

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,299,600	\$843,800
Interior Architecture	\$2,704,700	\$375,000
Electrical	\$121,700	\$427,800
Mechanical	\$279,000	\$76,600
Total	\$5,405,000	\$1,723,100
Importance Code A	\$2,341,100	\$843,800
Importance Code B	\$2,512,900	\$879,300
Importance Code C	\$551,100	
Total	\$5,405,000	\$1,723,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,200			
Interior Architecture	\$29,300			\$1,400
Electrical	\$2,200	\$5,800	\$2,200	\$9,900
Mechanical	\$73,200	\$27,200	\$29,100	\$117,600
Total	\$108,800	\$33,000	\$31,300	\$129,000
Importance Code A	\$36,400	\$5,700	\$5,700	\$6,000
Importance Code B	\$43,100	\$27,300	\$25,600	\$123,000
Importance Code C	\$29,300			
Total	\$108,800	\$33,000	\$31,300	\$129,000



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$438,000	LIFE	**	5	\$74,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$823,700	2031	**	5	\$116,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$66,400	2042	**	5	\$2,700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$4,200	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	0-2	\$96,900	LIFE	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
Roof								
Built-Up (BUR)	85%	Now	\$130,700	2026	\$653,300			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanics Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	15%	Now	\$743,900	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$522,300	LIFE	**	5	\$375,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	20%	0-2	\$86,500	2035	**	5	\$22,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$94,900	2036	**	3	\$4,300	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset # : 4133

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	15%	Now	\$259,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	0-2	\$202,800	LIFE	**	5	\$18,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%	0-2	\$27,400	LIFE	**	5	\$3,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$1,900	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	2-4	\$88,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$225,700	2031	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	35%	Now	\$754,100	LIFE	**	5	\$12,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Basement And Underside Of Ramp</i>								
Exposed Struc: Steel	40%	4+	\$470,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps; One 800 Amps And One 600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$500	
Raceway								
Conduit	100%			2036	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	95%			2034	**	5	\$2,900	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,800	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$53,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	50%			2031	**	10	\$1,900	
Egress Lighting								
Exit, Service	50%			2031	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exit, Battery	50%			2031	**	10	\$3,900	
Exterior Lighting								
HID	100%			2026	\$427,800	10	\$400	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	**	5	\$3,400	
Alarm								
Security System								
No Component	80%							
Generic	20%			2021	\$68,500	1	\$8,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$14,300	

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

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DEPARTMENT OF SANITATION - 827

BRONX 12 GARAGE

Asset # : 4133

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%	Now	\$27,700	2036	**	1	\$10,300	1
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Approximately 15 Old Gas Fired Modine Units</i>								
Furnace	30%			2031	**	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Approximately 25 Gas Fired Modine Units</i>								
Furnace	30%			2021	\$41,500	1	\$17,200	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
<i>Explanation : 4 Old Gas Fire Units</i>								
Hot Water Boiler	20%			2039	**	1	\$11,500	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2034	**	4	\$1,700	
No Component	80%							
Terminal Devices								
Air Handler	15%			2021	\$91,600	1	\$10,800	
Convactor/Radiator	5%			2031	**	1	\$1,900	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%			2020	\$145,900	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1 Very Old Unit At 2nd Floor Fan Room</i>								
Window/Wall Unit	10%			2021	\$23,300	1		
No Component	80%							
Heat Rejection								
Air Condenser Unit	10%			2021	\$4,500	2	\$8,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$64,700	
Exhaust Fans								
Interior	15%			2021	\$18,800	2	\$500	
Roof	85%			2026	\$76,600	2	\$3,000	
Plumbing								

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BRONX 12 GARAGE
Asset # : 4133

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	70%			2025	\$18,400	2	\$1,200	
Gas Fired	30%			2019	\$7,900	2	\$500	
Sanitary Piping Cast Iron	100%	Now	\$12,300	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Water Backup At Wash Bay And Garage Floor During Rain</i>						
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric	100%			2026	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
		<i>Leaking Connections, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Toilets And Showers</i>						
Fire Suppression								
Standpipe Generic	100%			2036	* *	1-5	\$60,600	
Sprinkler Generic	100%			2036	* *	1-2	\$32,500	
Fire Pump Generic	100%	Now	\$8,400	2029	* *	1	\$19,500	
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Water Supply Room</i>						
Chemical System Generic	100%			2021	\$25,500	1-3	\$55,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Top Of Gas Refill Stations, Garage</i>						
		<i>Explanation : 2 Sets</i>						

