout	xtent : Moderate, Ar	ea Affected : 25%	5	\$146,500	
Location: Throughout Caulking Deteriorated, Extent: Moderate, Area Affected: 35% Location: Exterior Window Frames Parapets Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000		Location : Throughout					
Parapets Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000		Location: Throughout					
Masonry: Brick 50% Now \$137,900 LIFE ** 5 \$5,900 Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000				Affected : 35%			
Diagonal Cracks, Extent: Severe, Area Affected: 20% Location: Corners Horizontal Cracks, Extent: Severe, Area Affected: 20% Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000							
Location: Throughout Jnt Mortar Miss/Erod, Extent: Severe, Area Affected: 20% Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000	Masonry: Brick	Diagonal Cracks, Extent : Se			5	\$5,900	1
Location: Throughout Misaligned/Bulging, Extent: Severe, Area Affected: 20% Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000			Severe, Area Affected	d : 20%			
Location: East Facade At Incinerator And Boiler Room Spalling, Extent: Severe, Area Affected: 15% Location: East Facade Other Observation, Extent: Severe, Area Affected: 40% Location: East Side Parapets Explanation: Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000			at : Severe, Area Affe	cted : 20%			
Location : East Facade Other Observation, Extent : Severe, Area Affected : 40% Location : East Side Parapets Explanation : Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000		0 0					
Location : East Side Parapets Explanation : Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000			ea Affected : 15%				
Explanation : Netting Installed On Parapets Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000		Other Observation, Extent:		d : 40%			
Masonry: Limestone 7% Now \$17,500 LIFE ** 5 \$1,000		•					
Location : Coping	Masonry: Limestone	7% Now Int Mortar Miss/Erod, Exten	\$17,500 LIFE		5	\$1,000	
Pre-Cast Concrete 43% LIFE ** 5 \$31,700	Pre-Cast Concrete		LIFE	* *	5	\$31.700	

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

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

Asset #: 2002

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof Built-Up (BUR)	40% Now \$649,0	000 2037 **			
Built-Op (BOK)	Blisters, Extent: Moderate, Area A Location: Throughout Vegetation Growth, Extent: Mode	Affected : 25%			
	Location: Throughout				
	Water Penetration, Extent: Model Location: Entrance Under Cano				
	Worn/Eroded, Extent: Moderate, Location: Throughout	Area Affected : 100%			
Single Ply Membrane	30%	2035 **	10	\$35,100	
	Repairs in Progress, Extent: Light Location: Roof Atop Furnace				
	Other Observation, Extent : Model	rate, Area Affected : 100%			
	Location: Roof Atop Furnace	I. D. IID. W.A			
g1 11 1 15 16 161	Explanation: Work Almost Com		Active		
Skylight, Metal/Glass	15% Now \$2,649,6 Broken/Missing Elements, Extent: Location: Throughout	2037			
	Corrosion/Rusting, Extent: Moder Location: Upper Roof	rate, Area Affected : 50%			
	Glazing Broken/Cracked, Extent: Location: Upper Roof	Moderate, Area Affected : 60%			
Under Construction	15%				
	Other Observation, Extent : Light, Location : Above Boiler Room				
	Explanation: Construction Under	erway			
Interior					
Floors Cast in Place Concrete	78% Now \$345,4	400 LIFE **	5	\$237,300	
Cast in Flace Concrete	Cracking/Crumbling, Extent: Seve Location: Basement, Garage Ar	ere, Area Affected : 10%	3	\$237,300	
Ceramic Tile	5% Now \$27,5	500 2036 **	5	\$3,500	
	Cracking/Crumbling, Extent : Mod Location : Throughout		-	42,000	
Terrazzo	2%	LIFE **	5	\$2,200	
Vinyl Tile	15% Now \$181,0		3	\$7,800	
	Cracking/Crumbling, Extent : Mod Location : Offices	lerate, Area Affected : 40%			
	Worn/Eroded, Extent : Moderate, Location : Offices	Area Affected : 25%			

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

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

Asset #: 2002

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Interior Walls								
Cast in Place Concrete	20%	Now	\$205,000	LIFE	* *			
Cast III I face Concrete			Extent : Light, Are		ed · 20%			
		ı : Through		et 1255 core	20,0			
Concrete Masonry Unit	30%	Now	\$216,000	LIFE	* *	5	\$19,100	
•	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 30%			
	Location	ı : Through	out					
Plaster	10%	Now	\$13,000	LIFE	* *	5	\$4,800	
	Cracking/	Crumbling,	Extent: Light, Are	ea Affecte	ed : 20%			
	Location	ı : Through	out					
SGFT/Glazed Masonry		Now	\$502,000	LIFE	* *			
		_	ents, Extent : Seve					
			Window Sills In Go	_				
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 30%			
Ceilings	Locuitor	i. Inrough	oui					
AcousTileSusp.Lay-In	15%	Now	\$51,700	2047	* *	5	\$10,400	
•	_	_	Extent : Severe, A	rea Affec	cted : 30%		•	
		ı : Through						
		Discoloring, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
	Water Per	netration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : At Locke	r Room And Kitche	en/Loung	ge			
Exposed Concrete	85%	Now	\$776,300	LIFE	* *	5	\$18,500	
	_	_	Extent: Moderate	-	ffected : 30%			
			oom and Througho					
V			xtent : Moderate, A	Area Affe	cted : 30%			
	Location	ı : Boiler R	oom					

Electrical	Current Repair		e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$40,100	5	\$2,400	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location: Electrical Room - 2nd Floo	r				
	Explanation: Two 3000 Ampere Main	Disconn	nect Switches			
Transformers						
Dry Type	100%	2025	\$16,100	5	\$300	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location: Electrical Room					
	Explanation: Two 45 Kilo-volt-amper	e 480/27	7v Pri - 208/120v i	Sec		

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

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

Asset #: 2002

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	6007	2.4	ФОЗ ООО	20.52	* *	1		
Braided Cloth	60%		\$93,900	2052		1		
		_	ent : Moderate, Are	га Ађесте	2a: 100%			
		: Through	ош					
Thermoplastic	10%			2037	**	1		
Thermoplastic	30%			2027	\$46,900	1		
Motor Controllers	50 /			2022	* *	_		
Locally Mounted	5%			2032		5	#100	
Locally Mounted	15%			2025	\$203,000	5	\$100	
Motor Control Center	80%			2025	\$1,082,500	5	\$2,000	
Ground								
Grounding Devices Generic	1000/	Now	\$9,700	LIFE	* *	5	\$1,400	
Generic			\$9,700 Extent : Severe, Are			3	\$1,400	
		ı : Water M		и Ајјесте	u . 100/0			
		tion : Corre						
Lighting	Бърши		,acu					
Interior Lighting								
Fluorescent	30%			2032	* *	10	\$25,600	
			res, Extent : Mode		a Affected : 100%		+ ,	
	_		Hallway And Lock					
HID	65%			2032	* *	10	\$2,000	
Incandescent	5%			2022	\$49,400	2	\$100	
Egress Lighting	270				· · · · · · · · · · · · · · · · · · ·		70	
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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority

Heating

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

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

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

Asset #: 2002

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2037	* *	1		
Conversion Equipment Steam Boiler	75% Now Malfunctioning, Extent: Location: Boiler Conti			\$431,100 d: 100%	1	\$62,100	
	Other Observation, Extended Location: Supplies Box Explanation: 2 Units. 1	th Central Repo	ir Shop A	And Police Repair	-		
Steam Boiler	25% Other Observation, Exter Location: 2nd Floor Explanation: One Unit	nt : Light, Area	2044	* *	1	\$23,000	
Distribution	Explanation . One Onti	k					
Central Plant Steam Piping/Pmp	100%		2027	\$1,503,100	4	\$4,600	
Terminal Devices Convector/Radiator	70% Now On Extended Life, Extent Location: Throughout	\$133,100 t : Severe, Area	2032 Affected	**	1	\$18,900	
Unit Heater - Steam	30% Now Unit Inoperable, Extent: Location: Throughout	\$47,600 Severe, Area A	2027 Affected :	\$95,200	4	\$2,600	
Air Conditioning							
Energy Source Electricity	100%		2035	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20%		2037	* *	2	\$1,100	
	Other Observation, Extended Location: Roof Explanation: Newly In	_	Affected	: 20%			
Window/Wall Unit No Component	10% 70%		2022	\$18,500	1		
Terminal Devices Fan Coil - 2 Pipe No Component	10% 90%		2027	\$50,700	1	\$3,000	
Heat Rejection Dry Cooler No Component	10% 90%		2027	\$14,500	2	\$6,500	

Ventilation

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

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

Asset #: 2002

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$9,800	LIFE	**	2-5	\$31,100	
		_	ent : Severe, Area A	Affected :	100%			
		: Through	out					
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		Now	\$16,600	2057	* *	4	\$900	
		_	nt : Severe, Area A	ffected :	100%			
		: Pneumai	•					
			t : Severe, Area Afj	fected : 5	50%			
	Location	: 1 Unit Ir	n Ejector Room					
Backflow Preventer								
Generic	100%			2032	* *	1	\$5,700	
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2053	* *	1-5	\$24,300	

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

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

Page: 239

Print Date: 20-Sep-2018 **DEPARTMENT OF SANITATION - FY 2019**

Asset Name : OUEENS 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 Mechanical	\$196,900	\$253,200 \$36,200
Total	\$196,900	\$289,400
Importance Code A Importance Code B	\$196,900	\$253,200 \$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



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

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

Asset #: 14558

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	100/	N.T.	Ф 2 0.200	20.47	* *			
Alum/Vinyl Siding		Now	\$20,300	2047				
	-		xtent : Moderate, A	rea Affec	ctea : 10%			
		: Bulkhead	a At Kooj Extent : Light, Area	A.C. at a d	. 1000/			
		ervanon, E : Through	_	Ајјестеа	: 100%			
			oui rial Is Actually An	Aluminu	m Danal Claddina	Cuatam		
M + 1/Cl - C + W II		ion : maie	riai Is Aciually An		m Panei Ciaaaing **		#22.500	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$22,500	
Metal Sect. OHD	15%			2040	* *	5	\$56,200	
Pre-Cast Concrete	65%	: 1 :	Entered Links An	LIFE		5	\$253,200	
	_	_	Extent : Light, Ar	еа Ајјест	ea : 15%			
W.' 1	Location	: Entry Fa	саае					
Windows Aluminum	95%			2043	* *	5	\$27.200	
Metal Louvers	93% 5%			2043	* *	5 10	\$37,300	
	370			2030		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%			2047	* *	5-10	\$5,200 \$5,200	
Pre-Cast Concrete		Now	\$7,400	LIFE	* *	5-10 5	\$12,700	
Tie-Cast Concrete			od, Extent : Modera		Affected · 25%	3	\$12,700	
	_		oping Stone - Thro		ngeciea : 2570			
Roof			1 0					
Modified Bitumen	85%	Now	\$129,600	2032	* *			
			ht, Area Affected :					
		_	Locations Through					
			e, Extent : Modera		Affected : 20%			
	-		Locations Through					
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: At Expan	ision Joints					
Skylight, Plastic	13%	Now	\$67,400	2040	* *	1		
Shyright, Flastic			nents, Extent : Seve		Affected : 5%	•		
			Locations Through		33			
Sloped Glazing	2%			LIFE	* *	5	\$29,300	
nterior	270			LII L			Ψ27,300	
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$20,300	
Ceramic Tile	20%			2036	* *	5	\$18,600	
201011110		led, Extent	: Light, Area Affe		%	J	\$10,000	
			rs Throughout					
Sheet Vinyl/Rubber	10%			2032	* *	5	\$13,900	
Traffic Topping		Now	\$14,100	2032	* *	5	\$34,800	
Traffic Topping			xtent : Moderate, A		cted : 5%	5	ψ57,000	
					Ground Water Ba			

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

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

Asset #: 14558

Architecture	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	* *			
•	Other Observati	ion, Extent : Light, Area	Affected	! : 100%			
	Location: The	roughout					
	Explanation:	Long Span Trusses And	Metal D	eck			
Metal Panel	10%		LIFE	* *	5	\$11,600	

lectrical	Current Repair	Future Replacement	N	Maintenance			
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority		
ider 600 Volts							
Service Equipment							
Air Circuit Breaker	70%	2053 *	* 5	\$200			
	Other Observation, Extent: Moderate	, Area Affected : 100%					
	Location: Electrical Room						
	Explanation: One 2500 Amperes Ar	nd 2000 Amperes Main Disc	connect Sv	vitch			
Fused Disc Sw	30%	2053 *	* 5	\$100			
	Other Observation, Extent: Moderate	, Area Affected : 100%					
	Location : Outside						
	Explanation: One 3000 Amperes M	ain Disconnect Switch					
Transformers							
Dry Type	50%	2044 *	* 5	\$100			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Electrical Room						
	Explanation: One 500 Kva, Two 30	kva 480/277v Pri - 208/120	lv Sec				
Liquid Filled	50%	2044 *	* 5	\$200			
1	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Outside						
	Explanation: No Ratings Available						
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			

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

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

Asset #: 14558

Electrical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Estin FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent:		1%			
	Location: Offices, Hallwa	y And Locker Room				
	Explanation: T-8 Lamps					
Fluorescent	5%	2035	* *	10	\$2,800	
	Compact Fluorescent Light,	Extent : Moderate, Area A	Affected: 100	%		
	Location: Hallway					
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%					
					\$3,900	

Mechanical	Current Rep	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source						
Natural Gas	100%	2053	* *	1		

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

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

Page: 243

DEPARTMENT OF SANITATION - 827 QUEENS DISTRICT 14 GARAGE

Asset #: 14558

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating	•	•	•	
Conversion Equipment				
Furnace	75%	2032 **	1 \$23,000	
	Other Observation, Extent: Light, Ar Location: Roof			
	Explanation: 8 Heating And Ventile			
Hot Water Boiler	10%	2044 **	1 \$3,100	
	Other Observation, Extent: Light, Ar	ea Affected : 100%		
	Location : Mechanical Room			
	Explanation: 5 Units Covering The	Offices Area		
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	10%	2035 **	1 \$6,700	
Chiller/Direct Fire				
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location : Roof			
	Explanation: 9 Units, Using Ammo	nia And Water As A Refrigero	ant	
No Component	90%			
Distribution	20.1			
CW & CHW Wtr	10%	2053 **	4 \$500	
Pipe/Pump	1070	2033	. 4200	
No Component	90%			
Terminal Devices				
Fan Coil - 4 Pipe	10%	2035 **	1 \$2,000	
No Component	90%	_000	2,500	
Heat Rejection	, , , ,			
Air Cooled Condenser	10%	2035 **	2 \$4,300	
Unit	10,0	2030	- ψ1,500	
No Component	90%			
Ventilation				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$34,600	
Exhaust Fans	****		- 42.,500	
Roof	100%	2035 **	2 \$1,900	
Plumbing	10070	2000	- ψ1,700	
H/C Water Piping				
Brass/Copper	100%	2053 **	1	
Notes All common metros de cation	nates are in current dollars and are not asso			

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

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

Asset #: 14558

Current Repair		Future Replacement		Maintenance	
% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
			2	\$900	
	Area Affected : 10	00%			
Explanation: 2 Tanks Of 400 Ga	llons Each And O	ne Tank Of 80	Gallons		
100%	LIFE	* *	1		
100%	LIFE	* *	1		
100%	2022	\$2,000	4	\$1,300	
100%	2035	* *	1	\$3,800	
100%					
100%	LIFE	* *			
Other Observation, Extent: Light,	Area Affected : 10	00%			
Location: 1st To 2nd Floor					
Explanation: One Unit					
100%	2053	* *	1-5	\$32,500	
100%	2053	* *	1-2	\$17,400	
	% of Fail Date Estimated (Total (Years) 100% Other Observation, Extent: Light, Location: Mechanical Rooms Explanation: 2 Tanks Of 400 Ga 100% 100% 100% 100% 100% Other Observation, Extent: Light, Location: 1st To 2nd Floor Explanation: One Unit	100% 2026 Other Observation, Extent: Light, Area Affected: In Location: Mechanical Rooms Explanation: 2 Tanks Of 400 Gallons Each And Of 100% LIFE 100% LIFE 100% 2022 100% 2035 LIFE 100% LIFE 100% 2035 100% 2035	% of Fail Date Estimated Cost Year Estimated Cost FY	Nof Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost (Yrs) Estimated Cost Total (Years) FY Estimated Cost (Yrs) (Yrs)

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

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

Page: 245

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



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

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

Asset #: 2009

Architecture	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick Cavity	65%	44.50.600	LIFE	* *	5	\$29,600	
Metal Coiling Doors	30% Now	\$158,200	2039	**	5	\$21,300	
	Corrosion/Rusting, E Location: East And		Area А <u></u> ∏е	стеа : 20%			
	Deteriorated Finish,		Area Aff	Sected · 25%			
	Location : East And		711 ca 11jj	ceiea . 2570			
Pre-Cast Concrete	2%		LIFE	* *	5	\$3,000	
Window Wall	3%		2046	* *	5	\$5,100	
Windows	370		2010			ψ3,100	
Aluminum	95% Now	\$89,200	2034	* *	5	\$5,200	
	Bent/Warped Elemen		ate, Area	Affected : 10%		. ,	
	Location : First Flo	oor Offices					
	Water Penetration, E		Area Affe	cted : 10%			
	Location: Window.	s At Locker Room					
Glass Block	5%		LIFE	* *	5	\$300	
Parapets	0.50/				_		
Masonry: Brick Cavity	95%		LIFE	* *	5		
Metal Panel Roof	5%		2046		5		
Single Ply Membrane	95% Now Miss/Damaged Flash Location: Below W Water Penetration, E Location: Garage Other Observation, E Location: Garage Explanation: Solan	Vindows Facing Ga Extent : Moderate, A Floor At Junction V Extent : Moderate, A Roof	rage Roo Area Affe With Upp	of cted : 10% er Roof			
Skylight, Plastic	5%		2039	* *	1		
Interior							
Floors	(00/		LIPP	* *	-	#100.000	
Cast in Place Concrete Cast in Place Concrete	60% 20% Now	\$35,200	LIFE LIFE	* *	5 5	\$108,900 \$36,300	
Cast III Flace Colletete	Cracking/Crumbling,				3	\$30,300	
	Location : Garage		, 111 cu 11 ₀	jeelea . 2070			
	Drains Inad/Misposn		e, Area A	ffected : 50%			
	Location : Garage						
Ceramic Tile	15%		2035	* *	5	\$12,500	
Vinyl Tile	5%		2031	* *	3	\$1,600	
Interior Walls							
Concrete Masonry Unit	90% Water Penetration, E Location : Locker F		LIFE Area Affe	* * cted : 10%	5	\$29,800	
Fabric on Framing	10%	· · · · · · · · · · · · · · · · · · ·	2027	\$859,800	5	\$4,100	
1 aorie on Franning	10/0		2021	ψ039,000	<i>J</i>	φ+,100	

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

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

Page: 247

DEPARTMENT OF SANITATION - 827 QUEENS EAST 13 GARAGE

Asset #: 2009

Architecture	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	20%	2031	* *	5	\$16,600	
Exposed Struc: Steel	80%	LIFE	* *			
•	Water Penetration, Extent: N	Noderate, Area Affected :	10%			
	Location: Garage Floor					

Electrical	Current Repair	Future Replacement	М	Maintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2036 **	5	\$200	
	Other Observation, Extent: Mode	rate, Area Affected : 100%			
	Location : Electrical Room				
	Explanation: Bolted Pressure C	Contact Main Service Switch Rate	d At 2000) Amperes	
Switchgear / Switchboard					
Fused Disc Sw	100%	2036 **	5	\$200	
Raceway					
Conduit	100%	2036 **	1		
Panelboards					
Fused Disc Sw	5%	2034 **	5	\$100	
Molded Case Bkrs	95%	2034 **	5	\$1,400	
Wiring					
Thermoplastic	100%	2036 **	1		
Motor Controllers					
Locally Mounted	5%	2031 **	5		
Motor Control Center	95%	2031 **	5	\$1,400	
Ground					
Grounding Devices					
Generic	100%	LIFE **	5	\$800	
	Other Observation, Extent : Mode	rate, Area Affected : 100%			
	Location : Boiler Room				
	Explanation : Covered With Inst	ılation			
Lighting					
Interior Lighting	2007	2026	10	#10 2 00	
Fluorescent	20%	2026 \$24,800	10	\$10,200	
	Other Observation, Extent: Light,	Area Affected : 100%			
	Location : Offices				
	Explanation: T-8 Lamps				
HID	80%	2026 \$370,300	10	\$1,400	
Egress Lighting	·				
Emergency, Battery	5%	2026 \$3,800	10	\$700	
Exit, Service	95%	2026 \$14,500	1		
Exterior Lighting					
Under Construction	100%				
Alarm					

Alarm

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

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

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

Asset #: 2009

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

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	40%		2036	* *	1		
Interruptible Gas/Dual Fuel	60%		2036	* *	1		
Conversion Equipment							
Furnace	Location: 3 Out	-	ut		1	\$9,900	
Hot Water Boiler	60%		2046	* *	1	\$16,500	
Tiot Water Boiler		e, Extent : Light, Area oor		: 100%	1	\$10,500	
Distribution							
Hot Wtr Piping/Pump	60%		2034	* *	4	\$1,600	
No Component	40%						
Terminal Devices							
Air Handler	40%		2021	\$298,400	1	\$13,700	
Convector/Radiator	20%		2024	\$56,800	1	\$3,600	
No Component	40%						
Air Conditioning							
Energy Source	1000/		2024	* *	1		
Electricity	100%		2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	20% 0-2	\$17,200	2026	\$85,900	2	\$500	
_	Not in Service, Ext	ent : Severe, Area Af	fected : 1	00%			
	Location: Roof						
	Other Observation	, Extent : Light, Area	Affected	: 15%			
	Location: Roof						
	Explanation: 1 U	Init					
Window/Wall Unit	10%		2021	\$11,100	1		
No Component	70%			,			

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

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

Asset #: 2009

Mechanical		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%		\$11,300	2026	\$37,700	2	\$300	
	-	_	nt : Severe, Area Ą	ffected :	100%			
	Location	: Roof						
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	

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

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

Page: 250

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

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



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

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

Asset #: 139

Architecture	Current Repair	Future Replacement	N	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls Concrete Masonry Unit	65% 0-2 \$406,100 Jnt Mortar Miss/Erod, Extent : Moderat Location : All Facades	LIFE * : te, Area Affected : 25%	* 5	\$60,400		
Metal Coiling Doors	35% Now \$602,600 Corrosion/Rusting, Extent: Moderate, A Location: Perimeter Garage Doors Deformed/Dented, Extent: Moderate, A Location: East Facade		* 5	\$81,300		
Windows						
Aluminum	95% Now \$231,300 Air Infiltration, Extent: Moderate, Area Location: Throughout Hardware Missing, Extent: Moderate, A Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout	Area Affected : 40% Area Affected : 100%	* 5	\$2,700		
Metal Louvers	5%	2030 *:	* 10	\$1,800		
Parapets						
Concrete Masonry Unit Pre-Cast Concrete	90% 10%	LIFE **	5	\$17,500 \$10,800		
Roof Modified Bitumen	98% Now \$466,500 Blisters, Extent: Moderate, Area Affect Location: Various Locations Through Seams Open/Split, Extent: Moderate, A Location: Various Locations Through Water Penetration, Extent: Moderate, A Location: At Roof Penetrations	nout rea Affected : 25% nout	0			
Skylight, Plastic	2%	2032 **	* 1			
Interior	270	2032	1			
Floors Cast in Place Concrete	2 85% Now \$824,800 LIFE ** 5 \$425,000 Cracking/Crumbling, Extent: Moderate, Area Affected: 30% Location: Garage Area Misaligned/Bulging, Extent: Moderate, Area Affected: 20% Location: At Entry Door Aprons Worn/Eroded, Extent: Moderate, Area Affected: 15%					
	Location: At Floor Drains	nyeciea . 1570				
Ceramic Tile Terrazzo	5% 5% Worn/Eroded, Extent : Moderate, Area Location : First Floor	2036 * : LIFE * : Affected : 40%	3	\$11,400 \$8,900		
Vin-1 Til-		2027 000 200	0 2	¢4.200		
Vinyl Tile	5%	2027 \$99,200	0 3	\$4,300		

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

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

Asset #: 139

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	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	
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 40%			
	Location	: Through	out First Floor					
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$28,300	2032	* *	5	\$17,100	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	: Offices A	and First Floor Ha	llway.				
	Staining/L	oiscoloring,	Extent: Moderate	, Area A	ffected : 20%			
	Location	: Offices A	and Telephone Serv	ice Roor	n.			
	Water Pen	etration, E.	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Offices						
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Exposed Struc: Steel	80%			LIFE	* *		•	
•	Water Per	etration, E	xtent : Moderate, A	Area Affe	ected : 5%			
	Location	: Garage 1	Area					

ectrical	Current Repair	Future	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$2,600	5	\$500		
	Other Observation, Extent: Moderate	te, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: One 2500 Amperes						
Transformers							
Dry Type	100%	2025	\$16,100	5	\$400		
	Other Observation, Extent: Light, Area Affected: 10%						
	Location: Mechanical Room						
	Explanation: One 75 Kilo-volt-am	pere, 480/27	7v Primary -208/1	20v Seco	ondary		
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			

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

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

Asset #: 139

Electrical	Currer	nt Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
		, Extent : Light, Area s, Hallway And Locke 8 Lamps		: 100%			
Fluorescent	5%		2032	* *	10	\$5,000	
	T-5 Lamps And Fix Location : Mecha	xtures, Extent : Mode unic Shop	rate, Are	a Affected : 100%			
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						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated (Yrs)	Cost Priority					
Heating									
Energy Source									
Natural Gas	60%	2037 **	* 1						
	Other Observation, Extent: Light, Area Affected: 100%								
	Location: Throughout								
	Explanation : Serves Gas Fired Unit H	leaters And Roof Top Uni	its						
Interruptible Gas/Dual Fuel	40%	2053 **	* 1						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Side Of Building								
	Explanation: 1 - 2,500 Gallon Buried Tank For #2 Fuel, Serves Boilers								

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

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

Asset #: 139

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Hot Water Boiler	Location	ervation, E : Boiler R tion : 2 Boi		2044 Affected	* * ! : 100%	1	\$16,000	
Radiant Heater Under Construction	20% 50%	ion . 2 Bot		2027	\$365,800	2	\$10,000	
Distribution Hot Wtr Piping/Pump No Component	40% 60%			2043	* *	4	\$2,100	
Terminal Devices Convector/Radiator Fan Coil Unit/Heat	-	0-2 oning, Exte : Through	\$92,700 nt : Severe, Area A out	2040 2032 ffected :	* * * *	1	\$14,000 \$9,400	
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	
	Location Explana using 41	: Roof	Extent : Severe, Are h Environment Affo rant.					
No Component	60%							
Distribution Ductwork/Diffusers Ventilation	100%			LIFE	* *	2	\$140,500	
Exhaust Fans Under Construction	100%							
Plumbing H/C Water Piping Galvanized Steel	100%			2040	**	1		
Water Heater Gas Fired	Location	: Boiler R	Extent : Light, Area oom its Share Storage T		\$62,900 !: 100%	2	\$1,600	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron		0-2 ent, Extent : Through	\$21,500 : Severe, Area Affe out	LIFE ected : 10	**	1		

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

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

DEPARTMENT OF SANITATION - 827 QUEENS EAST 7 GARAGE

Asset #: 139

Mechanical	Current Repair		Futur	e Replacement	М			
System Component Type	% of 1 Total	Fail Date Estima (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Other Observation, Extent: Moderate, Area Affected: 50%							
	Location :	Garage						
	Explanation	on : 1 Connection	Recently U	Jsed For	Fire, Connected F.	lose Ice I	Filled	
Sprinkler								
Generic	100%			2047	* *	1-2	\$30,200	
	Other Observation, Extent: Severe, Area Affected: 5%							
	Location : Boiler Room							
	Explanation	on : Relief Valve N	Not Workin	g				

^{**} 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 : OUEENS 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

Total \$761,400 \$206,700

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



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

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

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

Asset #: 13725

Architecture	Current Repair		Futur	e Replacement	M	laintenance		
system Component Type	% of Fail Da Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Cast in Place Concrete	2%		LIFE	* *	5	\$12,100		
Masonry: Brick Cavity	70%		LIFE	* *	5	\$84,400		
Metal Panel	3% Now	4 .,	2047	* *	5	\$6,800		
		g, Extent : Light, Area	Affected	: 5%				
	Location: West							
		n, Extent : Moderate,	Area Affe	ected : 100%				
	Location: West							
		nis Component Is Acti	ally Stee	l Plate				
Metal Coiling Doors	25% Now	. ,	2040	* *	5	\$47,100		
	_	g, Extent : Moderate, 1	Area Affe	cted : 20%				
	Location : Throi							
		sh, Extent : Moderate,	Area Afj	fected : 20%				
	Location : Throi	ıghout						
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		
	-	dent, Extent : Light, A						
	Location : North	n East And South East	Corners	Of Parapet				
Pre-Cast Concrete	5%		LIFE	* *	5	\$9,600		
Roof								
Modified Bitumen	91% Now	\$355,600	2032	* *				
	Water Penetration, Extent: Light, Area Affected: 10%							
	Location: At Ro	of Penetrations Over	Garage A	Area				
Paver: Asphalt	5%		2036	* *	10	\$21,200		
Skylight, Metal/Glass	1% Now	\$8,500	2047	* *	-	, - • •		
7 6 9	Glazing Broken/Cracked, Extent: Moderate, Area Affected: 10%							
	_	Third Floor Lobby						
Skylight, Plastic	3%	-	2040	* *	1			
terior			_0.0					

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.

Asset #: 13725

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Ceramic Tile	15%			2040	* *	5	\$22,600	
Traffic Topping	10%		\$38,100	2032	**	5	\$9,400	
		Crumbling, Ext		, Area Aj	ffected: 25%			
		: Wash Bay Ar		1.00	1 150/			
		ervation, Exten		a Affecte	d: 15%			
		: Wash Bay Ar						
					ned. Finished Top	-		
Traffic Topping	70%	2-4	\$66,700	2032		5	\$65,800	
		Crumbling, Ext						
		: Various Loca			· ·			
		ted Finish, Exte						
		: Various Loca	itions Through	out Gard				
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		Now	\$24,800	2040	**	5	\$15,000	
		_		erate, Ar	ea Affected : 10%			
		: Control Roor						
	_	Discoloring, Ext		-	ffected : 10%			
	Location	: Lunch Room	And Control R	200m				
Exposed Struc: Steel	75%			LIFE	* *			
		etration, Exten	-					
	Location	: At Roof Pent	rations Above	Garage I	Floor			
Gypsum Board	5%			LIFE	* *	5	\$9,400	

Electrical	Current Repair	Future Replaceme	nt	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$400	
	Other Observation, Extent : Moderate,	Area Affected : 100%				
	Location : Electrical Room					
	Explanation: One 4000 Amperes Mai	n Disconnect Switch				
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$400	
Raceway						
Conduit	100%	2047	* *	1		

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

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

Asset #: 13725

Electrical	Curren	t Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	1000/		LIEE	* *	-	¢1.700	
Generic	100%		LIFE	* *	5	\$1,500	
Lighting Interior Lighting							
Fluorescent	15%		2032	* *	10	\$13,800	
Tuorescent		Extent : Light, Area		. 100%	10	\$15,800	
		And Locker Room	Пуссиси	. 10070			
	Explanation: T-8						
Fluorescent	5%	Zemps	2032	* *	10	\$4,600	
Tuorescent	-	ent Light, Extent : Mo		Area Affected : 100		ψ 1 ,000	
	Location : 2nd Fl		oueruie, i	rearyjeerea : 100	,,,		
HID	80%		2035	* *	10	\$2,600	
Egress Lighting	0070		2033		10	Ψ2,000	
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	
		Extent: Moderate, A	Area Affe	cted : 100%			
	-	ghout The Building					
	Explanation: Str	obe Lights, Manual I	Pull Statio	ons, Alam Bells, Sr	noke Det	ectors And Horns	

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

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

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

Asset #: 13725

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment								
Conversion Equipment Furnace	50%			2032	* *	1	\$24,900	
rumace		ervation Exta	nt : Light, Area			1	\$24,900	
	Location		m . Ligni, mea	Пусстей	. 10070			
		_	ed Roof Top Un	its And G	as Fired Unit Hea	ters Hun	g In Garage	
Furnace	30%	0-2	\$67,900	2037	* *	1	\$13,400	
	-	_	Moderate, Are					
	Temperat	: Garage Cei ture Controls	ling And Roof I	Defective	Gas Fired Space I	Heaters, I		
Hot Water Boiler	20%			2040	* *	1	\$9,900	
			nt : Light, Area	Affected	: 100%			
		: Boiler Room						
D' - 'T - '	Explanat	ion : 3 Boiler	s Serve Office A	reas				
Distribution Hot Wtr Piping/Pump	20%			2043	* *	4	¢1 000	
No Component	80%			2043		4	\$1,000	
Terminal Devices	0070							
Air Handler	10%			2032	* *	1	\$6,200	
Fan Coil Unit/Heat	10%			2032	* *	1	\$3,300	
No Component	80%						4-,	
Air Conditioning								
Energy Source								
Electricity	10%			2049	* *	1		
Natural Gas	10%			2053	* *	1		
No Component	80%							
Conversion Equipment	4.50/						011 - 00	
Absorption	15%	Now	\$29,800	2032	* *	1	\$14,700	
Chiller/Direct Fire	Look Evido	ent Extent · S	evere, Area Affe	acted : 70	00/			
			Working On Ti		7/0			
			nt : Light, Area	-	. 100%			
	Location		m . Ligni, med	Пусскей	. 10070			
			r Units, Using F	R-717				
	_		or 2 Of 8 Units					
Split Unit	5%	U	<u> </u>	2035	* *			
No Component	80%							
Distribution								
CW & CHW Wtr	20%			2047	* *	4	\$1,000	
Pipe/Pump							-	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2032	* *	1	\$12,400	
No Component	80%							
Heat Rejection	1000/			2022	* *	^	Φ 7 0.000	
Dry Cooler	100%			2032	* *	2	\$70,000	

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

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

Asset #: 13725

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$56,100	
Exhaust Fans								
Roof		Now	\$8,000	2032	**	2	\$2,500	
	_	_	: Severe, Area A	ffected :	60%			
	Location	: Throughou	ut					
Plumbing								
H/C Water Piping	1000/				* *			
Brass/Copper	100%			2053	* *	1		
Water Heater	1000/			2022	Φ 5 0.600	2	Ø1.700	
Gas Fired	100%			2022	\$58,600	2	\$1,500	
		ervation, Ext : Boiler Roc	tent : Light, Area	Affectea	t : 100%			
G '' B' '	Explana	ion : 2 - 500	Gallon Units					
Sanitary Piping	100%			LIFE	* *	1		
Cast Iron	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	10070			LIFE		1		
Generic Generic	100%			2032	* *	1	\$6,200	
Fixtures	10070			2032		1	\$0,200	
Generic	100%							
Vertical Transport	10070							
Elevators								
Hydraulic	100%			LIFE	* *			
Try draune		ervation. Ex	tent : Light, Area		1 : 100%			
			nine, 2nd Floor	11,500,000	. 100,0			
		ion : 1 Unit	,					
ire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	\$52,600	
Sprinkler							,	
Generic	100%			2053	* *	1-2	\$28,200	
-							. ,	

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

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

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

Print Date: 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



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

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

Asset #: 4189

rchitecture	Current Repair	Future Re	placement	М	aintenance	
rstem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick	50% Now \$45 Cracking/Crumbling, Extent : M Location : Corners	1,600 LIFE Ioderate, Area Affect	* * ed : 10%	5	\$73,300	
	Int Mortar Miss/Erod, Extent : . Location : Throughout	Moderate, Area Affec	ted : 25%			
	Rusting Masonry Supt, Extent: Location: At Door Openings	Moderate, Area Affec	eted : 20%			
Metal Coiling Doors	Broken/Missing Elements, Exter Location: North And South Fo	acades		5	\$96,300	
	Corrosion/Rusting, Extent: Mod Location: North And South Fo Unit Inoperable, Extent: Model	acades				
	Location: Throughout	are, in early, cerear is				
Metal Coiling Doors	8%	2049	* *	5	\$36,700	
Windows						
Aluminum	5% 0-2 \$1 Ctrwt/Balnc Not Funct, Extent : Location : Throughout	6,400 2045 Moderate, Area Affe	* * cted : 50%	5	\$400	
Steel	Air Infiltration, Extent : Modera Location : West And East Fac	ades		5	\$90,900	
	Bent/Warped Elements, Extent : Location : West And East Face		cted : 50%			
	Corrosion/Rusting, Extent: Mod Location: West And East Fact		: 50%			
	Deteriorated Finish, Extent : Ma Location : West And East Fac	oderate, Area Affecte	d : 100%			
	Glazing Broken/Cracked, Exten Location: West And East Face	t : Moderate, Area A <u>j</u>	fected : 50%			
Roof						
Modified Bitumen	100%	2037	* *	10	\$275,900	

Interior

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

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

Asset #: 4189

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
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	Cracking/C Location Punct/Tear Location	: Through /Impact D : Through	amage, Extent : M out	oderate,	Area Affected : 15	5 %	\$297,800	
		rface, Exte : Garage I	nt : Moderate, Are 12	ea Affecte	ed : 20%			
Vinyl Tile	Broken/Mis Location	: Through	out		* * rea Affected : 10%	3	\$5,700	
	Location Worn/Erod	: Personne	: Moderate, Area		-			
Interior Walls								
Ceramic Tile	Cracking/C	_	\$1,500 Extent : Moderate nd Showers Throu	-	* * ffected : 5%	5	\$1,400	
Concrete Masonry Unit	Cracking/C Location Other Obse Location	: Interior I ervation, E	Extent : Severe, Are Face Of Exterior V	Valls At Ì ra Affecte	East West Facades ed : 25%	5	\$29,700	
Gypsum Board	10% Cracking/C	Now Crumbling,	\$1,900 Extent : Moderate Locker Rooms, 2nd	-	-	5	\$5,400	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$2,300	
Ceilings AcousTileSusp.Lay-In	Cracking/C Location	: Offices	\$5,000 Extent : Moderate xtent : Moderate, 1		•	5	\$6,100	
	Location Worn/Erod Location	: Offices led, Extent	: Moderate, Area					
Exposed Struc: Steel	Location	4+ Rusting, E : Garages	\$501,600 extent : Moderate, 2	LIFE Area Affe	* * ected : 5%			
Exposed Struc: Steel	13%			LIFE	* *	10	\$39,400	
Gypsum Board	2%			LIFE	* *	5-10	\$10,400	

Site Pavements

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

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

Asset #: 4189

Architecture	Current Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100% Now	\$12,600 2042	* *					
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5%							
	Location: Southeast Corn	er						
	Sinking/Subsiding, Extent:	Moderate, Area Affe	cted : 5%					
	Location: Southeast Corn	er						
Parking/Driveway								
Asphalt	100% Now	\$396,100 2032	* *					
-	Cracking/Crumbling, Exten	t : Moderate, Area A	ffected : 25%					
	Location: Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location: Throughout							
	Sinking/Subsiding, Extent: Moderate, Area Affected: 10%							
	Location : Throughout	, JJ						

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2029	\$2,600	5	\$500	
	Other Obse	rvation, Extent : Light, Area	Affected	! : 100%			
	Location	: Electrical Room/ Garage 1:	2				
	Explanati	on : Main Service Switch Ra	ted At 12	200 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%		2029	\$74,800	5	\$500	
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	
Lighting	100/0		LIII		<i>J</i>	φ3,100	

Lighting

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

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

Asset #: 4189

Electrical	Current Repair	Futui	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	25%	2024	\$58,700	10	\$24,100			
	Other Observation, Extent: Light, Are	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Boiler Room And Offices							
	Explanation: T-8 Lamps							
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		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Natural Gas	80%			2039	* *	1		
Interruptible Gas/Dual Fuel	20%			2039	* *	1		
Conversion Equipment								
Furnace	Malfunctio	-	\$4,700 nt : Severe, Area A Various Areas In G		**	1	\$18,700	
	Location		Extent : Light, Area out Garage nits	Affected	: 40%			
Furnace	Malfunction Location Other Obs Location	: Ignition, ervation, E	\$4,700 nt : Severe, Area A Various Areas In C Extent : Light, Area out Garage nits	Garage		1	\$18,700	
Hot Water Boiler	20% Other Obs Location		Extent : Light, Area Rooms	2046 Affected	**	1	\$10,400	
Distribution Hot Wtr Piping/Pump No Component	20% 80%			2037	* *	4	\$1,600	

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

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

Asset #: 4189

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e 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	
	Abandoned in Place Location : 2nd Flo		rea Affec	ted : 10%			
Convector/Radiator	10%		2027	\$53,700	1	\$3,400	
No Component	80%						
Air Conditioning							
Energy Source	1000/		2025	ماد ماد			
Electricity	100%		2037	* *	1		
Conversion Equipment						****	
Exterior Pkg Unit -	5%		2034	* *	2	\$300	
Cooling							
	Other Observation,	Extent : Light, Area	Affected	: 5%			
	Location : Roof						
		nit Using Refrigeran					
Window/Wall Unit	15% 0-2	\$31,400	2029	\$31,400	1		
	Other Observation,	Extent : Light, Area	Affected	: 20%			
	Location: 2nd Flo	oor Fan Rooms					
	Explanation: Thr	ee Abandoned Interr	ial Packo	ige Units			
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	20% 4+	\$9,200	LIFE	* *	2-5	\$11,700	
	Insul. Deteriorating	, Extent : Severe, Ar	ea Affect	ted : 5%			
	Location : Throug		00				
	Other Observation,		a Affecte	d: 20%			
	Location : All Roc		55				
		isters And Diffusers	Need Cl	eaning			
No Component	80%	3,,		8			
Exhaust Fans	0070						
Roof	100%		2029	\$166,600	2	\$3,200	
Plumbing	10070		202)	ψ100,000		ψ3,200	
H/C Water Piping							
Brass/Copper	100%		2029	\$748,200	1		
Water Heater	10070		2027	ψ740,200			
Oil Fired	100%		2027	\$83,300	1	\$3,100	
Sanitary Piping	10070		2021	\$65,500	1	\$5,100	
Cast Iron	100% Now	\$73,500	LIFE	* *	1		
Cast IIOII	Blockage /Clogged,				1		
	0 00	c Sewage Cloggs At					
Stame Desir Diving	Location . Cironi	Sewage Cloggs Al	1101111WE	si siuc			
Storm Drain Piping	1000/ 31	¢10.500	LIEE	* *	1		
Cast Iron	100% Now	\$10,500	LIFE		1		
	вюскаде/Clogged,	Extent: Severe, Are	ea Affecte	ea : 20%			
		0 0 1 1 12					
	Location : Outside	Garage 8 And 12					
Sump Pump(s) Submersible		Garage 8 And 12	2022	\$3,400	4	\$3,300	

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

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

^{**} 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

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



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

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

Asset #: 14757

chitecture		Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400	
Masonry: Brick	80%	4+	\$29,200	LIFE	* *	5	\$19,000	
		· Miss/Erod, 1 : All Facade	Extent : Modera s	te, Area 1	Affected : 15%			
Masonry: Fieldstone	8%	Now	\$16,700	LIFE	* *	5	\$1,400	
•		· Miss/Erod, 1 : Rear (West	Extent : Modera) Facade	te, Area 1	Affected: 15%			
Masonry: Limestone	5%			LIFE	* *	5	\$900	
	Staining/D	oiscoloring, E. : North Faca	xtent : Moderate de		ffected : 15%	-	****	
Slate Panels	5%	Now	\$25,300	LIFE	* *	5	\$900	
	Cracking/	Crumbling, E.	xtent : Severe, A	rea Affec	eted : 20%			
	Location	: Decorative	Banding - All F	acades				
	Int Morta	Miss/Erod, I	Extent : Severe,	Area Affe	ected : 15%			
	Location	: Sills And D	ecorative Bandi	ing Throu	ighout			
	Other Obs	ervation, Exte	ent : Moderate, .	Area Affe	ected : 10%			
	Location	: Rear Facad	le					
	Explanat	ion : Vegetat	ion Growth					
Windows								
Aluminum	100%	Now	\$40,400	2026	\$134,600	5	\$1,400	
	Broken/Mi	ssing Elemen	ts, Extent : Seve	re, Area	Affected : 10%			
	Location	: North Faca	ıde					
	Ctrwt/Bali	ıc Not Funct,	Extent : Severe,	Area Afj	fected : 75%			
	Location	: Throughou	t					
	Misaligne	d/Bulging, Ex	tent : Moderate,	Area Afj	fected : 20%			
	Location	: 3rd Floor V	Vindows					
	Other Obs	ervation, Exte	ent : Light, Area	Affected	: 100%			
	Location	: Throughou	t					
	Explanat	ion : Protecti	ve Metal Grille.	S				
Parapets								-
Masonry: Brick		Now	\$200	LIFE	* *	5		
			ent : Severe, Are					
	Location	: 3rd Floor (Attic) Wall At S	tair And	Offices			
Metal Panel	1%			2037	* *	5		
No Component	90%							
Roof								
Metal Panel	93%			2040	* *	10	\$34,900	
Modified Bitumen	7%	Now	\$19,800	2037	* *			
	Water Pen	etration, Exte	ent : Severe, Are	a Affecte	d : 50%			
	Logation	· 3rd Floor	Attic (Office) Are					

Interior

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

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

Asset #: 14757

rchitecture		Current F	Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	10%	Now	\$17,000	2029	\$17,000	3	\$2,000	
	Worn/Eroded, Extent : Severe, Area Affected : 100%							
	Location	: 3rd Floo	r Attic Offices					
Ceramic Tile	5%			2030	* *	5	\$700	
Vinyl Tile	85%	0-2	\$19,200	2027	\$96,100	3	\$4,200	
•	Broken/Mi	ssing Elem	ents, Extent : Mode	erate, Are	•			
		: Corridor			33			
	Worn/Eroa	led. Extent	: Moderate, Area	Affected :	40%			
		: Through		33				
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	
		etration. E	xtent : Severe, Area		l : 15%	-	4-,	
			r Attic Offices					
Ceilings								
AcousTileSusp.Lay-In	100%			2040	* *	5	\$13,000	

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$2,600	5		
	Other Observation, Extent: Modera	ate, Area Affected	d: 100%			
	Location: Basement					
	Explanation : One 200 Ampere M	ain Disconnect S	witch			
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	
	T-12 Lamps And Fixtures, Extent:	Moderate, Area A	Affected : 100%	•		
	Location : Throughout The Buildi	ing				
Egress Lighting						
Exit, Service	100%	2022	\$3,000	1		

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

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

Asset #: 14757

Electrical	Current Rep	air Futur	e Replacement	Mainter	nance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle Estin (Yrs)	mated Cost	Priority
Lighting						
Exterior Lighting						
HID	100%	2022	\$33,500	10		