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$641,100	
Interior Architecture	\$306,400	\$56,800
Electrical		\$54,300
Total	\$947,500	\$111,100
Importance Code A	\$641,100	
Importance Code B	\$268,700	\$111,100
Importance Code C	\$37,700	
Total	\$947,500	\$111,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$38,100		\$100	
Interior Architecture	\$8,300		\$300	\$300
Electrical	\$200		\$100	\$200
Mechanical	\$8,900	\$2,100	\$4,400	\$2,100
Total	\$55,500	\$2,100	\$4,900	\$2,500
Importance Code A	\$39,400	\$1,300	\$1,500	\$1,300
Importance Code B	\$11,500	\$800	\$3,400	\$1,200
Importance Code C	\$4,600			
Total	\$55,500	\$2,100	\$4,900	\$2,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$291,300	LIFE	**	5	\$16,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East And South Facades</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South, East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Lintels And Above Metal Doors</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And South Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
Masonry: Fieldstone	8%			LIFE	**	5	\$2,500	
Metal Coiling Doors	12%	4+	\$13,700	2032	**	5	\$3,900	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Doors</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Doors</i>								
Windows								
Aluminum	25%	Now	\$2,700	2052	**	5		
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Exterior Of Windows</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Office Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Metal Louvers	10%			2030	**	10	\$100	
No Component	65%							

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$10,400	LIFE	**	5	\$600	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping Stone Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Coping Stone Throughout</i>								
Masonry: Brick	85%	Now	\$80,000	LIFE	**	5	\$1,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South, East And West Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Facades</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Wall - Rear Of Garage</i>								
Masonry: Sandstone	5%	Now	\$7,200	LIFE	**	5	\$100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Explanation : This Component Is Actully Bluestone Coping</i>								
Pre-Cast Concrete	5%	Now	\$2,900	LIFE	**	5	\$500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Coping Stones Throughout</i>								
Roof								
Modified Bitumen	90%	Now	\$210,400	2037	**			1
<i>Blisters, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Perimeter Locations</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Rear Wall Of Garage And Above Break Room</i>								
Skylight, Metal/Glass	10%	Now	\$59,300	2037	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$53,700	LIFE	**	5	\$38,500	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2032	**	3	\$800	
Vinyl Tile	10%			2022	\$18,300	3	\$1,100	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Offices</i>								
Interior Walls								
Cast Stone/Terra Cotta	40%	Now	\$37,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Wall Of Garage At Offices</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$4,600	
Gypsum Board	40%	4+	\$2,300	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,500	2032	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Offices</i>								
Exposed Struc: Wood	80%	Now	\$215,100	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Perimeter And At Roof Penetrations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 85%</i>								
<i>Location : Barrel Vault Over Garage</i>								
<i>Explanation : Ceiling Panels Missing</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,400	5	\$100	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$23,900	5	\$400	
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Fused Disc Sw	5%			2026	\$400	5		
Molded Case Bkrs	95%			2026	\$6,900	5	\$400	
Wiring								
Thermoplastic	100%			2027	\$8,000	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2025	\$14,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	5%			2032	* *	10	\$700	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanic Shop</i>						
Fluorescent	30%			2027	\$9,400	10	\$4,000	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office And Locker Room</i>						
HID	65%			2032	* *	10	\$300	
Egress Lighting								
Exit, Service	100%			2027	\$3,900	1		
Exterior Lighting								
HID	100%			2027	\$54,300	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	* *	5	\$4,600	
Conversion Equipment								
Furnace	20%			2032	* *	1	\$1,500	
Steam Boiler	80%			2040	* *	1	\$11,700	
Terminal Devices								
Fan Coil Unit/Heat	80%			2032	* *	1	\$3,800	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2025	\$3,000	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,000	
Exhaust Fans								
Roof	100%			2032	* *	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater								
Electric	50%			2026	\$1,100	4	\$100	
Oil Fired	50%			2025	\$2,200	1	\$200	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$1,600	
<hr/>								
Backflow Preventer								
Generic	100%			2035	* *	1	\$900	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2053	* *	1-5	\$7,400	
<hr/>								

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$360,200	\$238,800
Interior Architecture	\$134,100	
Total	\$494,300	\$238,800
Importance Code A	\$360,200	\$238,800
Importance Code B	\$134,100	
Total	\$494,300	\$238,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$46,400			
Interior Architecture	\$38,600		\$1,600	\$800
Electrical	\$8,500	\$100	\$200	\$300
Mechanical	\$6,600	\$2,200	\$4,300	\$2,200
Total	\$100,100	\$2,300	\$6,000	\$3,300
Importance Code A	\$47,800	\$1,400	\$1,400	\$1,400
Importance Code B	\$20,400	\$900	\$3,000	\$1,900
Importance Code C	\$31,900		\$1,600	
Total	\$100,100	\$2,300	\$6,000	\$3,300