Mechanical		Current Repair		re Replacement	M		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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							
Convector/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	10070		2032			Ψ300	
	100%		2032	* *	1	\$500	
	100/0		2032		1	φ300	
	100%						
Generic Fixtures Generic	100%		2032	* *	1	\$500	_

Maintenance \$ are aggregated over a 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 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



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

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

Asset #: 14863

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	* *	5	\$6,200	
Masonry: Brick	72%	0-2	\$45,600	LIFE	**	5	\$29,600	
			l, Extent : Moderai Locations - All Fac		Affected: 20%			
			derate, Area Affeci		<u> </u>			
			ueraie, Area Ajjeci ud West Facades	ей . 15/	o			
Maganny Fieldstone	12%	. 110/11/11/	u West Lucutes	LIFE	* *	5	\$3,700	
Masonry: Fieldstone Metal Sect. OHD	8%			2041	* *	5	\$10,300	
Slate Panels		Now	\$3,300	LIFE	* *	5	\$10,300	
State 1 difeis			Extent : Moderate		ffected : 15%	3	Ψλου	
			ve Banding And W		•			
Stucco Cement	2%			2033	* *	5	\$2,100	
zwees comen		rvation, E	xtent : Light, Area		! : 100%		Ψ = ,100	
			Bell Tower					
	Explanati	on: Comp	onent Actually Ta	r And As	phalt Shingle			
Windows								
Aluminum	50%			2036	* *	5	\$2,400	
			xtent : Light, Area	Affected	! : 100%			
		: Windows						
		on : Prote	ctive Metal Grilles		* *		Φ2 400	
Aluminum	50%			2036	* *	5	\$2,400	
Parapets Masonry: Brick	10%			LIFE	* *	5		
Masonry: Fieldstone	5%			LIFE	* *	5		
No Component	85%			LII L		3		
Roof	0070							
Clay Tile	88%	Now	\$159,500	2038	* *			
•	Broken/Mis	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location	: Roof Thr	oughout					
			ss, Extent : Severe	, Area A <u>f</u>	fected : 25%			
	Location	: All Faca	des					
Metal Panel	12%			2033	* *	10	\$7,800	
			xtent : Moderate, A	Area Affe	cted : 10%			
			al Bell Tower					
			xtent : Light, Area		! : 100%			
			Locations On Roof		had Anag In Clay I	Do of		
terior	Ехріапап	on . Comp	onent Appears To	De Paici	nea Area In Cidy N	LOOJ		
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	
•	Worn/Erod	ed, Extent	: Moderate, Area	Affected	: 50%		-	
	Location	: 1st And 2	2nd Floor Corridor	rs And M	echanical Areas			

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

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

Asset #: 14863

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls	5%			LIEE	* *				
Fiberglass Panel Gypsum Board		Now	\$3,600	LIFE LIFE	* *	5	\$5,100		
Gypsuin Board	Broken/Mi	ssing Elem	\$3,000 nents, Extent : Mod r Corridor			3	\$3,100		
Masonry: Brick	30%	Now	\$34,100	LIFE	* *				
·	Location	: At Embe	tent : Moderate, Ar dded Steel Support xtent : Moderate, A	S					
			xieni . Moderdie, F dded Steel Support		ciea . 1576				
Metal Coiling Doors	5%			2036	* *	5	\$7,100		
Plaster		Now	\$7,000	LIFE	* *	5	\$2,600		
1	Loose/Delo Location	30% Now \$7,000 LIFE ** 5 \$2,600 Loose/Delam Surface, Extent: Moderate, Area Affected: 15% Location: Attic Rafters And Dormers Water Penetration, Extent: Moderate, Area Affected: 10%							
			stent . Moderate, F ters And Dormers	теи Ајје	ciea . 1070				
Ceilings									
AcousTileSusp.Lay-In	15%			2033	* *	5	\$3,400		
Exposed Struc: Steel	20%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$2,800		
Masonry: Vault Struct		Now	\$16,900	LIFE	* *				
			xtent : Moderate, A or Break Room	Area Affe	cted : 5%				
Plaster	15%			LIFE	* *	5	\$2,100		
Site Enclosure									
Fence/Gates	1000/	N.T.	#10. 2 00	2020	* *				
Chain Link	Location	Rusting, E : Perimete	\$18,200 Extent : Moderate, A er Fence ent : Moderate, Are		ected : 25%				
	Location	: North Ai	nd Western Perime	ter					
Free Standing Walls Cast in Place Concrete	_	einforceme	\$100 ent, Extent : Moder nd Western Perime						
Site Pavements									
On-Site Walkways Cast in Place Concrete	100%			2033	* *				
Parking/Driveway Asphalt	Cracking/0	_	\$28,800 Extent : Moderate Locations Through	-	* * ffected : 20%				
Cast in Place Concrete	15%			2033	* *				
	15,0								

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

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

Asset #: 14863

Electrical	C	Current Repair		Future Replacement		Maintenance	
System Component Type		il Date Estimated Cost Vears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$4,900	5	\$100	
		ation, Extent : Moderate,	Area Affe	ected : 100%			
		lectrical Room					
	Explanation	: Not Available Namepla	te Rating	Capacity			
Switchgear / Switchboard					_	*	
Molded Case Bkrs	100%		2028	\$99,700	5	\$400	
Raceway	1000/		•••				
Conduit	100%		2028	\$28,300	1		
Panelboards			• • • •	di di	_		
Fused Disc Sw	5%		2036	**	5	#200	
Molded Case Bkrs	70%		2027	\$21,400	5	\$300	
Molded Case Bkrs	25%		2036	* *	5	\$100	
Wiring	000/	Φ20.200	20.52	* *			
Braided Cloth	Insulation Age	0-2 \$38,200 ed, Extent : Moderate, Ar hroughout The Building	2053 ea Affecte		1		
Thermoplastic	20%		2038	* *	1		
Lighting Interior Lighting							
Fluorescent	70%		2023	\$61,400	10	\$9,700	
	-	nd Fixtures, Extent : Mod hroughout The Building	lerate, Ar	rea Affected : 100%	ó .		
Fluorescent	25%		2028	\$21,900	10	\$3,500	
	Compact Fluc Location : A	rescent Light, Extent : M ttic	oderate, 1	Area Affected : 100	0%		
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 Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Fuel Oil No 2	100%	2038	* *	5	\$4,700	

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

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

Asset #: 14863

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler		Now	\$5,600	2041	* *	1	\$6,700	
			: Severe, Area Affe	ected : 3%	6			
	Location	: Bottom (Of The Unit					
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: 1st Floor	r Boiler Room					
	Explana	tion: 1 Uni	t With Built In Coi	l				
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$500	2036	* *	4	\$700	
	Leak Evid	ent, Extent	: Moderate, Area A	Affected :	2%			
			oiler Room					
Terminal Devices								
Convector/Radiator	40%			2033	* *	1	\$2,000	
Unit Heater - Hot Water				2033	* *	-	\$2,000	
Air Conditioning	0070							
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment	10070							
Window/Wall Unit	50%			2023	\$15,000	1		
No Component	50%			2023	Ψ15,000	•		
Plumbing	3070							
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater	10070			2030		1		
Electric	50%			2023	\$6,400	4		
	50%			2023	\$0,400	4		
No Component		amatian E	Sutant Liaht Anaa	Affect of	. 00/			
	Location		xtent : Light, Area	Ајјестеи	. 070			
		•	D 11. I D 11					
C ', D' '	Explana	non : Cou I	Built In Boiler					
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	~ ~	1		
Fixtures	10007							
Generic	100%							
Vertical Transport								
Elevators	. ممد د							
Hydraulic	100%			LIFE	* *			
			xtent : Light, Area	Affected	: 100%			
		: 1st - 2nd						
	Explana	tion : 1 Uni	t					

Maintenance \$ are aggregated over a 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 : OUEENS 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



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

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

Asset #: 4430

Architecture		Current F	Repair	Futur	e Replacement		M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		ycle Yrs)	Estimated Cost	Priority
xterior									
Exterior Walls									
Fiberglass Panel	5%			2035	*		5	\$28,500	
Masonry: Brick Cavity	78%			LIFE			5	\$118,600	
Metal Panel	5%			2046			-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	
		-	t, Extent : Light, A	rea Affe	cted : 25%				
	Location	: Interior	Face						
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%		\$125,800	2031		*			
		Blisters, Extent: Moderate, Area Affected: 15% Location: Throughout							
		_	, Extent : Moderate ove 2nd Floor Offic		Affected : 25%				
					6				
	Ponding, Extent : Moderate, Area Affected : 20% Location : Various Areas - Roof Improperly Pitched								
	Reflective		xtent : Light, Area						
		_	tent : Moderate, A	rea Affe	rted · 15%				
	-	ı : Through		rea rijjec	.ica : 1570				
To CC To To			oui	2024	*	* 1	10	¢1.41.200	
Traffic Topping	70%		Entant Course	2034		"]	10	\$141,300	
	Loose/Delam Surface, Extent: Severe, Area Affected: 25%								
	Location : Various Locations Other Observation, Extent : Severe, Area Affected : 100%								
					ea: 100%				
	Location : Top Deck Parking Surfaces Explanation : Recent 2011 Repair Defective. Surface And Slab To Be Repaired Under								
	Explana Warrant		u 2011 Kepair Def	ective. S	urjace And Slab	10 Be	кер	airea Under	
nterior	warrani	y							

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.

Asset #: 4430

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	15%			2025	\$527,500	3	\$60,700	
Cast in Place Concrete	55%			LIFE	* *	5	\$324,800	
Cast in Place Concrete		Now	\$86,000	LIFE	* *	5	\$59,100	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%							
			Dock Near Tire Sh					
			: Moderate, Area		: 25%			
	Location	: Loading	Dock Near Tire Sh	nop				
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	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Section A	At Tire Shop Entra	nce				
	Punct/Tea	r/Impact D	amage, Extent : Se	vere, Are	ea Affected : 50%			
	Location	: Section A	At Tire Shop Entra	nce				
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	

ectrical	Current Repair	Future Replac	ement	M	aintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimat	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2036	* *	5	\$800		
	Other Observation, Extent: Moderate	, Area Affected : 10	0%				
	Location : Electrical Room						
	Explanation: 2 Main Service Switch	nes Rated At 2000 A	mperes E	ach			
Transformers							
Dry Type	100%	2031	* *	5	\$700		
• • •	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room And Storage Room						
	Explanation: 112.5 Kva, 480/208/12	20v And 2- 30 Kva					
Switchgear / Switchboard							
Fused Disc Sw	100%	2036	* *	5	\$800		

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

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

Asset #: 4430

Electrical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated 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	\$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	1000/						
Not Accessible	100%	T: 1 . A . ACC . 1	00/				
	Other Observation, Extent Location : Water Meter R		: 0%				
			Daine Of Camera	Mad Wa	:h1.		
	Explanation : Connected With Insulation	10 Metal Water Pipe	- Point Of Contact	Not Visi	ble - Coverea		
Lighting							
Interior Lighting	600/	• • • • • • • • • • • • • • • • • • • •	ماد ماد		4404.400		
Fluorescent	60%	2031	* *	10	\$104,200		
	Other Observation, Extent		: 100%				
	Location: Offices And Lo	cker koom					
шь	Explanation: T-8 Lamps	2021	* *	1.0	#2.5 00		
HID	40%	2031	* *	10	\$2,500		
Egress Lighting	700/	2021	* *	1.0	#22 000		
Emergency, Battery	50%	2031	* *	10	\$22,800		
Exit, Service	50%	2031		1			
Exterior Lighting	1000/	2026	\$720.500	10	\$600		
HID A La	100%	2026	\$729,500	10	\$600		
Alarm Security System							
No Component	80%						
Generic	20%	2026	\$116,900	1	\$14,100		
Generic				1	\$17,100		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Exterior And Hallways						
	Explanation : CCTV Cam		ırm				
Fire/Smoke Detection	T. T. T. T. C.						
No Component	80%						
Generic, Analog	20%	2026	\$400,100	1-3	\$24,000		
- ,	Other Observation, Extent			- 2	Ţ - .,000		
	Location : Hallways	,					
	Explanation : Smoke Dete	ectors. Strobe Lights.	Bells And Manual	Pull Stat	ions		

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

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

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

Asset #: 4430

Mechanical	Current Repair	Future Re	placement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	2026	* *	1		
Natural Gas	100%	2036	* *	1		
Conversion Equipment Furnace	85%	2034	* *	1	\$79,500	
Turnace	Other Observation, Extent : Light, A		%	1	\$79,500	
	Location: Throughout	rea rijjeerea . oo	, 0			
	Explanation: 3 New Roof Top Page	ckage Units, 12 In	duct Units. 20) Ceiling	Mount Units	
Hot Water Boiler	15%	2031	* *	1	\$14,000	
Tiet Water Beller	Other Observation, Extent : Light, A		%	•	Ψ11,000	
	Location : Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	15%	2034	* *	4	\$1,400	
No Component	85%					
Terminal Devices						
Convector/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	100/	2024	ماد ماد		#25 100	
Reciprocating	40%	2034	* *	1	\$35,100	
Compr/Chiller	R-134a Refrigerant, Extent: Light,	Area Affected . Al	no/			
	Location: Roof	Агеи Ајјестеи . 40	7/0			
	Other Observation, Extent: Light, A	Area Affected : 10	0/2			
	Location: Roof	пен Аујестен . 40	/0			
	Explanation: 2 New Units.					
Ext Pkg Unit -	30%	2034	* *	2	\$3,500	
Heating/Cooling	3070	2034		2	\$5,500	
Treating/Cooming	Other Observation, Extent : Light, A	Area Affected : 30	%			
	Location : Roof	33				
	Explanation: 3 New Roof Top Page	ckage Units. R-41	0a			
No Component	30%					
Distribution						
CW & CHW Wtr	40%	2036	* *	4	\$5,600	
Pipe/Pump						
No Component	60%					
Terminal Devices						
Air Handler/Cool/Ht	40%	2026	\$568,100	1	\$46,800	
No Component	60%					
Heat Rejection						_
Air Cooled Condenser	40%	2034	* *	2	\$52,700	
Unit	600/					
No Component	60%					

Ventilation

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

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

Asset #: 4430

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$105,500	
Exhaust Fans								
Interior	80%		\$51,500	2026	\$514,900	2	\$3,700	
			t : Severe, Area Aff	ected : 2	20%			
	Location :	1st Floor	r Repair Shop					
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	* *			
•	Other Obse	rvation, E	Extent : Light, Area	Affected	! : 100%			
	Location :	(1) C, 1,	M, 2 (1) $C, 1, M$	1				
	Explanation	on: 2 Uni	its					
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$95,400	
Sprinkler								
Generic	100%			2036	* *	1-2	\$53,000	

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 : OUEENS WEST 1 GARAGE / OW1

Address : 34-28 21ST ST.

Borough : QUEENS Agency's Number : N/A

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



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

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

Asset #: 4188

Architecture	Current Repair		Future Replacement		М			
System Component Type		Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	Broken/Mis	Now ssing Elements Building Bas		LIFE re, Area	* * Affected : 25%	5	\$12,000	1
	Diagonal Cracks, Extent : Severe, Area Affected : 15% Location : Throughout Spalling, Extent : Severe, Area Affected : 50%							
	Location: Building Base							
	Worn/Erode	_	oderate, Area	Affected .	50%			
Masonry: Brick			\$637,100 : Severe, Area	LIFE Affected	* * : 50%	5	\$34,500	1
	Location :	: East Facade,	nt : Severe, Ar West Facade					
		acks, Extent : : All Facades	Severe, Area A	Affectea :	25%			
Masonry: Limestone	Broken/Mis	Now sing Elements : Window Sills		LIFE re, Area	* * Affected : 25%	5	\$1,100	1
		Miss/Erod, Ex : Window Sills	tent : Severe, .	Area Affe	cted : 100%			
Wood Overhead Doors			\$309,400 , Extent : Seve	2049 re, Area	* * Affected : 30%	5	\$23,900	
		d Finish, Exte Throughout	nt : Severe, Ar	ea Affect	ed : 50%			
	-	ed, Extent : Se : East Facade	evere, Area Aff	ected : 50	0%			
	_	cable, Extent : Throughout	Severe, Area A	Affected :	20%			

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

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

Asset #: 4188

rchitecture	Current Repair	Maintenance						
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	Future Replacement Year Estimated Cost FY		Estimated Cost	Priorit			
terior Windows	1000/ N \$510.700	2054 **	£	¢50,000	1			
Steel	100% Now \$510,700 Air Infiltration, Extent: Severe, Area Location: North Facade Corrosion/Rusting, Extent: Severe, Ar Location: North Facade		5	\$59,900	1			
	Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : North Facade							
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 10% Location : Throughout							
	Thermally Inefficient, Extent : Severe, Area Affected : 100% Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Explanation : Over The Years A Nun Blocked Up	nber Of Windows Have Been	Remove	d And Openings				
Parapets Masonry: Brick	25% Now \$71,800 Cracking/Crumbling, Extent: Modera Location: North And South Facades Jnt Mortar Miss/Erod, Extent: Moder Location: North And South Facades	ate, Area Affected : 50%	5	\$4,100				
Masonry: Limestone	5% Now \$26,000 Jnt Mortar Miss/Erod, Extent: Moder Location: Coping		5	\$1,000				
	Worn/Eroded, Extent : Moderate, Area Location : Coping	a Affected : 50%						
No Component	70%							
Roof Metal, Corrugated	100% Now \$36,600 Deformed/Dented, Extent: Severe, Arc Location: Gutters At West Facade	2034 * * ea Affected : 25%	1					
	Gut/DS Non Func/Miss, Extent: Seven Location: Throughout Not Insulated, Extent: Severe, Area A							
	Location: Throughout	yecieu . 10070						

Interior

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

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

Asset #: 4188

87% Now \$801,60 racking/Crumbling, Extent: Mode Location: Garage Area effection Evident, Extent: Severe, Location: Garage Area rains Clogged, Extent: Severe, Are Location: Throughout Garage Are arins Inad/Misposn, Extent: Sever Location: Throughout Garage Are onding, Extent: Severe, Area Affect Location: Throughout meven Surface, Extent: Moderate, Location: Garage Area	FY 0 LIFE ** rate, Area Affected: 50% Area Affected: 50% ea Affected: 5% ea And At Truck Wash Bay ee, Area Affected: 100% ea And At Truck Wash Bay eted: 5%	(Yrs)	\$165,200	Priority
racking/Crumbling, Extent: Mode Location: Garage Area eflection Evident, Extent: Severe, Location: Garage Area rains Clogged, Extent: Severe, Ar Location: Throughout Garage Are rains Inad/Misposn, Extent: Sever Location: Throughout Garage Are onding, Extent: Severe, Area Affect Location: Throughout neven Surface, Extent: Moderate, Location: Garage Area	rate, Area Affected : 50% Area Affected : 50% ea Affected : 5% ea And At Truck Wash Bay ee, Area Affected : 100% ea And At Truck Wash Bay eted : 5%	· 5	\$165,200	
racking/Crumbling, Extent: Mode Location: Garage Area eflection Evident, Extent: Severe, Location: Garage Area rains Clogged, Extent: Severe, Ar Location: Throughout Garage Are rains Inad/Misposn, Extent: Sever Location: Throughout Garage Are onding, Extent: Severe, Area Affect Location: Throughout neven Surface, Extent: Moderate, Location: Garage Area	rate, Area Affected : 50% Area Affected : 50% ea Affected : 5% ea And At Truck Wash Bay ee, Area Affected : 100% ea And At Truck Wash Bay eted : 5%	· 5	\$165,200	
racking/Crumbling, Extent: Mode Location: Garage Area eflection Evident, Extent: Severe, Location: Garage Area rains Clogged, Extent: Severe, Ar Location: Throughout Garage Are rains Inad/Misposn, Extent: Sever Location: Throughout Garage Are onding, Extent: Severe, Area Affect Location: Throughout neven Surface, Extent: Moderate, Location: Garage Area	rate, Area Affected : 50% Area Affected : 50% ea Affected : 5% ea And At Truck Wash Bay ee, Area Affected : 100% ea And At Truck Wash Bay eted : 5%	5	\$165,200	
Location : Garage Area	33			
3% Now \$20,60 racking/Crumbling, Extent : Mode Location : Toilet Rooms at Mortar Miss/Erod, Extent : Mod	rate, Area Affected : 25%	5	\$1,300	
Location : Toilet Rooms				
5% 5% Now \$37,70 racking/Crumbling, Extent: Mode Location: Locker Room, Lunch Ro orn/Eroded, Extent: Moderate, Al	rate, Area Affected : 25% oom rea Affected : 50%	5	\$6,500 \$1,600	
Location : Locker Room, Lunch Ro	oom, Main Office			
roken/Missing Elements, Extent: S Location: East Side Near Northea racking/Crumbling, Extent: Sever Location: Throughout isaligned/Bulging, Extent: Severe Location: Mechanics Locker Roon ertical Cracks, Extent: Severe, Ara	evere, Area Affected : 10% st Entrance e, Area Affected : 30% . Area Affected : 10% n ea Affected : 20%	5	\$2,200	
75% Now \$388,60 coken/Missing Elements, Extent: Solocation: West Side Columns And Palling, Extent: Severe, Area Affect Location: At Columns And Througertical Cracks, Extent: Severe, Area	O LIFE ** Levere, Area Affected : 25% Throughout Leted : 50% Rhout Lea Affected : 25% Lechanics Room And Various L		Throughout	
	25% Now \$49,20 oken/Missing Elements, Extent: S ocation: East Side Near Northea acking/Crumbling, Extent: Severe ocation: Throughout saligned/Bulging, Extent: Severe ocation: Mechanics Locker Room rtical Cracks, Extent: Severe, Are ocation: At Windows In Lunch R 75% Now \$388,60 oken/Missing Elements, Extent: S ocation: West Side Columns And alling, Extent: Severe, Area Affect ocation: At Columns And Throug rtical Cracks, Extent: Severe, Area ocation: Northeast Corner In Me	25% Now \$49,200 LIFE ** oken/Missing Elements, Extent: Severe, Area Affected: 10% cocation: East Side Near Northeast Entrance acking/Crumbling, Extent: Severe, Area Affected: 30% cocation: Throughout saligned/Bulging, Extent: Severe, Area Affected: 10% cocation: Mechanics Locker Room rtical Cracks, Extent: Severe, Area Affected: 20% cocation: At Windows In Lunch Room And Throughout 75% Now \$388,600 LIFE ** cocation: West Side Columns And Throughout alling, Extent: Severe, Area Affected: 50% cocation: At Columns And Throughout rtical Cracks, Extent: Severe, Area Affected: 25% cocation: At Columns And Throughout rtical Cracks, Extent: Severe, Area Affected: 25%	25% Now \$49,200 LIFE ** 5 oken/Missing Elements, Extent: Severe, Area Affected: 10% cocation: East Side Near Northeast Entrance acking/Crumbling, Extent: Severe, Area Affected: 30% cocation: Throughout saligned/Bulging, Extent: Severe, Area Affected: 10% cocation: Mechanics Locker Room rtical Cracks, Extent: Severe, Area Affected: 20% cocation: At Windows In Lunch Room And Throughout 75% Now \$388,600 LIFE ** oken/Missing Elements, Extent: Severe, Area Affected: 25% cocation: West Side Columns And Throughout alling, Extent: Severe, Area Affected: 50% cocation: At Columns And Throughout rtical Cracks, Extent: Severe, Area Affected: 25% cocation: Northeast Corner In Mechanics Room And Various Locations	25% Now \$49,200 LIFE ** 5 \$2,200 oken/Missing Elements, Extent: Severe, Area Affected: 10% cocation: East Side Near Northeast Entrance acking/Crumbling, Extent: Severe, Area Affected: 30% cocation: Throughout saligned/Bulging, Extent: Severe, Area Affected: 10% cocation: Mechanics Locker Room rtical Cracks, Extent: Severe, Area Affected: 20% cocation: At Windows In Lunch Room And Throughout 75% Now \$388,600 LIFE ** oken/Missing Elements, Extent: Severe, Area Affected: 25% cocation: West Side Columns And Throughout alling, Extent: Severe, Area Affected: 25% cocation: At Columns And Throughout rtical Cracks, Extent: Severe, Area Affected: 25% cocation: Northeast Corner In Mechanics Room And Various Locations Throughout

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

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

Asset #: 4188

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	5%		2034	* *	5	\$4,300	
AcousTileSusp.Lay-In Exposed Struc: Steel	90% 4+	\$839,700	LIFE	* *	3	\$4,500	
Emposed Strate. Steel	Corrosion/Rusting, I Location : Garage	Extent : Moderate, 1		cted : 25%			
Metal Panel	5% 0-2 Bent/Warped Elemen Location: Locker I Deformed/Dented, E Location: Locker I	Room xtent : Light, Area			5	\$5,400	
Site Enclosure							
Fence/Gates	50/		2020	* *			
Chain Link Iron Picket	5% 95% Now	\$31,300	2039 2079	* *			
Holl Ficket	Corrosion/Rusting, I Location: 35th Av	Extent : Severe, Are					
Free Standing Walls							
Cast in Place Concrete	50% Now Cracking/Crumbling Location: 35th Av		2064 Area Affec	* * ted : 20%			
Masonry: Brick	50% Now Broken/Missing Elen Location: 35th Av Cracking/Crumbling Location: 35th Av	e , Extent : Severe, A					
Retaining Walls	<u> </u>						
Cast in Place Concrete	50% Now Cracking/Crumbling Location: 35th Av		2079 Area Affec	* * ted : 80%			
Masonry: Brick	50% Now Broken/Missing Eler Location: 35th Av		2059 ere, Area	* * Affected : 10%			
	Cracking/Crumbling Location : 35th Av		rea Affec	ted : 20%			
	Location: 35th Av	==	cted : 15%	6			
	Other Observation, I Location: 35th Av	e					
C'4- D	Explanation: Wall	Of Iron Picket Fen	ice And C	Coping Stone Failin	ng		
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			

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

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

DEPARTMENT OF SANITATION - 827 QUEENS WEST 1 GARAGE / QW1

Asset #: 4188

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% Now \$275,100 2042 **

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	N	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	St Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2029 \$1,500	5	\$200	
	Other Observation, Extent: Light, A	rea Affected : 100%			
	Location : Electrical Room	G . 1 D . 1 . 600 .		1.400.4	
g : 1 / g : 11 1	Explanation: Main Service Discon	nect Switches Rated At 600 A	mperes A	nd 400 Amperes.	
Switchgear / Switchboard	1000/	2020 #24.000	_	Φ200	
Fused Disc Sw	100%	2029 \$24,900	5	\$200	
	Other Observation, Extent : Light, A Location : Electrical Room	rea А д естеа : 100%			
D	Explanation: Two Vertical Section	S.S.			
Raceway Conduit	80%	2029 \$3,100	1		
Conduit	20%	2049 **			
Panelboards	2070	204)	1		
Fused Disc Sw	5%	2037 **	5		
Molded Case Bkrs	10%	2028 \$1,500		\$100	
Molded Case Bkrs	85%	2045 **		\$800	
Wiring	0070	2010		Ψ000	
Thermoplastic	70%	2029 \$5,800	1		
Thermoplastic	30%	2049 **			
Motor Controllers					
Locally Mounted	50%	2027 \$14,700	5	\$100	
Locally Mounted	50%	2034 **	5	\$100	
Ground					
Grounding Devices					
Not Accessible	100%				
Lighting					
Interior Lighting					
Fluorescent	20%	2029 \$16,500	10	\$6,800	
	T-8 Lamps And Fixtures, Extent : Lig Location : Locker Room, Office An				
LED	80%	2037 **			

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

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

DEPARTMENT OF SANITATION - 827 QUEENS WEST 1 GARAGE / QW1

Asset #: 4188

Electrical		Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$18,200	
	Other Obs	ervation, Extent :	Light, Area	Affected	: 100%			
	Location	: First Floor						
	Explanat	ion : 2 Dual Fuel	Hot Water	Boilers				
Distribution Hot Wtr Piping/Pump	100%	0-2 Extent : Moderate	\$2,700	2037	**	4	\$1,800	
		: Boiler Room	е, Агеа Ајје	ciea . 10	/0			
		. Бонет коот ent, Extent : Mode	mata Amaa	Affaatad .	20/			
		: ii, Extent : Mode : Expansion Tank			2/0			
Terminal Devices		· · · · · · · · · · · · · · · · · · ·	,					
Air Handler	40%			2024	\$198,400	1	\$9,100	
Convector/Radiator	10%			2027	\$18,900	1	\$1,200	
Unit Heater - Hot Water	5%	0-2	\$6,600	2039	**		, , , ,	
	Other Obs	ervation, Extent :	Moderate, 1	Area Affe	cted : 100%			
	Location	: Main Garage						
	Explanat	ion : Obsolete Un	its, Beyond	Useful L	ife Cycle Rating			
Unit Heater - Hot Water	10%			2029	\$13,200			
Unit Heater - Hot Water	35%			2037	* *			
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		

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

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

DEPARTMENT OF SANITATION - 827 QUEENS WEST 1 GARAGE / QW1

Asset # : 4188

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment			*					
Split Unit	Location R-22 Refri	vice, Exten : 1 Unit, C gerant, Ext	tent : Light, Area A					
		: 2 Unit, C	Office Area					
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	7070							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$13,000	
No Component	60%						. ,	
Exhaust Fans								
Interior		0-2 led Life, Ex : Main Ga	\$62,700 tent : Moderate, A grage Area	2039 rea Affec	* * cted : 100%	2	\$500	
Wall Unit	-	0-2 oning, Exte	\$1,300 nt : Moderate, Area arage	2024 a Affecte	\$6,300 ad:50%	2	\$500	
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 Extent : Moderate, 1	LIFE	**	1		
	_		rage Floor And O			oll-un De	oor	
Fixtures	2000000	30			,, cor community	up De		
Generic	100%							
Control	Obsolete I	Fixtures, Ex	xtent : Moderate, A Locations	rea Affe	cted : 20%			
Fire Suppression								
Standpipe								
Generic	100%			2039	* *	1-5	\$18,600	

Maintenance \$ are aggregated over a 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 : OUEENS 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			



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

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

Asset #: 13422

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Concrete Masonry Unit	Cracking/ Location	: Through			-	5	\$3,000	
	Location	: Through						
	Location	: East Fac	e, Extent : Modera cade, Throughout					
	Location	: East Fac						
Metal Coiling Doors	Location	/Rusting, E a : North Ai	\$163,800 Extent: Moderate, And South Facades			5	\$4,400	
	Location Deteriora	ı : North Aı ted Finish,	xtent : Moderate, A nd South Facades Extent : Moderate, nd South Facades					
337' 1 337 H				20.40	* *	-	Φ000	
Window Wall	Glazing B	Now roken/Crac i : East Fac	\$1,000 ked, Extent : Mode cade	2049 erate, Are		5	\$800	
Windows								
Aluminum	97%			2045	* *	5	\$1,600	
Metal Louvers	3%			2038	* *	10	\$300	
Parapets								
Concrete Masonry Unit	Effloresce	Now nce, Extent i : Through	\$221,800 : Moderate, Area out	LIFE Affected	* * : 15%	5	\$9,400	1
	Expansion Jnt Failure, Extent : Severe, Area Affected : 50% Location : Throughout							
	Misaligned/Bulging, Extent : Severe, Area Affected : 25% Location : Throughout							
	Location	: Corners	nt : Moderate, Are					
Pre-Cast Concrete	Jnt Morta Location	: Copings	\$33,900 d, Extent : Severe, .			5	\$5,800	1
	Location	: Through	Extent : Severe, Ar out Copings ed, Extent : Severe,					
	_	ı : Copings	a, zavem . severe,	11	. 100/0			

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

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

Asset #: 13422

Architecture	Cı	ırrent Repa	air	Futur	e Replacement	M	aintenance		
System Component Type		l Date Est (ears)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof	1000/ N	·	¢1 127 100	2020	* *				
Built-Up (BUR)	_	d Flashings round Meci nt : Moderd	hanical Units		ea Affected : 20%				
	Vegetation Gr Location : A	owth, Exter		Area Affe	ected : 25%				
	Water Penetra Location : Lo				cted : 20% Tloor, Lunch Room	, Garage	•		
Soffits Alum/Vinyl Siding	100%			2039	* *	10			
nterior J J									
Floors									
Cast in Place Concrete	78% N Cracking/Crun Location : G	nbling, Ext arage				5	\$91,900		
	Drains Inad/M Location : G	-	tent : Moderat	e, Area A	ffected : 25%				
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	<u> </u>						, ,		
Concrete Masonry Unit	80%			LIFE	* *	5	\$31,100		
Concrete Masonry Unit	10% N	ow	\$11,000	LIFE	* *	5	\$1,900		
	Vertical Crack Location : G	s, Extent:	Moderate, Are		d : 5%	-	4-,2-0		
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$2,400		
Ceilings							·		
AcousTileSusp.Lay-In	Broken/Missin Location : Lo Staining/Disco	ocker Roon oloring, Ext	ıs	, Area A	* * ea Affected : 25% ffected : 25%	5	\$4,000		
	Water Penetra Location : Lo				cted : 25% Room, Garage				
Exposed Struc: Steel	83%			LIFE	* *	10	\$89,400		
Gypsum Board	2% N	ow	\$11,100	LIFE	* *	5	\$1,300		
· ·	Cracking/Crui Location : B	nbling, Ext			ted: 25%		. , .		
	Water Penetra Location : B		t : Severe, Are	a Affecte	d : 25%				

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

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

Asset #: 13422

Architecture		Current Repair			Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$9,000	2039	* *			
		issing Element i : Throughout		re, Area	Affected : 10%			
	Corrosion	Rusting, Exte	nt : Severe, Are	a Affecte	d : 10%			
	Location	: Throughout						
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	* *			
-	Cracking/	Crumbling, Ex	tent : Severe, A	rea Affe	cted : 80%			
	Location	ı : Parking Are	ea .					
	Potholes,	Extent : Severe	e, Area Affected	: 30%				
		ı: Parking Are						
Cast in Place Concrete	10%			2034	* *			

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$1,500	5	\$200	
	Other Observation, Extent : L	ight, Area Affected : I	100%			
	Location: Electrical Room					
	Explanation : Main Service	Disconnect Switch Ra	ted At 1200 Am	peres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$24,900	5	\$200	
	Other Observation, Extent : L	ight, Area Affected : 1	100%			
	Location: Electrical Room					
	Explanation: Two Vertical	Sections				
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.

Asset #: 13422

Electrical	Current Repair		Futu	re Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Interior Lighting								
Fluorescent	50%		2034	* *	10	\$17,000		
	T-5 Lamps . Location .	And Fixtures, Extent : Ligh Garage	t, Area A <u>f</u>	fected : 100%				
Fluorescent	40%		2034	* *	10	\$13,600		
	_	And Fixtures, Extent : Light Offices, 2nd Floor	t, Area A <u>f</u>	fected : 100%				
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		
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location .	Perimeter Of The Building	g					
	Explanati	on : CCTV Surveillance Co	meras No	t Functional				
Fire/Smoke Detection								
Generic, Digital	100%		2029	\$391,100	1-3	\$23,500		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location .	Throughout The Building						
	Explanati	on : Strobe Lights, Manual	Pull Stati	ons, Alarm Bells, S	Smoke De	etectors And Horns		

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	80%		2049	* *	1		
Interruptible Gas/Dual	20%		2049	* *	1		
Fuel							

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

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

Asset #: 13422

Mechanical		Current Repair		Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2037	* *	1	\$9,200	
	Location	servation, Extent : L 1 : Roof tion : 9 New Gas Fi						
Furnace	15%			2034	* *	1	\$2,700	
	Location	servation, Extent : L 1 : Ceiling Of Garag tion : 6 Modine Uni	ge	Affected	: 100%			
Furnace	15%			2037	* *	1	\$2,700	
	Location	servation, Extent : L 1 : 2nd Floor Mecha tion : 2 New Installe	nical Room		: 100%			
Hot Water Boiler	20%			2034	* *	1	\$3,700	
	Location	servation, Extent : L 1 : 1st Floor Boiler I tion : 2 Units	_	Affected	: 100%			
Distribution								
Hot Wtr Piping/Pump		0-2 lent, Extent : Moderd 1 : Circulating Pump			* *	4		
Hot Wtr Piping/Pump	18%			2037	* *	4	\$500	
No Component	80%			_00,		•	4000	
Terminal Devices								
Convector/Radiator	15%			2034	* *	1	\$1,800	
Unit Heater - Hot Water				2029	\$6,600		4-,	
No Component	80%				* - ,			
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2029	\$44,300	2	\$200	
	R-22 Refr Location	igerant, Extent : Lig 1 : Roof	ht, Area A	ffected :	100%			
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

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

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

Asset #: 13422

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	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		
	Blockage /Clogged, Extent: Severe, Area Affected: 5%							
	Location	: Wash Ba	ay Area					
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	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Fuel Sta	tions					
	Explanat	ion : 2 Set	s					

Maintenance \$ are aggregated over a 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 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				
Interior Architecture	\$15,600			\$900
Electrical	\$10,400	\$37,800		\$100
Mechanical	\$1,600	\$1,000	\$2,500	\$2,000
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



Maintenance \$ are aggregated over a ten-year period. Site 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Concrete Masonry Unit	Cracking/	Now Crumbling, : Through	\$87,100 Extent: Light, Are	LIFE ea Affect	* * ed : 20%	5	\$6,500	
	Other Obs Location	ervation, E : Through	Extent : Light, Area out		! : 100% ifety Issue With Ha	zardous	Condition Inside.	
			n Previous July 20	10 Surve	•			
Metal Panel	Deformed	Now Dented, Ex : Through	\$68,500 ctent : Moderate, A out	2036 rea Affed	* * cted : 40%	5	\$58,300	
Windows Aluminum	100%	Now	\$191,500	2051	* *	5	\$2,200	1
7 Hamman	Broken/Mi		ents, Extent : Seve		Affected : 100%	3	Ψ2,200	1
Roof								
Metal Panel	Corrosion	Now Rusting, E : Through	\$123,600 Extent : Moderate, A out	2039 Area Affe	* * ected : 20%			
Roll Roofing	Location	: Through				5	\$9,900	
	_	i Growth, E : Through	Extent : Light, Area out	i Affected	l : 20%			
nterior Floors								
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$134,200 Extent : Light, Are out	LIFE ea Affect	* * ed : 30%	5	\$138,300	
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$73,500 Extent : Severe, A out	2041 rea Affec	* * cted : 100%	5	\$1,900	
Vinyl Tile	Broken/Mi	Now issing Elem : Through	\$64,500 eents, Extent : Seve out	2036 re, Area	* * Affected : 100%	3	\$2,800	

Maintenance \$ are aggregated over a ten-year period. Site 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior Interior Walls								
Ceramic Tile	Cracking/	Now Crumbling, : Through	\$44,500 Extent : Severe, A out	2041 rea Affec	* * cted : 100%	5	\$800	
Concrete Masonry Unit	Cracking/	Now Crumbling, : Through	\$232,800 Extent : Moderate out	LIFE , Area Ą	* * ffected : 40%	5	\$13,700	
Gypsum Board	Cracking/	Now Crumbling, : Through	\$15,600 Extent : Severe, A out	LIFE rea Affec	* * cted : 100%	5	\$2,200	
SGFT/Glazed Masonry	Cracking/	Now Crumbling, : Through	\$520,400 Extent : Severe, A out	LIFE rea Affec	* * cted : 100%			
Ceilings AcousTileSusp.Lay-In	Cracking/	Now Crumbling,	\$61,400 Extent : Severe, A	2046 rea Affed	* * cted : 100%	5	\$3,700	
Exposed Concrete	Cracking/	Now Crumbling, : Through	\$122,100 Extent : Moderate out	LIFE , Area Ą	* * ffected : 30%	5	\$2,900	
Exposed Struc: Steel		4+ /Rusting, E : Through	\$479,500 Extent : Moderate, A out	LIFE Area Affe	* * ected : 40%			
Gypsum Board	Cracking/	Now Crumbling, : Through	\$38,400 Extent : Severe, A out	LIFE rea Affec	* * cted : 100%	5	\$4,600	

ectrical	Current Repair	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$37,800	5	\$200	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location: 1st Floor					
	Explanation: This Facility Is Clost this Data Is Old.	sed And No Acc	cess Due To Safer	ty And H	ealth Issues.	
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						

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Motor Controllers							
Locally Mounted	20%		2024	\$7,600	5	\$100	
Motor Control Center	80%		2024	\$132,900	5	\$1,200	
round							
Grounding Devices							
Generic	100%	2-4 \$9,700	LIFE	* *	5	\$800	
	Other Obs	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Water Main					
	Explanat	ion : Corroded					
ighting							
Interior Lighting							
Fluorescent	5%		2021	\$4,700	10	\$2,400	
		ervation, Extent : Light, Are	a Affectea	! : 100%			
	Location	: Throughout					
	Explanat	tion: Using T-12 Lamps					
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 Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2036	* *	1		
	Other Observation, Extent: Ligar	ht, Area Affected : 10	00%			
	Location: DSNY Presently Sto	ores Sanitation Equip	oment That Has	Come I	n Contact With	
	Hazardous Materials - Access	To Interior Not Pern	nitted			
	Explanation: This Building Is	Currently Not In Us	e - Data Is Fro	m Prior	July 2010 Survey	
Conversion Equipment						
Heat Pump Air Sourced	40%	2024		2	\$6,500	
	Other Observation, Extent: Ligarity	ht, Area Affected : 60	0%			
	Location : 1st Level					
	Explanation: 6 Units					
No Component	60%					
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	40%	2024	\$199,600	2	\$1,300	
Heat Fullip All Sourced						

Plumbing

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

Mechanical	Current Repair	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Plumbing					
H/C Water Piping					
Brass/Copper	15% Now \$56,400	2056 *	* 1		
	Corroded, Extent : Severe, Area Affect	ed : 15%			
	Location: 1st Level Office Area				
No Component	85%				
Sanitary Piping					
Cast Iron	100% Now \$36,900	LIFE *	* 1		
	Corroded, Extent : Severe, Area Affect	red : 30%			
	Location: Throughout				
Fixtures					
Generic	100%				
	Obsolete Fixtures, Extent : Severe, Are	ea Affected : 100%			
	Location : Throughout				
Fire Suppression					
Standpipe					
Generic	100% Now \$210,200	2056 *	* 1-5	\$18,700	
	Corroded, Extent : Severe, Area Affect	red : 100%			
	Location: Throughout				
Chemical System					
Not Accessible	100%				

Maintenance \$ are aggregated over a 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 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



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

Asset #: 4187

Architecture	Curren	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Masonry: Brick	75% Now	\$353,300	LIFE	**	5	\$57,400		
		rod, Extent : Modera	te, Area A	ffected : 30%				
	Location: Bulkhe		4-1-200/					
	Location : West I	Aoderate, Area Affec. Facado	iea : 20%					
		racaae ent : Moderate, Area	Affected :	20%				
	Location : Bulkhe		Ајјестеи .	20/0				
Masonry: Limestone	10%		LIFE	* *	5	\$5,700		
Metal Panel	10%		2046	* *	5-10	\$52,600		
Granite Panels	5%		LIFE	* *	5	\$2,900		
Windows	370		EH E			Ψ2,500		
Aluminum	40%		2034	* *	5	\$2,000		
Metal Clad	60% Now	\$158,000	2051	* *	5	\$9,300		
	Broken/Missing Ele	ements, Extent : Seve	re, Area A	Affected : 20%				
	Location: South Facade							
	Corrosion/Rusting, Extent: Severe, Area Affected: 50%							
	Location : South							
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%							
	Location: South			cc . 1 500/				
	Inermally Inefficie Location : South	nt, Extent : Moderate Facade	e, Area A <u>j</u>	fected : 50%				
Parapets								
Masonry: Brick	45% Now	\$13,900	LIFE	* *	5	\$2,400		
		rod, Extent : Modera Facade, West Facad		ffected : 25%				
		Aoderate, Area Affec Facade, South Facad						
Masonry: Brick	40%		LIFE	* *	5	\$2,100		
Masein y. Brien		Extent : Light, Area		: 100%	J	Ψ2,100		
	Location : Interio	_	33					
	Explanation : Stu	cco On Brick						
Masonry: Limestone	5%		LIFE	* *	5	\$300		
Metal Panel	5%		2046	* *	5	\$1,000		
Pre-Cast Concrete	5%		LIFE	* *	5	\$1,700		

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

Asset #: 4187

Architecture		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof									
IRMA/Protected Membrane	73%	Now	\$30,300	2026	\$151,300				
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 40% Location : Main Roof								
	Insul Deter/Miss, Extent : Moderate, Area Affected : 20% Location : Main Roof								
	Water Pen	etration, E	xtent : Moderate, A Near Lockers	Area Affe	ected : 40%				
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	* *				
	Broken/Missing Elements, Extent: Severe, Area Affected: 10%								
	Location	: Roof Sta	ir						
nterior									
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		Now	\$46,200	2036	* *	3	\$2,000		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%								
	Location: Basement								
			: Moderate, Area	Affected	: 50%				
		: Basemen	t e e e e e e e e e e e e e e e e e e e						
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		Now	\$5,900	LIFE	* *	5	\$2,200		
	Location	: Roof Sta			•				
	Diagonal	Cracks, Ex	tent : Moderate, Ai	ea Affec	ted : 15%				
	Location	: Roof Sta	ir						
Plaster	35%			LIFE	* *	5	\$15,200		

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 SANITATION HDQR. ANNEX

Asset #: 4187

Architecture		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	25%	4+	\$219,700	2046	* *	5	\$16,600		
	Cracking/	Crumbling,	Extent: Moderate	, Area Af	fected : 20%				
	Location	: Through	out						
	Staining/L	Discoloring,	Extent : Moderate	, Area Aj	ffected : 30%				
	Location	: Corridor	s		-				
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					
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts											
Service Equipment											
Fused Disc Sw	100%			2026	\$37,800	5	\$300				
		Other Observation, Extent: Moderate, Area Affected: 100%									
	Location	Location : Electrical Room									
	Explanati	ion : 1- Elec	trical Service Ra	ted At 25	500 Amperes						
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					
	Insulation Aged, Extent : Severe, Area Affected : 100%										
	Location	: Throughou	ıt.								
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				
Fround	20,0						\$200				
Grounding Devices											
Generic	100%			LIFE	* *	5	\$1,000				
	Other Observation, Extent : Moderate, Area Affected : 100%										
		: Basement	,-	JJ -							
	Explanati	ion : Water I	Main								

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

Asset #: 4187

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Control (Years)	ost Year E FY	Year Estimated Cost FY		Cycle Estimated Cost (Yrs)	
Lighting						
Interior Lighting						
Fluorescent	80%	2034	* *	10	\$49,200	
	Other Observation, Extent : Light, A Location : Throughout The Buildin Explanation : T-8 Lamps		100%			
Fluorescent	20%	2031	* *	10	\$12,300	
	Other Observation, Extent : Light, A Location : Throughout Explanation : T-8 Lamps	Area Affected : 1	100%			
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		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			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	
1 5 1	Corroded,	Extent : M	oderate, Area Affe	cted : 20	%			
	Location	: Basemen	t, Throughout					
Terminal Devices								
Convector/Radiator	40%			2031	* *	1	\$8,700	
No Component	60%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location	: Each Flo	oor					
	Explanat	ion : Air H	andlers Covered U	Inder A C	Z			
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$87,200	

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

Asset #: 4187

Mechanical	Curren	t Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Da Total (Years	te 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	
		nt, Extent : Moderate Floor / Mechanical R		fected : 100%			
Heat Rejection	Location . Each I	· 1001 / Mechanicai K	.oom				
Air Cooled Condenser	100% 0-2	\$129,100	2036	* *	2	\$37,300	
Unit	10070 02	Ψ129,100	2030		-	ψ37,300	
	Noisy/Vibrating, E.	xtent : Moderate, Are	ea Affecte	d : 100%			
	Location : All Un	its - Mechanical Roo	om .				
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Mecha	ınical Rooms, Each F	Floor				
	Explanation: 12	Units In Door, Air C	ooled Co	ndenser Through I	Louvers I	R-22 Is Used	
entilation							
Distribution	200/		TIPP	* *	2.5	Ø11 200	
Ductwork/Diffusers	30% 70%		LIFE	<i>*</i> *	2-5	\$11,200	
No Component		, Extent : Light, Area	Affected	. 0%			
		, Exient . Light, Area inical Rooms. Each F		. 070			
		esh Air Provided Thr		Air Handlers			
Exhaust Fans	Explanation : 170	Sillin Trovided Till	ough II C	110 Handers			
Roof	20%		2026	\$21,300	2	\$400	
No Component	80%						
umbing							
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	
	Corroded, Extent : Location : Basem	Moderate, Area Affe	cted : 100	0%			
G :	Location : Basem	ent					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIIL		1		
Non-Submersible	100%		2026	\$9,800	4	\$1,400	
Sewage Ejector(s)				47,000	•	\$1,.00	
Electric	100%		2026	\$18,400	4	\$2,700	
Fixtures							
Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	**			
		Extent : Light, Area					
	, ,	sement To12th Floor	, (2) Ist	Io 12th Floor			
	Explanation: 4 U	nits					

Fire Suppression

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

Asset #: 4187

Mechanical	al Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$33,800	
Sprinkler							
No Component	90%						
Generic	10%		2036	* *	1-2	\$1,900	

Maintenance \$ are aggregated over a 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 : 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			



Maintenance \$ are aggregated over a ten-year period. Site 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	Cur	ent Repair	Futur	e Replacement	M		
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	0.707		2026		4.0	444	
Single Ply Membrane	95%	T	2036	**	10	\$21,300	
		on, Extent : Light, Area	Affected	: 100%			
	Location: Thr	=					
		Concrete Walking Pave					
Skylight, Plastic	5%		2045	* *	1		
Interior							
Floors	1000/		LIDE	* *	-	#24 000	
Cast in Place Concrete	100%		LIFE	* *	5	\$24,800	
Interior Walls	0.70/		LIDE	* *			
Cast in Place Concrete	85%		LIFE	* *	-	0.400	
Steel Plate	15%		LIFE		5	\$400	
Ceilings	1000/		2026	* *			
Fiber Board	100%		2036				
Site Enclosure Fence/Gates							
Iron Picket	100%		2072	* *			
Holl Ficket		on, Extent : Light, Area		. 100%			
		th And South Entrance		. 10070			
		Component Actually Ste					
Free Standing Walls	Explanation:	component Heruariy Sie	ci i iuic				
Cast in Place Concrete	100%		2072	* *			
Site Pavements	10070		2072				
Public Sidewalk							
Cast in Place Concrete	90% 0-	2 \$3,900	2045	* *			
		bling, Extent : Light, Ar		ed : 10%			
	Location : Sou						
Pavers/Stone	10% No	w \$2,300	2041	* *			
1 avers, stone		Elements, Extent : Mod		ea Affected : 15%			
		ttered Glass Pavers At					
Parking/Driveway							
I alkilig/ Dirvewav							

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

Under 600 Volts

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

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

DEPARTMENT OF SANITATION - 827 SPRING ST SALT ENCLOSURE

Asset #: 14837

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5		
	Other Observation, Extent	: Light, Area Affected :	100%			
	Location : Outside					
	Explanation : Main Servi	ce Disconnect Switch R	ated At 200 Amp	eres		
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	
	T-5 Lamps And Fixtures, E Location : Throughout Th	-	cted : 100%			
Exterior Lighting						
Fluorescent	40%	2036	* *	10	\$300	
	T-12 Lamps And Fixtures, Location: Outside	Extent : Light, Area Affo	ected : 100%			
HID	60%	2036	* *	10		

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing Storm Drain Piping Cast Iron	100%	LIFE **	1	

Maintenance \$ are aggregated over a 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 : 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

Total	\$150,300	\$76,200	\$31,200	\$14,000
Importance Code C				
Importance Code B	\$115,100	\$67,700	\$22,800	\$5,700
Importance Code A	\$35,200	\$8,500	\$8,300	\$8,300
Total	\$150,300	\$76,200	\$31,200	\$14,000
Mechanical	\$93,500	\$52,000	\$31,200	\$12,400
Electrical	\$30,300	\$24,200		
Interior Architecture	\$26,500			\$1,600
Exterior Architecture				
EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023



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

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

Asset #: 2004

rchitecture	Current Repair	Future Replacement	. N	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Masonry: Brick	90% Now \$1,485,900 Cracking/Crumbling, Extent: Severe, A Location: Throughout	area Affected : 30%	* 5	\$120,600	1
	Int Mortar Miss/Erod, Extent : Modera Location : Throughout				
	Vertical Cracks, Extent : Moderate, Are Location : Throughout	ea Affected : 30%			
	Worn/Eroded, Extent : Moderate, Area Location : Throughout	Affected : 40%			
Metal Coiling Doors	10% 2-4 \$776,300 Broken/Missing Elements, Extent: Mod Location: Throughout	2040	* 5 0%	\$20,900	
Windows Steel	100% Now \$785,700 Air Infiltration, Extent : Moderate, Area Location : Throughout	2031	* 5	\$92,100	
	Corrosion/Rusting, Extent : Moderate, Location : Throughout	Area Affected : 100%			
	Deteriorated Finish, Extent : Moderate Location : Throughout	, Area Affected : 100%			
	Glazing Broken/Cracked, Extent: Mode Location: Throughout	erate, Area Affected : 100	0%		
	Punct/Tear/Impact Damage, Extent : Se Location : Throughout	evere, Area Affected : 100	0%		
Parapets					
Cast Stone/Terra Cotta	10% Now \$49,300 Cracking/Crumbling, Extent: Moderate Location: Throughout	LIFE	* 5	\$7,400	
Masonry: Brick	90% Now \$251,900 Cracking/Crumbling, Extent: Moderate Location: Throughout	LIFE	* 5	\$8,600	
	Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout				
	Spalling, Extent : Moderate, Area Affect Location : Lower Roof				
	Worn/Eroded, Extent : Moderate, Area Location : Lower Roof	Affected : 100%			

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

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

Asset #: 2004

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior Roof				
Modified Bitumen	55% Now \$613,700 Debris Present, Extent: Moderate, Are Location: Throughout			1
	Miss/Damaged Flashings, Extent: Seve Location: Throughout Ponding, Extent: Moderate, Area Affec	-		
	Location : Throughout Vegetation Growth, Extent : Severe, Ar Location : Lower Roof, North Facade			
	Water Penetration, Extent : Severe, Are Location : Throughout Worn/Eroded, Extent : Moderate, Area	-		
	Location: Throughout			
Roll Roofing	35% 2-4 \$118,800 Blisters, Extent: Moderate, Area Affect Location: Throughout Worn/Eroded, Extent: Moderate, Area		5 \$23,500	
	Location : Throughout			
Skylight, Metal/Glass	10% Now \$364,500 Corrosion/Rusting, Extent: Moderate, Location: Throughout	2036 ** Area Affected : 100%		
Interior Floors				
Cast in Place Concrete	85% Now \$356,000 Cracking/Crumbling, Extent: Moderate Location: Throughout	LIFE ** e, Area Affected : 50%	5 \$244,500	
Ceramic Tile	5% Now \$52,000 Cracking/Crumbling, Extent: Moderate Location: Throughout	2035 ** e, Area Affected : 20%	5 \$3,300	
Vinyl Tile	10% Now \$114,100 Adhesion Failure, Extent: Moderate, A Location: Throughout Cracking/Crumbling, Extent: Moderate		3 \$4,900	
	Location: Throughout Worn/Eroded, Extent: Moderate, Area	-		
	Location: Throughout			

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

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

Asset #: 2004

Architecture Current Repair		oair	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls	250/ 31	# 0.60.000		* *	_	Ø51 100	
Concrete Masonry Unit	35% Now Broken/Missing Element		LIFE erate, Are		5	\$51,100	
	Location: Wash Bay A		A A CC				
	Cracking/Crumbling, Ex Location: Throughout		, Агеа Ајј	естеа : 40%			
	Efflorescence, Extent: N		Affected ·	30%			
	Location : In Electrica		injecteu .	3070			
	Jnt Mortar Miss/Erod, E Location : Throughout		te, Area A	ffected : 80%			
Masonry: Brick	35% Now	\$1,525,200	LIFE	* *			
	Cracking/Crumbling, Ex			ed : 15%			
	Location : Throughout						
	Jnt Mortar Miss/Erod, E	_	rea Affecto	ed : 20%			
	Location : Throughout	<u> </u>					
Masonry: Brick	20%		LIFE	* *	_		
Plaster	10% Now Cracking/Crumbling, Ex Location: Throughout		LIFE rea Affect	* * ed : 50%	5	\$11,000	
Ceilings							
AcousTileSusp.Lay-In	5% Now	\$26,500	2039	* *	5	\$3,200	
	Staining/Discoloring, Ex		, Area Aff	ected : 50%			
	Location: Throughout		4 CC . 1	(50/			
	Worn/Eroded, Extent: M		Affected :	65%			
F 10	Location: Throughout		TIPE	* *		Φ2.000	
Exposed Concrete	10% Now Cracking/Crumbling, Ex	\$84,300	LIFE		5	\$2,000	
	Location: Throughout		, Агеи Ајј	естей . 30/0			
Exposed Struc: Steel	50% Now	\$689,400	LIFE	* *			
Exposed Struc. Steel	Corrosion/Rusting, Exte			20%			
	Location: Throughout	_	11,500,000	20,0			
Exposed Struc: Wood	35% Now	\$575,400	LIFE	* *			
Enposed butto. 11 ood	Dry Rot/Decay, Extent:			: 30%			
	Location : Throughout						

Electrical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2026 \$2,600	5	\$400	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location: Electrical Room				
	Explanation : Main Service Switch Ra	ted At 2000 Amperes.			

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

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								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$49,900	5	\$400	
Raceway	1000/			2026	Φο (οο			
Conduit	100%			2026	\$9,600	<u>l</u>		
Panelboards Fused Disc Sw	10%			2025	\$2.100	5	\$200	
Molded Case Bkrs	90%			2025	\$3,100 \$27,500	5 5	\$2,100	
Wiring	9070			2023	\$27,300		\$2,100	
Braided Cloth			\$6,300 nt : Moderate, Are out The Building	2051 ea Affecte	* * ed : 100%	1		
Thermoplastic	70%			2026	\$14,600	1		
Motor Controllers				-	, ,-,-,-			
Locally Mounted	80%			2024	\$52,900	5	\$500	
Locally Mounted	20% On Extend	2-4 ed Life, Ex	\$13,200 tent : Moderate, A	2046 rea Affec	* * rted : 100%	5	\$100	
	Location	: Through	out					
Ground Grounding Devices Generic	Location	2-4 ervation, E : Water M ion : Corre		LIFE Area Affe	* * ected : 100%	5	\$1,300	
Lighting								
Interior Lighting Fluorescent	Location	ervation, E : Boiler R ion : T-12		2021 Affected	\$2,000 !: 100%	10	\$800	
Fluorescent	94%			2034	* *	10	\$76,200	
	_		res, Extent : Mode out The Building	rate, Are	a Affected : 100%			
Fluorescent	Location		extent : Light, Area	2034 Affected	* * ! : 100%	10	\$4,100	
Egress Lighting								
Emergency, Battery Exit, Service	50% 50%			2021 2021	\$60,900 \$12,200	10 1	\$10,700	
Exterior Lighting								
HID	50%			2021	\$170,400	10	\$100	
HID	50%			2034	* *	10	\$100	

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

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

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

Asset #: 2004

Mechanical	Current Repair	rent Repair Future		Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				
Energy Source						
Fuel Oil No 2	100% Other Observation, Extent: I Location: Under Ground Is Explanation: 1 8000 Gallo	n Parking Lot	**	5	\$27,400	
Conversion Equipment						
Furnace	10%	2026	\$19,900	1	\$4,400	
Steam Boiler	85% Other Observation, Extent : I Location : Boiler Room	2043 Light, Area Affected :	* *	1	\$74,400	
	Explanation: 2 Units					
Steam Boiler				1	\$3,900	
Distribution Central Plant Steam Piping/Pmp	10% 0-2 \$	143,000 2056	* *	4	\$400	
	Corroded, Extent: Severe, A. Location: Throughout					
	Insul. Deteriorating, Extent: Location: Throughout Steam Traps Faulty, Extent:					
	Location: Throughout					
Central Plant Steam Piping/Pmp	90%	2026	\$1,287,400	4	\$3,900	
	On Extended Life, Extent : M Location : Throughout	oderate, Area Affecto	ed : 100%			
Terminal Devices Convector/Radiator	10% On Extended Life, Extent : M Location : Throughout	2024 Toderate, Area Affecto	\$45,200 ed: 100%	1	\$2,900	
Convector/Radiator	5% 0-2 Damaged, Extent : Moderate Location : Throughout Adm		* *	1	\$1,300	
Fan Coil Unit/Heat	50%	2026	\$632,900	1	\$14,300	
Fan Coil Unit/Heat No Component	20% 15%	2031	* *	1	\$5,700	
Air Conditioning						_
Energy Source Electricity	100%	2042	* *	1		
Conversion Equipment Window/Wall Unit No Component	15% 85%	2021	\$26,400	1		
Ventilation	0370					

Ventilation

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

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

Asset #: 2004

Mechanical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$9,900	
No Component	80%					
Exhaust Fans	1000/	2026	Ф1.40. 2 00	2	#2.700	
Roof	100%	2026	\$140,300	2	\$2,700	
Plumbing						
H/C Water Piping	1000/	2024	¢270.900	1		
Galvanized Steel	100%	2024	\$370,800	1		
	On Extended Life, Extent : Moderate, A Location : Throughout	геа Ајјес	iea : 100%			
Water Heater	Locuiton . Intoughout					
water Heater Gas Fired	100%	2024	\$51,500	2	\$1.200	
Gas Fired	Other Observation, Extent : Light, Area			2	\$1,300	
	Location: 1st Floor And 2nd Floor	Ајјестеи	. 100/0			
	Explanation: 3 Units					
Sanitary Piping	Explanation : 3 Units					
Cast Iron	95%	LIFE	* *	1		
Cust Hon	On Extended Life, Extent : Moderate, A		ted · 100%	1		
	Location: Throughout					
Cast Iron	5% 0-2 \$30,900	LIFE	* *	1		
Cast Iron	Blockage /Clogged, Extent : Severe, Are			1		
	Location: Floor Drain In North West					
Storm Drain Piping	Zeediteit (1 teer 2 tuite 11 tive tile (teer		y carage rice.			
Cast Iron	60%	LIFE	* *	1		
Cust Iron	On Extended Life, Extent : Moderate, A		ted : 80%	•		
	Location : Throughout The Interior O					
Cast Iron	40%	LIFE	**	1		
Cast Hon	Other Observation, Extent : Light, Area		. 20%	1		
	Location : Around The Perimeter Of T					
	Explanation : Aluminium Leaders And		_			
Sump Pump(s)	Explanation . Humilian Ecuacis in	всиррет				
Non-Submersible	100%	2026	\$12,900	4	\$1,900	
Troil Submersion	Other Observation, Extent : Light, Area		·	•	Ψ1,500	
	Location: West Side Of The Building			n		
	Explanation: Sump Pump Observed					
Fixtures	A A					
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100%	2036	* *	1-5	\$44,600	

Maintenance \$ are aggregated over a 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 : 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



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

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

DEPARTMENT OF SANITATION - 827 STATEN ISLAND 2 GARAGE/BORO OFFC

Asset #: 2005

Architecture	Current Repair	Future Replaceme	ent	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	Cost Cyc	cle Estimated Cost (s)	Priority
xterior					
Exterior Walls Masonry: Brick Cavity	80% 0-2 \$359 Other Observation, Extent: Mod Location: All Facades	erate, Area Affected : 50%	** 5	\$93,800	
M.4.1 D1	Explanation : Deteriorated Con				
Metal Panel	5% 0-2 \$2 Corrosion/Rusting, Extent : Ligh Location : Wash Bay	,200 2038 t, Area Affected : 10%	** 5	\$11,000	
Metal Coiling Doors	13% Now \$265 Air Infiltration, Extent: Severe, A Location: All Doors - Rapid Ro Corrosion/Rusting, Extent: Mod Location: All Bays Unit Inoperable, Extent: Modera Location: Various Bays Throu	Area Affected : 100% ollups Requested At Select Ba erate, Area Affected : 15% ute, Area Affected : 25%	** 5	\$23,800	
Metal Coiling Doors	2% Recent Replace Evident, Extent: Location: Throughout	2048	** 5	\$7,300	
Windows					
Aluminum	100% 0-2 \$673 Air Infiltration, Extent: Severe, A Location: Throughout Other Observation, Extent: Mod Location: Throughout Explanation: Vertical Pivot Ty	Area Affected : 100% erate, Area Affected : 80%	** 5 And Have	\$7,900 Torn Weather Seals	
Parapets					_
Concrete Masonry Unit	10% Now Jnt Mortar Miss/Erod, Extent: M Location: Various Locations Miss/Damaged Copings, Extent: Location: Various Locations	-		\$700	
Masonry: Brick Cavity	90% Now \$26 Efflorescence, Extent: Moderate Location: Various Locations T Misaligned/Bulging, Extent: Mo Location: Interior Parapet Wa Spalling, Extent: Moderate, Aree Location: Interior Parapet Wa	hroughout derate, Area Affected : 10% ll 1 Affected : 20%	** 5	\$5,600	

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

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

DEPARTMENT OF SANITATION - 827 STATEN ISLAND 2 GARAGE/BORO OFFC

Asset #: 2005

Architecture		Current I	Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	1.60/	3.T	Ф 21 200	2022	* *			
Built-Up (BUR)	Alligatorin	-	\$21,200 Moderate, Area A	-	15%			
			nd Floor Programm					
			xtent : Moderate, A					
				-	Male Locker Room			
			: Moderate, Area . id Floor Programi					
D'14 II - (DIID)		. Above 21	ia Fioor Frogrami		* *	10	Ф72 5 00	
Built-Up (BUR)	77% 2%	0-2	\$9,000	2033 2041	* *	10 1	\$73,500	
Skylight, Plastic	Water Pen		xtent : Moderate, A			1		
Sloped Glazing		Now	\$28,500	LIFE	* *	5	\$63,700	
Stoped Glazing	Broken/Mi	ssing Elem	ents, Extent : Mod echanics Area			J	\$03,700	
nterior	Bocarron	. 110070 111	cenames III ca					
Floors								
Cast in Place Concrete	Cracking/0	Now Crumbling, : Through	\$37,200 Extent : Light, Are out	LIFE ea Affect	* * ed : 10%	5	\$153,500	
Ceramic Tile	3%	Now	\$3,000	2031	* *	5	\$1,500	
	Int Mortar	· Miss/Eroo	l, Extent : Moderai ocker Rooms		Affected : 20%		4-,	
Ceramic Tile	2%			2041	* *	5	\$2,000	
		olace Evide : Showers	ent, Extent : Light,	Area Aff	ected : 100%		. ,	
Quarry Tile	14%			2033	* *	5	\$21,000	
			: Light, Area Affed out 1st Floor	eted : 35	%			
Terrazzo	1%			LIFE	* *	5	\$800	
Vinyl Tile	10%	Now	\$87,000	2038	* *	3	\$3,800	
		-	amage, Extent : M out Corridors	oderate,	Area Affected : 50	%		
			: Moderate, Area . out Corridors	Affected	: 50%			

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

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

DEPARTMENT OF SANITATION - 827 STATEN ISLAND 2 GARAGE/BORO OFFC

Asset #: 2005

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	8%	4+	\$4,600	2031	* *	5	\$1,600	
			d, Extent : Moderat	te, Area 1	Affected : 15%			
	Location	: Locker F	Rooms					
Ceramic Tile	2%			2041	* *	5	\$800	
			ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Shower 1	Areas					
Concrete Masonry Unit	65%	0-2	\$30,000	LIFE	* *	5	\$10,600	
	Cracking/	Crumbling,	Extent: Light, Are	ea Affect	ed : 10%			
	Location	: Through	out Garage Area					
	Vertical C	racks, Exte	nt : Moderate, Are	a Affecte	ed : 15%			
	Location	: Settleme	nt Cracks - Variou.	s Locatio	ons			
Gypsum Board	10%			LIFE	* *	5	\$2,400	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$82,700	2048	* *	5	\$5,000	
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
	Location	: Mens Lo	cker Room Throug	hout				
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 50%			
	Location	: Mens Lo	cker Room Throug	hout				
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	* *			
	Exposed R	einforceme	ent, Extent : Moder	ate, Area	a Affected : 20%			
	Location	: At Salt S	hed Area					
	Impact Da	mage, Exte	ent : Moderate, Are	ea Affecte	ed : 20%			
	Location	: At Salt S	hed Area					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt		Now	\$440,900	2031	**			
	_	_	xtent : Moderate, A					
		_	out Wrap Around I	-				
			ent : Severe, Area		: 20%			
	Location	: Metal Pl	ate Covers In Park	ang Lot				

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 STATEN ISLAND 2 GARAGE/BORO OFFC

Asset #: 2005

Electrical	Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation: 2- Main Service Discon	nect Swi	tches Rated At 2000	O Ampere	es Each	
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$300	
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electrical Room					
-	Explanation : 4- Vertical Sections					
Raceway	1000/	2020	* *	1		
Conduit	100%	2038	* *	1		
Panelboards	100/	2026	* *	-	¢200	
Fused Disc Sw	10%	2036	* *	5 5	\$200 \$1,800	
Molded Case Bkrs	90%	2036			\$1,800	
Wiring	100%	2020	* *	1		
Thermoplastic Motor Controllers	10076	2038		1		
Locally Mounted	10%	2033	* *	5	\$100	
Motor Control Center	90%	2033	* *	5	\$1,800	
Ground	70 70	2033			\$1,000	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,100	
Lighting	10070				\$1,100	
Interior Lighting						
Fluorescent	60%	2036	* *	10	\$36,800	
	T-5 Lamps And Fixtures, Extent: Light,	Area Af	fected : 100%			
	Location: Garage					
Fluorescent	40%	2036	* *	10	\$24,600	
	T-8 Lamps And Fixtures, Extent: Light,	Area Af	fected : 100%		,	
	Location: Offices, Locker Rooms					
Egress Lighting						
Emergency, Battery	50%	2028	\$46,100	10	\$8,100	
Exit, Service	50%	2028	\$11,400	1		
Exterior Lighting						
HID	20%	2023	\$57,600	10		
No Component	80%					
Alarm						
Security System						
No Component	80%					
Generic	20% Now \$46,100	2038	* *	1	\$5,000	
	Other Observation, Extent: Severe, Are	a Affecte	ed : 100%			
	Location: Outside		_			
	Explanation: CCTV Surveillance Can	neras No	t Functional			

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

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

DEPARTMENT OF SANITATION - 827 STATEN ISLAND 2 GARAGE/BORO OFFC

Asset #: 2005

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

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Furnace	40%	2033	* *	1	\$13,200	
	Other Observation, Extens	t : Light, Area Affected	: 40%			
	Location : Garage					
	Explanation: 14 Modine					
Furnace	50% Now	\$1,500 2028	\$75,400	1	\$14,900	
	Not in Service, Extent: M		: 10%			
	Location: 1 Out Of 7 Ur	=				
	Other Observation, Extent	t : Light, Area Affected	: 50%			
	Location: Roof					
	Explanation: 7 Roof Top	=				
Hot Water Boiler	10% 0-2	\$49,300 2048	* *	1	\$3,000	
	Corroded, Extent : Severe Location : Boiler Room	, Area Affected : 80%				
	Obsolete Equipment, External Location: Boiler Room	nt : Severe, Area Affec	ted : 10%			
	Other Observation, Extent	t : Light, Area Affected	: 10%			
	Location : 1st Floor Boi		/ ·			
	Explanation: 1 Unit					
Distribution	· r					
Hot Wtr Piping/Pump	10% 0-2	\$1,000 2027	\$10,000	4	\$300	
1 5 1	Corroded, Extent: Moder	ate, Area Affected : 10	%			
	Location: Throughout C					
No Component	90%					
Terminal Devices						
Convector/Radiator	10%	2033	* *	1	\$2,200	
No Component	90%				•	
ir Conditioning						
Energy Source						
Electricity	100%	2036	* *	1		

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

lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prio
ir Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,000	2028	\$160,300	2	\$700	
			t : Severe, Area Afj	fected : 1	0%			
	Other Obso Location		extent : Moderate, a	Area Affe	ected : 20%			
Window/Wall Unit No Component	5% 75%		· · · · · · · · · · · · · · · · · · ·	2023	\$6,700	1		
entilation								
Distribution Ductwork/Diffusers	_	Extent : Se	\$118,000 evere, Area Affecte ea And Garage No		* * unce	2-5	\$37,300	
Exhaust Fans	1000/		#10 C 200	2020	ate ate		#1 (00	
Roof	100% Not in Serv Location	ice, Exten	\$106,300 t : Severe, Area Af	2038 fected : 1	* *	2	\$1,600	
lumbing								
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	_	Clogged, E	\$23,400 Extent : Moderate, Wash Area	LIFE Area Affa	* * ected : 10%	1		
	Damaged,	Extent : Se	evere, Area Affecte rator Piping.	d : 5%				
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric		Now vice, Exten : Pump Ro	\$2,100 t : Severe, Area Afj	2023 fected : 5	\$20,600	4	\$3,000	
Fixtures								
Generic	100%							
re Suppression Sprinkler	1000/			2020	\$626 BOO	1.2	¢10.000	
Generic Chemical System	100%			2028	\$626,800	1-2	\$18,800	
Dry	Location		extent : Light, Area ations, Garage	2021 Affected	\$26,700 !: 100%	1-3	\$3,600	

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

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



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

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

Asset #: 130

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls			_		
Concrete Masonry Unit	75% Now \$815,600 Broken/Missing Elements, Extent: Seve Location: Northwest Corner	LIFE ** re, Area Affected : 10%	5	\$60,600	
	Cracking/Crumbling, Extent: Moderate Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderate				
	Location: North Facade	e, Area Affectea . 1570			
Metal Coiling Doors	25% 0-2 \$936,600 Corrosion/Rusting, Extent: Light, Area Location: North Facade, South Facad Deformed/Dented, Extent: Moderate, A Location: North Facade	le	5	\$50,500	
Windows	Location : North Facade				
Aluminum	97% Now \$216,200 Broken/Missing Elements, Extent: Mod Location: Throughout	2042 ** erate, Area Affected : 40%	5	\$8,400	
Metal Louvers	3% Now \$4,800 Broken/Missing Elements, Extent: Mod Location: Throughout	2035 ** erate, Area Affected : 40%			
Parapets					
Concrete Masonry Unit	95% Now \$52,000 Cracking/Crumbling, Extent: Light, Are Location: Throughout	LIFE ** ea Affected : 10%	5	\$7,400	
Metal Panel	5% 0-2 \$5,400 Corrosion/Rusting, Extent : Moderate, A Location : Throughout	2036 ** Area Affected : 30%	5	\$700	
Roof					
Built-Up (BUR)	97% Now \$1,414,700 Blisters, Extent: Moderate, Area Affect Location: Throughout	2036 ** ed: 20%			
	Miss/Damaged Flashings, Extent : Mod Location : Throughout				
	Water Penetration, Extent: Moderate, A Location: Locker Rooms, Garage Are				
Skylight, Plastic	3% Now \$89,300 Miss/Damaged Flashings, Extent: Mod Location: Over Garage Area		1		
	Water Penetration, Extent : Moderate, A Location : Garage Area	Area Affected : 20%			

Interior

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

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

Asset #: 130

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
nterior				
Floors	000/ 0.5			
Cast in Place Concrete	80% 0-2 \$187,700 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** c, Area Affected : 25%	5 \$193,400	
Ceramic Tile	5% 0-2 \$21,900 Cracking/Crumbling, Extent: Light, Are Location: Throughout	2035 ** ea Affected : 10%	5 \$2,800	
Vinyl Tile	15% 0-2 \$143,900 Broken/Missing Elements, Extent: Mod Location: First And Second Floor Co Worn/Eroded, Extent: Moderate, Area Location: First And Second Floor Co	rridors Affected : 25%	3 \$6,200	
Interior Walls				
Ceramic Tile	5% 0-2 \$12,700 Cracking/Crumbling, Extent : Moderate Location : Throughout	2035 ** e, Area Affected : 20%	5 \$1,100	
Concrete Masonry Unit	85% 0-2 \$173,100 Cracking/Crumbling, Extent: Light, Are Location: Throughout	LIFE ** ea Affected : 20%	5 \$15,300	
Gypsum Board	10% 0-2 \$5,700 Cracking/Crumbling, Extent: Light, Are Location: Throughout	LIFE ** ea Affected : 20%	5 \$2,700	
Ceilings				
AcousTileSusp.Lay-In	10% Now \$91,300 Staining/Discoloring, Extent: Moderate Location: First Floor Corridor And S	econd Floor	5 \$5,500	
	Water Penetration, Extent: Light, Area Location: Locker Rooms Worn/Eroded, Extent: Light, Area Affec	-		
	Location: First Floor Corridor And S			
Exposed Struc: Steel	85% Corrosion/Rusting, Extent: Light, Area Location: Throughout	LIFE **		
Gypsum Board	5% 0-2 \$5,700 Cracking/Crumbling, Extent: Light, Are Location: Throughout	LIFE ** ea Affected : 20%	5 \$6,900	

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

Under 600 Volts

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

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

Asset #: 130

Electrical	Cı	Current Repair		Future Replacement		Maintenance	
System Component Type		d Date Estimated Cost (ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2026	\$4,900	5	\$400	
		ation, Extent : Moderate, A	Area Affe	ected : 100%			
		lectrical Room					
	Explanation	: 1600 Amperes					
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	
		ation, Extent : Light, Area	Affected	! : 100%			
		hroughout The Building					
	Explanation	: T-12 And T-8 Lamps					
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% (\$43,500	2036	* *	1-3	\$2,300	
-	Not in Service,	, Extent : Severe, Area Aff	^f ected : 1	100%			
	Location: Ti	hroughout					

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Asset #: 130

Mechanical		Current R	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	25%			2036	* *	1		
Interruptible Gas/Dual Fuel	75%)		2046	* *	1		
Conversion Equipment								
Furnace	15%			2026	\$24,900	1	\$5,500	
		servation, E. n : Garage	xtent : Light, Area	ı Affectea	t : 15%			
	Explana	tion : 6 Gas	Fire Modine He	aters				
Furnace	10%	Now	\$16,600	2036	* *	1	\$3,300	
			Extent : Severe, A op Unit, Roof	rea Affec	ted : 10%			
Hot Water Boiler	75%)		2039	* *	1	\$27,400	
		servation, E. n : Boiler Ro	xtent : Light, Ared oom		! : 75%		. ,	
	Explana	ation : 2 Dua	ıl Fuel Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	75%			2034	* *	4	\$2,700	
No Component	25%)						
Terminal Devices								
Air Handler	15%			2026	\$148,900	1	\$6,900	
Convector/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	100%			2034	* *	1		
Electricity Conversion Equipment	100%)		2034		1		
Reciprocating	15%			2021	\$89,900	1	\$5,100	
Compr/Chiller	1370	,		2021	\$69,900	1	\$5,100	
Exterior Pkg Unit - Cooling	15%	Ò		2026	\$85,700	2	\$700	
Cooling		rigerant, Ext n : Roof	ent : Light, Area A	Affected :	15%			
Exterior Pkg Unit - Cooling	10%	0-2	\$57,200	2036	* *	2	\$400	
Cooling		ed in Place, . n : Roof	Extent : Severe, A	rea Affec	ted : 10%			
	Leak Evid	lent, Extent .	: Severe, Area Aff aking To Locker I		%			
Split Unit	10%			2026	\$150,700			
No Component	50%			2020	Ψ150,700			
Distribution	2070							
CW & CHW Wtr	15%)		2026	\$6,500	4	\$500	
Pipe/Pump					4 - 7- 7 -		¥ ¥	
No Component	85%)						

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

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

Asset #: 130

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 4 Pipe	_	Now	\$6,200	2026	\$124,000	1	\$3,200	
			: Severe, Area Affe	cted : 10	0%			
	Location	: Office Ar	rea					
No Component	85%							
Heat Rejection								
Air Cooled Condenser	25%			2021	\$17,800	2	\$12,900	
Unit								
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200	
Exhaust Fans								
Roof		Now	\$5,900	2026	\$117,200	2	\$1,800	
	Not in Ser Location		t : Moderate, Area	Affected	: 10%			
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$11,000	
Sanitary Piping								
Cast Iron		Now	\$25,800	LIFE	* *	1		
			ere, Area Affected					
	Location	: It Needs	To Be Confirmed -	North S	ide Of Building			
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	1000			2025				
Generic	100%			2036	* *	1-2	\$20,700	

Maintenance \$ are aggregated over a 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 : 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



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

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

Asset #: 13883

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
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	0.50/			2012		_	44.000	
Aluminum	95%			2043	* *	5	\$1,000	
Metal Louvers	5%			2036	* *	10	\$300	
Parapets	1000/			20.47	* *	-	# 00 400	
Metal Panel	100%			2047		5	\$98,400	
			Extent : Light, Area	Affectea	t : 20%			
		_	Parapet Wall					
D C	Explanai	ion : Paini	Peeling					
Roof Matal Panal	000/	2.4	\$47.500	2040	* *			
Metal Panel	98%	2-4	\$47,500 nt, Extent : Light, A	2040				
	_		u, Extent . Lignt, A f Main Roof Deck	теи Ајје	ciea . 5576			
			· -	Anna Affa	natad . 20/			
		: At Entry	xtent : Moderate, A	<i>агеа А</i> јје	ciea : 2%			
				2010	de de			
Skylight, Plastic	2%	0-2	\$19,800	2040	**	1		
			xtent : Light, Area		: 10%			
	Location	: Various	Locations Through	out				
erior								
Floors Cast in Place Concrete	90%			LIDD	* *	_	¢214.900	
				LIFE 2036	* *	5	\$314,800	
Ceramic Tile	2%				* *	5	\$3,200	
Quarry Tile	1% 7%	0-2	\$4,000	2040 2032	* *	5 3	\$2,400	
Vinyl Tile			\$4,900 Extent: Light, Are			3	\$4,200	
		: Through		еи Ајјест	ей . 10/0			
T. 4	Location	. Inrough	Ош					
Interior Walls	200/			LIDD	* *			
Cast in Place Concrete	20%			LIFE	* *	5	¢400	
Ceramic Tile	2% 15%			2040	* *	5 5	\$400 \$1,200	
Concrete Masonry Unit		Cracks Ex	tent : Moderate, Ai	LIFE		3	\$1,200	
	_		eni . Moderdie, Al And Mezzanine De					
							# 100	
Gypsum Board	3%	4+	\$100	LIFE	**	5	\$400	
			Extent: Moderate	e, Area A	ffected : 5%			
		: At Stair						
Metal Panel	60%	4+	\$8,300	LIFE	* *			
			: Moderate, Area	Affected	: 20%			
		: Transfer						
			Extent : Moderate, I	Area Affe	ected : 5%			
			lings Throughout					
	Explanai	ion : Paint	Peeling					

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

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

Asset #: 13883

Architecture	Current Rep	air	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15% 0-2	\$9,900	2040	* *	5	\$12,000	
	Water Penetration, Exter	nt : Light, Area A	Affected :	5%			
	Location : In Front Of	Womens Locker	Room An	d Control Room	(2nd Flo	or)	
Exposed Struc: Steel	85%		LIFE	* *			
•	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Ceiling Enti	re					
	Explanation : Exposed	Metal Decking	And Truss	es			

Electrical	Current Repair	Future	e Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2047	* *	5	\$500	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 3000 Amperes Ma	in Disconr	nect Switch			
Transformers				_	*	
Dry Type	100%	2040	* *	5	\$400	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: Three 75 Kilowatts, 48	0/277v Pri	i - 208/120v Sec			
Switchgear / Switchboard	1000/	201-	* *	_	D	
Molded Case Bkrs	100%	2047	* *	5	\$2,600	
Raceway	1000/	20.45	* *			
Conduit	100%	2047	* *	1		
Panelboards	100/	20.42	* *	-	Φ200	
Fused Disc Sw	10%	2043	**	5	\$200	
Molded Case Bkrs	90%	2043	* *	5	\$2,400	
Wiring	1000/	20.45	* *			
Thermoplastic	100%	2047	* * *	1		
Motor Controllers	100/	20.40	* *	_	#100	
Locally Mounted	10%	2040	**	5	\$100	
Motor Control Center	90%	2040	* *	5	\$2,500	
Ground						
Grounding Devices	1000/	LIPP	* *	_	Φ1. 5 00	
Generic	100%	LIFE		5	\$1,500	
Lighting						
Interior Lighting	450/	2022	* *	10	¢41 200	
Fluorescent	45%	2032		10	\$41,300	
	Other Observation, Extent: Light, Are		: 100%			
	Location: Offices, Locker Room And	панжау				
1110	Explanation: T-8 Lamps	2022	alla -t-	1.0	# 1 000	
HID	55%	2032	* *	10	\$1,800	

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

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

Asset #: 13883

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 R	eplacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2053	* *	1			
Conversion Equipment							
Furnace	5%	2035	* *	1	\$2,500		
	Other Observation, Extent : Modera	te, Area Affecte	d : 5%				
	Location: Roof						
	Explanation: 2 Gas Fired Package	e Roof Top Unit	ts				
No Component	95%						
Terminal Devices							
Fan Coil Unit/Heat	5%	2032	* *	1	\$1,600		
	Other Observation, Extent: Light, A	rea Affected : 1	00%		* ,		
	Location : Electrical Equipment And Water Meter Rooms						
	Explanation: Cabinet Unit Heater Other Metering Rooms			Electric	al Equipment And		
No Component	95%						
Air Conditioning							
Energy Source							
Electricity	100%	2049	* *	1			
Conversion Equipment							
Ext Pkg Unit -	10%	2032	* *	2	\$600		
Heating/Cooling							
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					4-,-00		

Plumbing

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

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

Asset #: 13883

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	

Maintenance \$ are aggregated over a 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. 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				
Interior Architecture	\$74,500			\$1,000
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



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

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

DEPARTMENT OF SANITATION - 827W. 135TH MARINE TRANSFER STATION

Asset #: 123

rchitecture		Current Rep	air	Futur	e Replacement	М	aintenance	
stem Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	• • • • •		** ** ** * * * * * * 	•••	4.4	_	* 1* * * * * * * * * * * * * * * * * *	
Fiberglass Panel	Location : Other Obser	ing Element Throughout	\$169,500 s, Extent : Seve nt : Severe, Are		Affected : 100% d : 100%	5	\$42,600	
		Ü	Structure Has B	een Exte	nsively Vandalized	, Many C	Components Are	
Metal Panel	Broken/Miss Location :	Throughout	\$312,400 s, Extent : Seve t : Light, Area			5	\$159,600	1
	Other Obser Location :	Throughout	nt : Severe, Are ding Is Present.		d : 50% t. Many Componen	ts Have I	Been Vandalized.	
Window Wall	5% Broken/Miss Location:	ing Element	\$278,500 s, Extent : Seve	2059 re, Area	* * Affected : 50%	5	\$10,600	1
Windows								
Aluminum			\$291,200 s, Extent : Seve	2054 re, Area	* * Affected : 100%	5	\$3,400	1
Parapets Metal: Cage/Fence	100%			2034	* *	5-10	\$297,900	
Roof Cast in Place Concrete	_		\$39,800 tent : Moderate	LIFE , Area Aj	* * ffected : 50%			
Metal Panel	Location : Water Penet	mpact Dame Throughout	\$261,100 age, Extent : Se nt : Moderate, A		* * va Affected : 100% cted : 25%			
Soffits								
Metal Panel	100%			2049	* *	5-10		

Interior

Maintenance \$ are aggregated over a ten-year period. Site 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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors							
Cast in Place Concrete	85% Now Cracking/Crumbli Location : Throu	\$217,300 ng, Extent : Moderat ghout	LIFE e, Area A	* * ffected : 50%	5	\$149,300	
Ceramic Tile	5% Now Broken/Missing El Location : Throw	\$79,400 lements, Extent : Seve aghout	2044 ere, Area	* * Affected : 100%	5	\$2,000	
	Location: Throu	lements, Extent : Mod			3	\$3,000	
Interior Walls							
Cast in Place Concrete	15% Now Cracking/Crumbli Location : Throu	\$19,800 ng, Extent : Moderat eghout	LIFE e, Area A	* * ffected : 20%			
Concrete Masonry Unit	10% Now Broken/Missing El Location : Office	\$46,200 lements, Extent : Mod es	LIFE derate, Ar	* * rea Affected : 15%	5	\$800	
	Location : Steel Location Deformed/Dented,	\$28,700 , Extent : Moderate, Members At Lower L Extent : Moderate, A Section Of Garbage I	evel Area Affed	cted : 20%	5	\$8,200	
Ceilings		, ,	1				
AcousTileSusp.Lay-In	10% Now Broken/Missing El Location : Electr	\$66,300 lements, Extent : Seve rical Room	2049 ere, Area	* * Affected : 50%	5	\$4,000	
Exposed Concrete Exposed Struc: Steel	25% 65% 0-2 Corrosion/Rusting Location: Throu	\$1,121,500 , Extent : Moderate, ghout	LIFE LIFE Area Affe	* * * * cted : 20%	5-10	\$25,100	
Site Enclosure							
Fence/Gates							
Chain Link	100%		2049	* *			
Free Standing Walls				de de			
	Location: Throu	\$2,800 ng, Extent : Moderat ighout Main Entranc iment, Extent : Mode	e rate, Ared				

Site Pavements

Maintenance \$ are aggregated over a ten-year period. Site 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 F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$18,600	2042	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15%							
	Location	: Through	out					
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$48,200	2034	* *			
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 5%			
	Location	: Trench L	Prain					
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%							
	Location	: Through	out					

Potholes, Extent: Moderate, Area Affected: 10%

Location: Throughout

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estir (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		

Maintenance \$ are aggregated over a 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



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

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

Asset #: 2015

Architecture	Current Repair Future R			Replacement	Replacement Maintenance			
System Component Type	% of Fail Date Total (Years)	e 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		
ribergiass ranei	Cracking/Crumbling Location: Through	g, Extent : Light, Are			3	\$37,800		
	Other Observation, Location: Building	g Entire			. .	T F II I A		
	Carryover From Ju	-			s. Keport			
Metal Panel	75% 0-2 Deformed/Dented, E Location: Through	_	2047 Affected :	**	5	\$113,300		
Windows								
Aluminum	100% 0-2 Air Infiltration, Exte Location: Through		2043 ected : 10	**	5	\$10,300		
Roof	100/		2026	* *				
Fiberglass Panel Metal Panel	10% 90%		2036 2040	* *	1 10	\$138,300		
Interior	9070		2040		10	\$136,300		
Floors								
Cast in Place Concrete	90% 0-2 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$245,800		
Ceramic Tile	3% Now Broken/Missing Eler Location: Bathroo		2036 erate, Are	* * ca Affected : 10%	5	\$1,900		
Vinyl Tile	7% Now Broken/Missing Eler Location: Offices Cracking/Crumbling Location: Through	g, Extent : Severe, A			3	\$3,300		
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *				
Concrete Masonry Unit	10% 4+ Diagonal Cracks, Ex Location: Top Of	\$27,600 xtent : Moderate, Ar Foot Ramp To Uppe		* * ed : 5%	5	\$9,700		
Fiberglass Panel	35% 0-2 Broken/Missing Eler Location: Through	_	LIFE t, Area A <u>f</u>	* * fected : 10%				
Gypsum Board	10% 0-2 Cracking/Crumbling Location: Through	_	LIFE ea Affecte	* * d : 10%	5	\$14,600		
Metal Panel	40% 0-2 Deformed/Dented, E Location: Through		LIFE Affected :	**				

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

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

Asset #: 2015

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$15,500	2040	* *	5	\$3,100	
	Cracking/	Crumbling,	Extent: Severe, A	Area Affec	cted : 60%			
	Location	: Through	out					
Exposed Struc: Steel	85%			LIFE	* *			
•	Corrosion	Rusting, E.	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
Metal Panel	10%	0-2	\$4,300	LIFE	* *	5	\$15,600	
	Corrosion/Rusting, Extent: Light, Area Affected: 10%							
	Location	: Through	out					

Electrical		Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$40,100	5	\$2,200	
		ervation, Extent : Moderate, .	Area Affe	ected : 100%			
		: Electrical Room					
	-	ion : Four 800 Ampere Main	Disconn	ect Switches, Build	ling Is U	nder Construction,	
	No Acces	S					
Switchgear / Switchboard	1000/		2025	#224 400	_	#2.2 00	
Molded Case Bkrs	100%		2027	\$224,400	5	\$2,200	
Raceway	1000/			400 (00			
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	
		ervation, Extent : Light, Area	ı Affectea	l : 100%			
		: Throughout The Building					
		ion: T-12 Lamps					
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		

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

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

Asset #: 2015

Electrical	Current Repa	ir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	100%	2022	\$328,000	10	\$300	
Alarm						
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2022	\$90,000	1-3	\$5,200	

Mechanical	Curr	ent Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail l Total (Yea	Date Estimated Cost urs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		2027	* *			
Electricity	100%	F 1:-1 A	2037		1		
	Location : Thre	on, Extent : Light, Area	Ајјестеа	: 100%			
		ougnoui Everything Under Cons		Co No Acces For C	· · · · · · · · · · · · · · · · · · ·	Voor The Come	
		et Survey By Ms July 09		So No Acces For S	ourvey. 1	Keep 1ne Same	
Conversion Equipment	Data From Eas	i Survey By 1113 July 07	,2012.				
Radiant Heater	80%		2027	\$1,153,200	2	\$31,600	
		on, Extent : Light, Area				4- ,	
	Location : Thre	_					
	Explanation:	10 Units					
No Component	20%						
Distribution							
Ductwork/Diffusers	80%		LIFE	* *	2-5	\$38,000	
No Component	20%						
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		
Conversion Equipment							
Interior Pkg Unit -	10% Nov	v \$304,200	2032	* *	2	\$400	
Cooling							
		Extent : Severe, Area Aff	fected : 1	00%			
	Location: 2nd	Floor					
Window/Wall Unit	5%		2022	\$8,500	1		
No Component	85%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$47,500	
		Extent : Light, Area Affe	cted: 30	%			
	Location : Thre	oughout					
Exhaust Fans	222/		• • • •	***	_	00.455	
Interior	80%		2022	\$231,500	2	\$2,100	
Roof	20%		2022	\$27,000	2	\$500	

Plumbing

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

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

Asset #: 2015

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Corroded, Extent:	Severe, Area Affecte	d : 100%				
	Location : Throu	ghout					
Fire Pump							
Generic	100% Now	\$52,400	2042	* *	1	\$14,300	
	Other Observation, Extent : Severe, Area Affected : 100%						
	Location : Barge	Area					
	Explanation : Ob	osolete					

Maintenance \$ are aggregated over a 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

Date of Survey : 10-Dec-2015 Landmark Status : NONE

Areas Surveyed :

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



Maintenance \$ are aggregated over a ten-year period. Site 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	Current Repair Future Replace		acement Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year l	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck	6.704		de de	_	4.50.000	
Concrete No Component	65% 35%	LIFE	* *	5	\$59,800	
Pile Caps			de de			
Concrete	5%	LIFE	* *	5	\$200	
Timber	1% 4+ \$25,600 Rotting/Splitting, Extent : Moderate, A Location : Throughout			4	\$3,900	
Timber	4%	LIFE	* *	4	\$15,500	
Not Accessible	90%				4-2,200	
Piles and Bracing						
Concrete	5%	LIFE	* *	5	\$7,800	
	Erosion, Extent : Moderate, Area Affe Location : Tidal Zone Of Inshore Pe					
Steel	5%	LIFE	* *	5	\$38,000	
	Corrosion, Extent : Light, Area Affect Location : Splash Zone	ted : 5%				
Timber	5% Rotting/Splitting, Extent : Light, Area Location : Throughout	LIFE Affected : 10	* *	4-5	\$11,100	
Not Accessible	85%					
ender						
Buffer						
Rubber	60%	2036	* *	4-5	\$29,800	
No Component	40%					
Facing Timber	10% Now \$119,400 Broken, Extent: Severe, Area Affected Location: Along Portions Of South	d : 75%	* *	3	\$6,500	
	Surface Wearing/Scaling, Extent : Sev Location : South End		fected : 25%			
Timber	30%	2036	* *	3	\$19,600	
No Component	50%				-	
Not Accessible	10%					
Wales and Chocks						
Timber	15% Now \$113,000 Missing Part, Extent : Severe, Area A	ffected : 100	* *	4	\$13,500	
	Location : Several Sections Along N	orth Side				
Timber Not Accessible	35% 50%	2036	* *	4	\$47,300	

Maintenance \$ are aggregated over a ten-year period. Site 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 R	epair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	15%	Now	\$179,200	2042	* *	4	\$6,200	
	Broken, Ext	tent : Sevei	re, Area Affected :	100%				
	Location .	: North Sid	le					
	Missing Pa	rt, Extent :	Severe, Area Affe	cted : 10	00%			
	Location .	: West End	!					
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%							

Maintenance \$ are aggregated over a 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 :

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



Maintenance \$ are aggregated over a ten-year period. Site 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	Current Repair Futu		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural							
Deck	40%	LIEE	* *	5	¢.c. 000		
Concrete	40% Cracking, Extent : Light, Area Affected	LIFE		5	\$6,000		
	Location: Throughout	. 20/0					
	Surface Wearing/Scaling, Extent : Ligh	t, Area A	ffected : 20%				
	Location : Throughout	, ,	J				
Steel	5%	2028	\$18,700	5	\$3,400		
Not Accessible	55%		. ,		. ,		
Pile Caps							
Concrete	10%	LIFE	* *	5	\$100		
Not Accessible	90%						
Piles and Bracing	50/	TIPE	ناه الله	_	4.20 0		
Steel	5%	LIFE	* *	5	\$6,200		
	Corrosion, Extent : Light, Area Affecte	d: 20%					
m: 1	Location : Splash Zone	TIPE	* *	4.5	Ф1 000		
Timber Not Accessible	5% 90%	LIFE	* *	4-5	\$1,800		
Fender Fender	90%						
Buffer							
Rubber	45%	2036	* *	4-5	\$10,600		
No Component	55%						
Facing							
Timber	35%	2036	* *	3	\$10,800		
	Surface Wearing/Scaling, Extent : Light Location : Throughout	t, Area A	ffected : 50%				
T' - 1		2042	* *		¢1.500		
Timber	5% Now \$18,800 Broken, Extent: Severe, Area Affected	2042	* *	3	\$1,500		
	Location: At East And West Ends	. 10070					
No Component	50%						
Not Accessible	10%						
Wales and Chocks	1070						
Timber	20% Now \$28,500	2042	* *	4	\$8,500		
	Broken, Extent : Severe, Area Affected				. ,		
	Location: South Face						
Timber	50%	2036	* *	4	\$31,900		
Not Accessible	30%						
Piles							
Timber	15% Now \$84,600	2042	* *	4	\$2,900		
	Broken, Extent: Severe, Area Affected	: 100%					
	Location: Throughout	A CC - 1	. 500/				
	Rotting/Splitting, Extent : Severe, Area Location : Throughout	Affected	: 30%				
T:1.		2026	* *	Α	¢12.200		
Timber Not Accessible	45% 40%	2036	ጥ ጥ	4	\$13,300		
Deck Flements	4070						

Deck Elements

Maintenance \$ are aggregated over a ten-year period. Site 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Coping/Curb								
Timber	98%			LIFE	* *			
Timber	2%	Now	\$3,500	LIFE	* *			
	Loose Con	nections, E	Extent : Moderate, 1	Area Affe	ected : 100%			
	Location	: Isolated	Elements On North	ı Side				

Maintenance \$ are aggregated over a 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



Maintenance \$ are aggregated over a ten-year period. Site 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 Replacem	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck Concrete	45% Now \$1,090,100 Other Observation, Extent: Severe, Area Location: Offshore 400 Feet Of Pier Explanation: Collapsed/Failed	LIFE a Affected : 70%	* *	5	\$33,900	
Concrete	25% 4+ \$605,600 Cracking, Extent: Light, Area Affected: Location: Throughout Inshore 500 Fee Spalling, Extent: Light, Area Affected: Location: Isolated Throughout Inshore	et Of Pier 5%	* *	5	\$18,800	
Not Accessible	30%					
Firewalls Concrete	90% Cracking, Extent : Light, Area Affected : Location : 215 Feet From Inshore End Spalling, Extent : Light, Area Affected : . Location : 215 Feet From Inshore End	Of Pier 5%	* *	5	\$4,100	
Not Accessible	10%	-y				
Pile Caps	1070					
Timber	45% Now \$944,200 Other Observation, Extent: Severe, Area Location: Offshore 400 Feet Of Pier Explanation: Collapsed/Failed	LIFE a Affected : 80%	* *	4	\$143,000	
Timber	35% 4+ \$734,400 Rotting/Splitting, Extent : Moderate, Are Location : Isolated Throughout Inshore		* *	4	\$111,200	
Not Accessible	20%					
Piles and Bracing Timber	40% Now \$1,320,900 Missing Pile, Extent: Severe, Area Affect Location: Isolated Locations At Inshort Other Observation, Extent: Severe, Area Location: Offshore 400 Feet Of Pier Explanation: Collapsed/Failed	re 500 Feet Of Pier	* *	4-5	\$72,500	
Timber	15% Rotting/Splitting, Extent: Light, Area Af Location: Isolated Throughout	LIFE fected : 10%	* *	4-5	\$27,200	
Not Accessible	45%					
Fender Buffer Rubber Rubber	95% 5% Now \$9,400 Missing Part, Extent : Severe, Area Affed Location : At Inshore End Of Pier, Nor		* *	4-5 4-5	\$52,200 \$1,500	

Maintenance \$ are aggregated over a ten-year period. Site 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	N		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
ender					
Facing					
Timber	30% Now \$660,200 Missing Part, Extent : Severe, Area A Location : North Side Of Pier		3	\$21,600	
No Component	70%				
Wales and Chocks					
Timber	55% Now \$229,100 Other Observation, Extent : Severe, A	rea Affected : 100%	4	\$54,800	
	Location : Inshore 280 Feet Of Pier Explanation : Failed	, North Side And Offshore 61	5 Feet O	f Pier, South Side	
Timber	15% Rotting/Splitting, Extent : Light, Area Location : Inshore End Of Pier, Sou		4	\$22,400	
No Component	30%				
Piles					
Timber	85% Now \$1,122,300 Missing Pile, Extent : Severe, Area Ay Location : Entire North Side Of Pie	fected : 100%	4 Pier, Sout	\$39,100 h Side	
	Other Observation, Extent : Severe, A	rea Affected : 100%			
	Location: 12 Steel Pipe Piles With	Corrosion Above Water At O	ffshore E	nd Of Pier	
	Explanation: Corrosion				
Timber	10%	2036 **	4	\$6,900	
	Rotting/Splitting, Extent : Light, Area Location : Inshore End Of Pier, Sou				
Not Accessible	5%				

Maintenance \$ are aggregated over a 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	N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
tructural					
Deck	50/	1100 **	-	Ф2 100	
Concrete Timber	5% 29%	LIFE ** LIFE **	5	\$2,100 \$27,100	
Tillioei	Surface Wearing/Scaling, Extent : Lig Location : Walkways Throughout		3	\$27,100	
Timber	1% Now \$20,700 Broken, Extent : Severe, Area Affected Location : Collapsed Stairs On East	l : 100%	5	\$900	
No Component Not Accessible	20% 45%				
Pile Caps					
Concrete	10%	LIFE **	5	\$200	
Timber	20% Rotting/Splitting, Extent: Light, Area Location: Isolated Throughout	LIFE ** Affected: 5%	4	\$35,000	
Not Accessible	70%				
Piles and Bracing					
Timber	10% Other Observation, Extent: Light, Are Location: Above Mhw Elevation Explanation: Checking	LIFE ** ea Affected : 10%	4-5	\$10,000	
Not Accessible	90%				
ender					
Buffer	50/	2041 **		#2 000	
Rubber	5% 95%	2041 **	4-5	\$2,000	
No Component Facing	93%				
Timber	63%	2037 **	3	\$33,200	
Timber	2% Now \$16,100	2043 **		\$1,100	
	Broken, Extent : Severe, Area Affected Location : At North Side Of West Fa	l : 100%		, ,	
No Component	15%				
Not Accessible	20%				
Piles					
Timber	12% Worn, Extent : Light, Area Affected : 2 Location : Isolated Above Mlw Eleva		4	\$6,000	
Timber	3% Now \$17,400 Broken, Extent : Severe, Area Affected Location : At Offshore Mooring/ Ben		4	\$1,000	
No Component Not Accessible	75% 10%				
eck Elements					
Railing					
Steel	20%	2026			
No Component	80%				

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

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

DEPARTMENT OF SANITATION - 827 GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset #: 1819

Piers	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Deck Elements				
Coping/Curb				
Timber	100%	LIFE **		
	Rotting/Splitting, Extent: Moderate, Ar	ea Affected : 5%		
	Location: Along West Side Of Facility	y		
Protective Structure				
Donut Fender				
Steel/Rubber	100%	2027		
	Recent Replace Evident, Extent: Light,	Area Affected : 100%		
	Location : At Northwest Corner Of Fa	acility		

^{**} 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

 $Borough \hspace{1.5cm} : \hspace{.1cm} BROOKLYN \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

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

Piers	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Corrosion, Extent : Light, Area Affecto Location : Within Tidal Zone	ed : 10%				
	Other Observation, Extent : Light, Are	55				
	Location: 4 Each That Support Mod	ring Elem	ents			
	Explanation: Sheet Piles Cells					
Timber	60%	LIFE	* *	4-5	\$10,000	
	Worn, Extent: Light, Area Affected: 1	10%				
	Location: Within Tidal Zone					
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	

Maintenance \$ are aggregated over a 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



Maintenance \$ are aggregated over a ten-year period. Site 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 Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck Concrete	50%	LIFE	* *	5	\$59,600	
Concrete	Recent Replace Evident, Extent : 1 Location : New Deck Planks			3	\$39,000	
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	
	Recent Replace Evident, Extent : I Location : New Pier	Light, Area Affected	d : 100%			
Piles and Bracing						
Steel	30%	LIFE	* *	5	\$294,900	
	Corrosion, Extent : Light, Area Af	fected : 5%				
	Location : In Tidal Zone					
	Missing Coating, Extent : Light, A Location : In Tidal Zone	rea Affected : 5%				
	Recent Replace Evident, Extent : 1	Light, Area Affected	1: 100%			
	Location : New Pier	0 / 33				
Not Accessible	70%					
Fender						
Facing						
Composite	50%	2027	\$63,100			
	Surface Wearing/Scaling, Extent: Location: Along Two Berthing		ed : 10%			
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						
		TIPE	* *			
Timber	50%	LIFE				

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



Maintenance \$ are aggregated over a ten-year period. Site 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 Replacer	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Concrete	30%	LIFE	* *	5	\$9,300	
	Cracking, Extent : Light, Area Affected Location : Throughout Concrete Acce					
Not Accessible	70%					
Pile Caps						
Concrete	2%	LIFE	* *	5		
	Erosion, Extent : Moderate, Area Affect					
	Location : At Top Of Exposed Pile Ca	ps At Offshore End	Of Slip			
Not Accessible	98%					
Piles and Bracing						
Not Accessible	100%					
Fender						
Facing Timber	20% Now \$215,900	2042	* *	3	\$7,100	
	Broken, Extent: Severe, Area Affected. Location: Throughout Interior Bay A Missing Part, Extent: Severe, Area Affe Location: Throughout Interior Bay A	nd At Offshore ected : 40%			,,,	
Timber	35% 2-4 \$377,800 Rotting/Splitting, Extent: Moderate, Ar Location: Throughout Worn, Extent: Moderate, Area Affected Location: Splash Zone		* *	3	\$12,400	
Timber	45%	2036	* *	3	\$15,900	
Wales and Chocks	1570	2030			Ψ15,700	
Steel	5% Corrosion, Extent : Moderate, Area Aff Location : Splash Zone	2036 ected : 30%	* *	3-5	\$2,000	
Not Accessible	95%					
Deck Elements Coping/Curb						
Timber	50%	LIFE	* *			
	Rotting/Splitting, Extent : Light, Area A Location : Isolated Throughout	ffected : 5%				
No Component	50%					
	5070					

Maintenance \$ are aggregated over a 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



Maintenance \$ are aggregated over a ten-year period. Site 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	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck					
Concrete	25% Now \$147,500 Broken, Extent : Severe, Area Affected : Location : Collapsed At West End Of .		5	\$4,600	1
Concrete	75% 2-4 \$442,500 Cracking, Extent: Severe, Area Affected Location: Large Cracks Throughout a Excess Deflections, Extent: Severe, Area Location: Offshore Half Of Deck Slop Exposed Reinforcement, Extent: Severe Location: Throughout Deck Soffit Spalling, Extent: Severe, Area Affected Location: Throughout Deck Soffit	Deck Surface va Affected : 50% ving Towards Water v, Area Affected : 25%	5	\$13,800	2
Pile Caps	0 33				
Timber	35% 4+ \$178,900 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	LIFE ** ea Affected : 20%	4	\$27,100	
Timber	40%	LIFE **	4	\$31,000	
Timber	25% Now \$127,800 Broken, Extent : Severe, Area Affected : Location : Collapsed At West End Of		4	\$19,300	
Piles and Bracing					
Timber	15% 4+ \$120,600 Loose Connections, Extent: Severe, Are Location: Partial And/or Non-bearing Rotting/Splitting, Extent: Moderate, Are Location: Throughout	g Piles Throughout	4-5	\$6,600	
Timber	25% Now \$201,100 Broken, Extent : Severe, Area Affected : Location : Collapsed At West End Of .		4-5	\$11,000	
Not Accessible	60%				
Fender					
Wales and Chocks Timber	100% Now \$236,100 Broken, Extent : Severe, Area Affected : Location : Throughout	2043 *** - 100%	4	\$28,200	
Piles					
Timber	50% Now \$187,100 Broken, Extent : Severe, Area Affected : Location : Collapse At West End Of A		4	\$6,500	
Not Accessible	50%				
Deck Elements					
Coping/Curb Timber	100% Now \$215,400 Broken, Extent : Severe, Area Affected : Location : Broken At Collapse And M				

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



Maintenance \$ are aggregated over a ten-year period. Site 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 R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Deck							
Concrete	20%		LIFE	* *	5	\$8,300	
Timber	70%		LIFE	**	5	\$65,400	
	Surface Wearing/Scali Location : Througho		, Area Aj	fected : 20%			
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%						
	Other Observation, Ex	tent : Light, Area	Affected	: 0%			
	Location :						
	Explanation: Wraps	On The Majority	Of Acce.	ssible Piles			
Fender							
Buffer							
Rubber	7%		2041	* *	4-5	\$3,200	
No Component	90%						
Not Accessible	3%						
Facing	2.50/		2025	ماد ماد	2	#21 2 00	
Timber	35%	ФОД 200	2037	* *	3	\$21,200	
Timber	5% Now	\$92,300	2043	* *	3	\$3,000	
	Broken, Extent : Sever Location : Isolated	e, Area Affected :	100%				
No Component	10%						
Not Accessible	50%						
Wales and Chocks							
Timber	10%		2037	* *	4	\$12,500	
	Rotting/Splitting, Exter	nt : Light, Area Aj	ffected :	10%			
	Location: Isolated						
No Component	90%						
Piles							
Timber	10%		2037	* *	4	\$5,800	
No Component	80%					4-9	
Not Accessible	10%						
Deck Elements							
Coping/Curb							
Timber	100%		LIFE	* *			

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

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

DEPARTMENT OF SANITATION - FY 2019 Print Date: 20-Sep-2018

Asset Name : BULKHEAD

Address : 135TH ST AND HUDSON RIVER

Borough Agency's Number : MANHATTAN : N/A Yr Built/Renovated

Program / Asset # : DOS000B.MH2 / 1828

Linear Ft : 221 **Project Type** : SANITATION **Date of Survey** : 26-Oct-2016 Landmark Status : NONE

Areas Surveyed

Block : 2101 : 120 BIN Lot

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		



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

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

DEPARTMENT OF SANITATION - 827 BULKHEAD

Asset #: 1828

Bulkheads	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ructural						
Gravity Wall						
Concrete	5%	LIFE	* *	5		
	Cracking, Extent: Light, Area Affected					
	Location: Throughout Gravity Wall A	At South End				
No Component	95%					
Revetment						
Stone	70%	LIFE	* *	5	\$900	
No Component	30%					
	Other Observation, Extent : Light, Area	Affected: 0	%			
	Location : North End					
	Explanation : Natural Shoreline					
Sheet Piles			de de			
Steel	65%	LIFE	* *			
Steel	30% 4+ \$80,600 Corrosion, Extent : Moderate, Area Aff Location : Tidal Zone	LIFE ected : 50%	* *			
	Missing Coating, Extent : Moderate, An Location : Tidal Zone	ea Affected :	50%			
No Component	5%					
Pile Caps						
Concrete	100% Cracking, Extent: Light, Area Affected Location: Throughout Spalling, Extent: Light, Area Affected: Location: Isolated		* *	5	\$700	
ackfill						
Fill						
Not Accessible	100%					
Surface						
Brick Pavers	100%	2036	* *	5	\$2,500	
	Other Observation, Extent : Light, Area Location : Behind Steel Sheet Pile Wa		0%		. ,	
	Explanation: Settlement					

Maintenance \$ are aggregated over a 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

 $Program \, / \, Asset \, \# \quad : \, \, DOS000B.MH4 \, / \, 1830 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 190 Project Type : SANITATION

Date of Survey : 10-Dec-2015 Landmark Status : NONE

Areas Surveyed :

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		



Maintenance \$ are aggregated over a ten-year period. Site 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	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural Relieving Platform Top Concrete	100% 4+ \$65,700	LIFE	* *	5	\$700		
	Cracking, Extent : Light, Area Affected Location : Throughout Erosion, Extent : Light, Area Affected .						
	Location : In Tidal Zone	. 10/0					
	Other Observation, Extent : Severe, Ar	ea Affecte	d : 5%				
	Location: 53 Ft To 63 Ft From North	h End					
	Explanation: Erosion						
Piles and Bracing Not Accessible	100%						
Lowlevel Pile Caps	50/		* *				
Timber	5% Rotting/Splitting, Extent : Light, Area L Location : Throughout	LIFE Affected:					
Not Accessible	95%						
Backfill Fill							
Not Accessible	100%						
Surface							
Concrete	100% Cracking, Extent : Light, Area Affected Location : Isolated Traverse Crack A		* * tely 125 Ft From 1	5 North En	\$2,200 ad		
Fender Piles							
Timber	90% Now \$32,900 Broken, Extent : Severe, Area Affected Location : Above Mlw	2042 : 50%	* *	4	\$4,100		
	Missing Pile, Extent : Severe, Area Aff Location : Throughout						
	Rotting/Splitting, Extent : Severe, Area Location : Above Mlw	Affected :	· 25%				
Not Accessible	10%						
	Other Observation, Extent : Light, Are	a Affected	: 0%				
	Location:	or .					
Walas and Classics	Explanation: Not Accessible Below	water					
Wales and Chocks Timber	100% Now \$34,500	2042	* *	4	\$10,300		
i intoci	Broken, Extent : Severe, Area Affected Location : Throughout			7	\$10,300		
	Missing Part, Extent : Severe, Area Aff Location : Throughout	fected : 50	%				
Deck Elements							

Deck Elements

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

Bulkheads	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements						
Railing						
Steel	50%	2025	\$92,800			
	Other Observation, Extent : Light, Are	a Affected : 1	100%			
	Location: Throughout					
	Explanation: Steel Mesh In Timber I	Frame				
Timber	50%	2021	\$14,900			
	Other Observation, Extent : Light, Are	Other Observation, Extent : Light, Area Affected : 50%				
	Location: Throughout					
	Explanation: Weathering					

^{**} 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 :

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 Importance Code C	\$38,600	\$300	\$100	
Total	\$38,600	\$300	\$100	



Maintenance \$ are aggregated over a ten-year period. Site 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	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Gravity Wall		1100 **	_	0.00	
Concrete	25% Now \$1,204,300 Cracking, Extent: Severe, Area Affected Location: Throughout Missing Part, Extent: Severe, Area Affe	d: 40%	5	\$600	
	Location : Above Tidal Zone				
	Spalling, Extent : Severe, Area Affected Location : In Tidal Zone	: 50%			
	Other Observation, Extent : Severe, Are Location : Emergency H-pile Bracing Explanation : Bracing	00	Support W	'all	
No Component	60%				
Not Accessible	15%				
Revetment					
Stone	10% 4+ \$43,900 Settlement, Extent : Moderate, Area Aff Location : At Top And Mid Slope	LIFE ** Fected: 20%	5	\$400	
No Component	90%				
Sheet Piles					
Timber	30% 4+ \$687,300 Rotting/Splitting, Extent: Light, Area A Location: Above Mean Low Water El Other Observation, Extent: Severe, Are Location: Fill Loss Through Sheet Pi Explanation: Fill Loss	evation ea Affected : 10%	4 inkholes i	\$3,300 In Asphalt	
No Component	40%				
Not Accessible	30%				
Wales					
Not Accessible	100%				
Backfill					
Fill	250/ 25	**************************************			
Topsoil	25% Now \$32,100	2067 **			
	Other Observation, Extent: Severe, Are				
	Location: Inshore Of Gravity Wall A	ia Along Timber Bulkhead			
31 . A 911	Explanation : Sinkholes				
Not Accessible	75%				

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

Bulkheads		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	50%	Now	\$27,000	2042	* *	5	\$1,700	
	Settlement,	Extent : Se	vere, Area Affecte	ed: 100%	ó			
	Location :	Sinkholes .	At Inshore Of Gro	avity Wal	l And Along Timb	er Bulkh	ead	
Asphalt	10%			2036	* *	5	\$700	
-	Cracking, E	Extent : Ligh	ht, Area Affected .	: 25%				
	Location :	Isolated T	hroughout					
Asphalt	25%	0-2	\$13,500	2042	* *	5	\$800	
•	Settlement,	Extent : Se	vere, Area Affecte	ed : 100%	ó			
	Location :	Along Tim	ber Bulkhead					
Not Accessible	15%							
Deck Elements								
Railing								
Fencing	70%			2028	\$22,700	3	\$200	
	Not Plumb,	Extent: Lig	ght, Area Affected	l : 25%				
	Location :	Within Pa	rking Lot Area					
Fencing	20%	Now	\$6,500	2032	* *	3		
C	Displaced E	Elements, E.	xtent : Moderate,	Area Aff	ected : 100%			
	Location :	Inshore O	f Sinkholes At Gra	avity Wal	l And East End Of	^f Timber	Bulkhead	
No Component	10%							

Maintenance \$ are aggregated over a 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



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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2

Asset #: 1804

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural				
Coping/Curb				
Steel	30% 4+ \$44,70			
	Corrosion, Extent : Moderate, Area Location : Throughout			
Steel	50%	LIFE **		
Steel	15% Now \$44,70 Other Observation, Extent : Severe, Location : Western Half			
	Explanation: Broken And Displac	ed		
No Component	5%			
Sheet Piles				
Steel	5%	LIFE **		
	Corrosion, Extent : Light, Area Affe Location : Throughout, Visible On			
Not Accessible	95%			
Backfill				
Fill				
Topsoil	10% Now \$22,00			
	Other Observation, Extent : Severe, Location : 250 Feet From East An Explanation : Sinkhole		Coping	
Not Accessible	90%			
Surface				
Asphalt	25%	2031 **	5 \$2,900	
	Cracking, Extent : Light, Area Affec Location : Throughout	ted : 5%		
Asphalt	25% Now \$23,00	0 2043 **	5 \$1,400	
	Broken, Extent : Severe, Area Affect Location : Failed Behind Sheet Pil		ut	
Concrete	30%	2031 **	5 \$3,400	
	Cracking, Extent : Light, Area Affec Location : Throughout	ted : 5%		
Gravel	10%	2031 **	2-5 \$300	
Topsoil	10% Now \$5,50 Settlement, Extent : Severe, Area Afj Location : Behind Sheet Pile Thro	fected : 100%	5 \$200	
Fender				

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

Bulkheads	Curre	nt Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail De Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender							
Facing							
Timber	35% 4+	\$83,900	2037	* *	3	\$13,800	
	Rotting/Splitting,	Extent : Moderate, Ar	ea Affect	ed : 25%			
	Location : Thro	ıghout					
Timber	35% Now	\$419,700	2043	* *	3	\$13,800	
	Broken, Extent : S	evere, Area Affected	100%			,	
	Location : Thro	ighout But Primarily	On The V	Vestern Half			
No Component	5%						
Not Accessible	25%						
Piles							
Timber	5% 4+	\$9,600	2043	* *	4	\$1,200	
	Marine Borer Infe	estation, Extent : Mod	erate, Ar	ea Affected : 25%			
	Location : Tidal	Zone					
No Component	5%						
Not Accessible	90%						

Maintenance \$ are aggregated over a 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



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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD

Asset #: 4155

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural Coping/Curb Steel	20% 4+ \$32,700 Corrosion, Extent : Moderate, Area Affi	LIFE **		
Steel Steel	Location : Throughout 60% 20% Now \$32,700	LIFE ** LIFE **		
	Other Observation, Extent : Severe, Are Location : Western 100 Feet Explanation : Displaced Due To Impa			
Sheet Piles Steel	10% Now \$333,900 Excess Deflection, Extent : Severe, Area Location : Eastern 115 Feet	LIFE ** a Affected : 100%		
Steel	10% 4+ \$333,900 Corrosion, Extent : Moderate, Area Affo Location : Tidal Zone	LIFE ** ected: 15%		
Not Accessible	80% Other Observation, Extent: Light, Area Location: Explanation: Behind Fender System	Affected : 0%		
Backfill				
Fill Topsoil	30% Now \$36,200 Sinkhole, Extent : Severe, Area Affected Location : Eastern 80 Feet Behind Sh			
Not Accessible	70%			
Surface	100/	2031 **	5 000	
Asphalt Concrete	10% 40%	2031 ** 2031 **	5 \$600 5 \$2,500	
Concrete	20%	2031 **	5 \$2,300 5 \$1,300	
Topsoil	30% Now \$9,100 Other Observation, Extent: Severe, Are Location: Eastern 80 Feet Explanation: Sinkhole, 8 Feet Deep, 1	2028 \$9,100 a Affected : 100%	5 \$400	
Fender	Explanation: Billimore, 61 cer Beep, 1	Sentita Sheeting		
Facing Timber	20% Now \$131,700	2043 **	3 \$4,300	
	Broken, Extent : Severe, Area Affected : Location : Western 50 Feet And Isolat			
Timber	45% 2-4 \$296,300 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	2043 **	3 \$9,700	
No Component Not Accessible	10% 25%			
Wales and Chocks Not Accessible	100%			

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

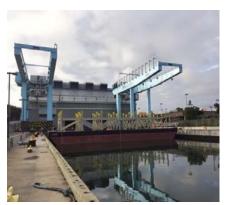
Date of Survey : 25-Jul-2017 Landmark Status : NONE

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



Maintenance \$ are aggregated over a ten-year period. Site 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 Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Timber	100%	LIFE	* *	5	\$400	
Sheet Piles	7 0/					
Steel	5% 4+ \$41,400		* *			
	Corrosion, Extent: Moderate, Area A		,			
	Location: Exposed Cofferdam At V					
Steel	25%	LIFE	**			
	Other Observation, Extent : Light, An		%			
	Location: Along South Face Of Ass.					
	Explanation: Exposed Sheet Piles A	Above Water				
Not Accessible	70%					
Pile Caps	000/			_	4.000	
Concrete	98%	LIFE	* *	5	\$2,000	
	Cracking, Extent: Light, Area Affect		1.064	1 4 1	e ar	
	Location: From 47 Feet To 119 Fe		-	a Along	South Face	
	Recent Repair Evident, Extent : Light Location : Sealed Cracks From 119			End Of A	Asset	
Concrete	2% 4+ \$6,100	0 LIFE	* *	5		
	Spalling, Extent : Moderate, Area Afj Location : At East Dolphin Cap					
Backfill						
Fill						
Not Accessible	100%					
Fender						
Buffer			de de			
Rubber	20%	2041	* *	4-5	\$4,100	
No Component	80%					
Facing	000/	2041	* *	2	Ф 22 100	
Timber	90%	2041	* *	3	\$32,100	
	Worn, Extent: Light, Area Affected:					
	Location: Within Tidal Zone At Ea	si Doipnin				
No Component	10%					
Piles	4007	2041	* *	1.0		
Steel	40%	2041		10		
	Other Observation, Extent: Light, An		170			
	Location : Along South Face Of Ass Explanation : Exposed Steel H-pile.					
Not Accessible	Explanation: Exposed Steet H-pitel	.s				
Not Accessible	UU /0					

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

Bulkheads	Current Rep	air Futu	re Replacement	M	laintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender						
Wales and Chocks						
Steel	23%	2041	* *	3-5	\$8,800	
	Corrosion, Extent: Mod	erate, Area Affected : 1	0%			
	Location: On Shackles	Supporting The Tension	on Chains At The F	ender Pa	nels	
	Other Observation, Exte	nt : Light, Area Affecte	d: 100%			
	Location : Along South	Face Of Asset				
	Explanation : Wales Si	upporting Fender Pane	ls .			
Steel	2% 4+	\$7,500 2043	* *	3-5	\$500	
	Broken, Extent : Light, A	. ,			4000	
	Location : Electrical B		Fender Panels Alor	g South	Face Of Asset	
Timber	10%	2041	* *	4	\$5,500	
	Other Observation, Exte	nt : Light, Area Affecte	d : 100%			
	Location : At East And	West Dolphins				
	Explanation: Supporti	ng Fender Clusters				
No Component	65%					
Pile Cluster						
Timber	2% 4+	\$8,300 2033	* *	4	\$400	
	Broken, Extent : Light, A	rea Affected : 5%				
	Location : Loose Wire		luster At East Dolp	hin		
Timber	8%	2032	* *	4-10	\$11,700	
No Component	90%					

Maintenance \$ are aggregated over a 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 :

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	



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

Bulkheads		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top	400/		00-100		* *			
Concrete/Stone	40%	4+	\$37,100	LIFE	* *			
			lerate, Area Affect		Full Length Of Wal	1		
			n Of Sione Facing Extent : Moderate, 1			ι		
	_		stone Facing In Ti					
			ht, Area Affected :		•			
		_	Face In Splash Zo					
Concrete/Stone	10%	4+	\$92,800	LIFE	* *			
Concrete/Stone			\$92,800 re, Area Affected :					
			nels At Dep Outfal					
Not Accessible	50%		1 3					
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	2-4	\$67,800	LIFE	* *	4	\$200	
		_	ent : Moderate, Arc	ea Affect	ed : 30%			
		: At Outbo	ard End					
Not Accessible	95%							
Backfill								
Fill	1000/							
Not Accessible	100%							
Surface Asphalt Pavers	30%			2037	* *	5	\$1,500	
Topsoil	25%			2026	\$6,000	5	\$500	
Under Construction	45%			2020	\$0,000	3	\$300	
Deck Elements	1570							
Railing								
Steel	55%	4+	\$23,500	2027	\$235,400			
	Missing Co	ating, Exte	ent : Light, Area Aj	fected : .	5%			
	Location	: Isolated						
Under Construction	45%			-				

Maintenance \$ are aggregated over a 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 :

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	



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

Bulkheads		Current Repair		Futur	e Replacement	Maintenance		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall								
Concrete	20%			LIFE	* *	5	\$400	
	•		it, Extent : Light, Wall Supporting I					
No Component	80%							
Revetment								
Stone	30%			LIFE	* *	5	\$1,000	
Stone	70%	4+	\$289,100	LIFE	* *	5	\$2,300	
	Progressing	Scour, Ex	tent : Moderate, A	Area Affe	cted : 100%			
	Location:	Insufficie	nt Stone Along Le	ngth Of S	Shoreline North Of	Mts Acc	ess Bridge	
Backfill Fill								
Not Accessible	100%							
Surface								
Asphalt	15%			2041	* *	5	\$900	
	•		nt, Extent : Light, sny Parking Lot A					
Asphalt	45%			2037	* *	5	\$2,800	
•		_	ing, Extent : Light ut Parking Area N		-			
Concrete	10%			2041	* *	5	\$600	
	-		nt, Extent : Light, To New Asphalt P					
Topsoil	30%			2026	\$9,100	5	\$800	

Maintenance \$ are aggregated over a 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 Importance Code C	\$15,100	\$1,400		\$100
Total	\$15,100	\$1,400		\$100



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

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

DEPARTMENT OF SANITATION - 827 REVETMENT - RIPRAP BULKHEAD

Bulkheads	Cui	Current Repair		e Replacement	Maintenance		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Coping/Curb							
Concrete	30%		LIFE	* *	5	\$300	
		t : Light, Area Affected					
	Location : Mi	nor Spalling To Top Fa	ce Of Bur	ied Concrete Jerse	y Barrie	rs	
No Component	70%						
Revetment							
Stone	80%		LIFE	* *	5	\$4,800	
Stone	10% 2-	+ · -)	LIFE	* *	5	\$600	
		tion, Extent : Moderate,	Area Affe	cted : 100%			
		uthern 100 Feet					
	Explanation:	Inadequate Placement/	Protectio	n			
No Component	10%						
Sheet Piles							
Steel	5%		LIFE	* *			
		ent : Light, Area Affecte					
	Location : Th	roughout Exposed Surfa	ce Of She	eting			
No Component	90%						
Not Accessible	5%						
Backfill							
Fill							
Topsoil	10% No	. ,	2068	* *			
		: Severe, Area Affected					
	Location : So	uthern 100 Feet Of Asse	t Above R	evetment			
Not Accessible	90%						
Surface							
Asphalt	20% 4	4-7	2043	* *	5	\$1,100	
		ent : Moderate, Area Afj		0%			
	Location : At	Terminus Of 216th Stre	et				
Gravel	45%		2041	* *	2-5	\$1,400	
Topsoil	35%		2026	\$19,300	5	\$1,600	
		t : Light, Area Affected :	25%				
	Location : No	rthern 350 Feet					

Maintenance \$ are aggregated over a 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 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 REVETMENT AND BULKHEAD GOWANUS BAY

Bulkheads	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	30%		LIFE	* *	5	\$1,300	
Stone	10% 4	4,	LIFE	* *	5	\$400	
		ent : Light, Area Affecte	ed : 10%				
	Location: At	Top Of Slope					
No Component	60%						
Sheet Piles							
Steel	20%		LIFE	* *			
	Corrosion, Exte	ent : Moderate, Area Af	fected : 20	0%			
	Location: In	Splash Zone, 140 Feet	To 510 Fe	et From North End	l		
No Component	40%						
Not Accessible	40%						
Backfill							
Fill							
Gravel	10% No	w \$6,700	2042	* *	5	\$100	
	Other Observat	ion, Extent : Moderate,	Area Affe	ected : 50%			
	Location : Ab	ove Revetment At North	hern 140 I	Feet Of Asset			
	Explanation:	Fill Loss					
Not Accessible	90%						
Surface							
Concrete	80%		2036	* *	5	\$6,800	
		nt : Light, Area Affected			-	+ -)	
		lated Throughout					
Concrete	20% 4-		2042	* *	5	\$900	
Concrete		ıt : Light, Area Affected			5	Ψ200	
	_	u . Ligni, Area Ajjeciet insverse Cracking At N		Of Asset At 10th S	treet		
	Locuiton . Tre	morerse Crucking III IV	o. m Ema	Cj 1133Ci, 11i 17iii D			

Maintenance \$ are aggregated over a 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 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 Importance Code C	\$1,000			
Total	\$1,000			



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

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

DEPARTMENT OF SANITATION - 827 REVETMENT AT DOS GARAGE

Bulkheads	Current Repair	Current Repair Future Replacement		М		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Concrete	100%	LIFE	* *	5	\$400	
	Cracking, Extent : Light, Area	Affected : 2%				
	Location : Isolated					
Revetment						
Stone	100%	LIFE	* *	5	\$2,500	
	Other Observation, Extent : Lig	ht, Area Affected : 1%				
	Location: 155 Feet From 58t	h Road				
	Explanation: State Pollutant	Discharge Elimination S	System Pern	iit Outfal	11	
Backfill						
Fill						
Not Accessible	100%					
Surface			•	•		
Topsoil	100%	2025	\$23,000	5	\$2,000	

Maintenance \$ are aggregated over a 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

Bulkheads		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
No Component	40%							
Under Construction	60%							
Sheet Piles								
Steel	25%	4+	\$106,400	LIFE	* *			
	Corrosion	, Extent : M	loderate, Area Aff	ected : 30	0%			
	Location	: Above M	lw Elevation Alon	g East Ar	nd West Ends Of A	sset		
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			
	-	place Evide 1 : At New M	nt, Extent : Light, Its Facility	Area Aff	ected : 80%			
No Component	40%							

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

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

\$2,600

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

\$88,900

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed :

Total

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			



Maintenance \$ are aggregated over a ten-year period. Site 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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb	100/ 37 011 000		ale ale	_	#100	
Concrete	10% Now \$11,900 Broken, Extent: Severe, Area Affected	LIFE	* *	5	\$100	
	Location: Throughout	. 5070				
	Missing Part, Extent : Severe, Area Aff	ected : 50%	ó			
	Location: Throughout					
Concrete	40% 2-4 \$19,100	LIFE	* *	5	\$300	
	Corrosion of Reinforcement, Extent : M.	loderate, A	rea Affected : 50	%		
	Location: Throughout Exposed Reinforcement, Extent: Mode	rata Araa	Affactad · 50%			
	Location: Throughout	ruie, Area A	ijjecieu . 5070			
Concrete	40%	LIFE	* *	5	\$300	
No Component	10%				****	
Piles and Bracing						
Timber	5% Now \$20,500	2042	* *	4	\$5,100	
	Broken, Extent : Severe, Area Affected Location : Below Concrete Cap	: 20%				
	Rotting/Splitting, Extent: Severe, Area	Affected : 3	20%			
	Location : Below Concrete Cap	55				
Not Accessible	95%					
Sheet Piles						
Steel	20% Now \$829,500	LIFE	* *			
	Broken, Extent : Severe, Area Affected Location : Splash Zone And Below	: 20%				
	Corrosion, Extent : Severe, Area Affect	ed · 100%				
	Location: Throughout	ca . 10070				
Steel	40% 2-4 \$497,700	LIFE	* *			
	Corrosion, Extent : Moderate, Area Aff		ó			
	Location : Splash Zone					
Not Accessible	40%					
Backfill						
Fill Sand	35% Now \$16,500	2057	* *	5	\$200	
Sund	Loss of Backfill, Extent : Severe, Area L Location : Throughout		0%	3	Ψ200	
	Settlement, Extent : Severe, Area Affect Location : Entire Length	ed : 100%				
Not Accessible	65%					

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

Bulkheads	Ilkheads Current Repair Fu		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill						
Surface						
Stone	30%	2040	* *	10		
Stone	5% Now \$36,300	2042	* *			
	Sinkhole, Extent : Severe, Area Affecte	d: 10%				
	Location: Isolated Locations Behind	Sheeting				
Topsoil	55% Now \$20,600	2027	\$20,600	5	\$900	
1	Erosion, Extent : Severe, Area Affected	!: 100%				
	Location : Entire Length					
	Settlement, Extent : Severe, Area Affec	ted : 50%				
	Location: Throughout					
	Other Observation, Extent : Severe, Ar Location : Throughout Explanation : Sinkholes	ea Affecte	d : 50%			
Topsoil	10%	2025	\$3,800	5	\$300	
Fender Wales and Chocks Steel	50% Now \$75,000 Broken, Extent: Severe, Area Affected Location: Throughout Corrosion, Extent: Severe, Area Affect Location: Throughout		* *	3-5	\$12,800	
Timber	50% Now \$77,400 Missing Part, Extent: Severe, Area Aff Location: Throughout Rotting/Splitting, Extent: Moderate, A Location: Throughout			4	\$18,500	

Maintenance \$ are aggregated over a 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



Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Sheet Piles	20/					
Steel	2%	LIFE	* *			
	Corrosion, Extent : Light, Area Affected Location : Throughout Top Of Wall	: 30%				
NI-4 A:1-1-						
Not Accessible Backfill	98%					
Fill						
Not Accessible	100%					
Surface	10070					
Asphalt	80%	2036	* *	5	\$4,100	
•	Cracking, Extent: Light, Area Affected	: 5%				
	Location: Isolated Throughout					
	Settlement, Extent : Light, Area Affected	l : 15%				
	Location: Isolated Throughout					
Not Accessible	20%					
Fender						
Buffer	100/	20.40	* *	4.5	ф1 2 00	
Rubber	10% 90%	2040	* *	4-5	\$1,300	
No Component Facing	90%					
Timber	43%	2036	* *	3	\$7,600	
Timber	7% 2-4 \$37,800	2042	* *	3	\$1,200	
11111001	Rotting/Splitting, Extent : Moderate, Ar		ed : 30%	J	Ψ1,200	
	Location : Eastern 30 Feet Of Asset					
No Component	50%					
Wales and Chocks						
Timber	50%	2036	* *	4	\$18,300	
	Rotting/Splitting, Extent: Light, Area A	ffected :	20%			
	Location : Isolated On Upper Wale					
No Component	30%					
Not Accessible	20%					
Deck Elements						
Railing	050/	2025	¢417.700			
Steel	95% Corrosion, Extent : Light, Area Affected	2025	\$417,700			
	Location: Throughout	. 40/0				
	Missing Coating, Extent: Moderate, Ar	ea Affect	ed : 85%			
	Location: Throughout	jj e e i				
Steel	5% Now \$4,400	2025	\$22,000			
Sicci	Other Observation, Extent : Severe, Are					
	Location : At East And West Ends Of A					
	Explanation : Impact Damage					

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

Bulkheads	Current Repair	Futui	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements						
Parapet						
Concrete	98%	2028	\$331,100			
	Cracking, Extent: Light, Area Affected	Cracking, Extent: Light, Area Affected: 15%				
	Location: Isolated Throughout					
Concrete	2% 4+ \$1,400	2028	\$6,800			
	Spalling, Extent : Moderate, Area Affec	ted : 30%	ó ,			
	Location : At Isolated Railing Connec	tion 430	Feet From East Er	ıd		

Maintenance \$ are aggregated over a 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 : 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		_



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

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

DEPARTMENT OF SANITATION - 827 STONE REVETMENT AT NEW FULTON FISH MARKET

Bulkheads Current Repair		oair F	Future Replacement			Maintenance	
System Component Type	% of Fail Date E Total (Years)		ear 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Coping/Curb							
Concrete	7% Now	\$18,100 LI	IFE	* *	5		
	Broken, Extent : Severe	Area Affected: 100	0%				
	Location : Vehicle Imp	oact Damage At Isol	ated L	ocations			
Concrete	93%	L	IFE	* *	5	\$600	
Revetment							
Stone	100%	L	IFE	* *	5	\$4,400	
	Other Observation, Exte	ent : Light, Area Affe	ected :	100%			
	Location: Throughou	t					
	Explanation: New Co	nstruction					
Backfill							
Fill							
Not Accessible	100%						
Surface							
Asphalt	90%	20	036	* *	5	\$7,600	
Topsoil	10%	20)25	\$4,100	5	\$300	

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

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

2,000

3,800

7,400

7,400

1,600

DEPARTMENT OF SANITATION - 827

Project: SANITATION

FRESH KILLS II PUMP HOUSE

FRESH KILLS II SCALE HOUSE

FRESH KILLS II WALKWAY

FRESH KILLS I OFFICE 1

FRESH KILLS II GENERATOR HOUSE

CADITAL

1853

1854

1855

1856

2780

Miscellaneous Buildings EXPENSE Miscellaneous Buildings		F	415,900		FY 2024 - 2029 84,600	
		FY 2020	FY 2021 9,200	FY 2022		FY 2023
		20,100			8,200	8,700
ASSET#	NAME			SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTE		2,016	116,200	4,000	
1850	FRESH KILLS I OFFICE 2	2		168	0	8,100
1851	FRESH KILLS I GUARD	HOUSE		128	0	6,200
1852	FRESH KILLS I OFFICE 3	3		600	23,300	5,700

980

400

780

800

3,690

56,500

15,500

30,300

212,700

46,100

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.