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$13,800	
Concrete Masonry Unit	10%			LIFE	**	5	\$3,400	
Masonry: Brick	70%	Now	\$170,300	LIFE	**	5	\$19,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, Corners Of Building, At Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Street Facade</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Door Openings</i>								
Metal Coiling Doors	10%	Now	\$152,500	2047	**	5	\$4,300	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Doors</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Doors</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$8,900	
Windows								
Aluminum	65%	4+	\$15,500	2035	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Areas</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Exterior Perimeter Of Windows</i>								
Steel	35%	4+	\$5,200	2026	\$52,100	5	\$6,400	
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	5-10	\$14,700	
Metal Panel	50%			2047	**	5	\$8,300	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$37,300	2027	\$186,700			1
<i>Alligating, Extent : Moderate, Area Affected : 15%</i> <i>Location : Throughout</i> <i>Blisters, Extent : Moderate, Area Affected : 25%</i> <i>Location : Perimeter Curbs, Scuppers And At Clerstory Structures</i> <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Ponding, Extent : Severe, Area Affected : 20%</i> <i>Location : 2nd Floor Roof</i> <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout - 5 To 10 Years Ago</i> <i>Ridging, Extent : Moderate, Area Affected : 25%</i> <i>Location : Lower Roof</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i> <i>Location : Various Locations Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$44,600	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout Garage</i> <i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : East Side Of Garage Due To Floor Drain</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout Garage</i>								
Vinyl Tile	30%	2-4	\$52,100	2037	**	3	\$2,400	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2030	**	5	\$3,300	
Concrete Masonry Unit	80%	2-4	\$28,300	LIFE	**	5	\$10,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : Womens Locker Room</i>								
Gypsum Board	10%			LIFE	**	5-10	\$5,500	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$3,300	2040	**	5	\$2,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> <i>Location : Office Areas Throughout 2nd Floor</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$1,300	
Gypsum Board	5%			LIFE	**	5-10	\$3,600	
Plaster	70%	Now	\$37,500	LIFE	**	5	\$9,100	
<i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout Garage</i> <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i> <i>Location : Within Garage From Roof Leak Above</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 200 Main Disconnect Switch</i>								
Raceway								
Conduit	95%			2027	\$3,500	1		
Conduit	5%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$6,600	5	\$300	
Wiring								
Thermoplastic	95%			2027	\$7,600	1		
Thermoplastic	5%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$14,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	35%			2032	* *	10	\$4,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room And Hallway</i>								
HID	65%			2032	* *	10	\$300	
Egress Lighting								
Exit, Service	100%			2032	* *	1		
Exterior Lighting								
HID	100%			2032	* *	10		
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$8,300	2037	* *	1	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Terminal Devices							
Convector/Radiator	20%			2040	**	1	\$900
Fan Coil Unit/Heat	80%			2032	**	1	\$3,600
Air Conditioning							
Energy Source							
Electricity	100%			2049	**	1	
Conversion Equipment							
Window/Wall Unit	10%			2025	\$2,800	1	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,300
Exhaust Fans							
Roof	100%			2027	\$10,800	2	\$400
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2047	**	1	
Water Heater							
Electric	50%			2025	\$1,100	4	
Gas Fired	50%			2025	\$1,600	2	\$100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2032	**	4	\$1,600
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2047	**	1-5	\$7,000

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 : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : BRONX 6 & 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,637,200	\$147,400
Interior Architecture	\$693,100	\$159,600
Electrical		\$546,800
Mechanical	\$186,700	\$1,013,900
Total	\$2,517,000	\$1,867,600
Importance Code A	\$1,664,000	\$147,400
Importance Code B	\$853,000	\$1,720,300
Total	\$2,517,000	\$1,867,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,000			
Interior Architecture		\$12,600	\$2,800	\$2,100
Electrical	\$900	\$2,000	\$1,200	\$34,600
Mechanical	\$125,700	\$40,800	\$18,600	\$30,800
Total	\$159,600	\$55,400	\$22,600	\$67,600
Importance Code A	\$68,300	\$3,700	\$3,700	\$3,900
Importance Code B	\$91,300	\$51,700	\$18,900	\$63,700
Importance Code C				
Total	\$159,600	\$55,400	\$22,600	\$67,600



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	70%	Now	\$336,700	LIFE	**	5	\$92,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Columns Flanking Doors</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	27%	2-4	\$393,100	2039	**	5	\$55,400	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$12,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	92%	Now	\$199,200	2042	**	5	\$8,100	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Glass Block	5%			LIFE	**	5	\$600	
Metal Louvers	3%			2035	**	10	\$3,300	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	60%	Now	\$53,200	LIFE	**	5	\$4,700	1
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i> <i>Location : Interior Face Of All Built-Up Parapets</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i> <i>Location : Interior Face Of High Walls And Throughout</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i> <i>Location : Steel Supports At Openings Of Built-up Parapets</i> <i>Vertical Cracks, Extent : Moderate, Area Affected : 25%</i> <i>Location : Interior Face Of High Walls And Throughout</i>								
Masonry: Brick	20%	Now	\$23,600	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout</i>								
Metal Rail	15%	2-4	\$8,200	2039	**	5	\$7,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> <i>Location : Coping</i>								
Roof								
Modified Bitumen	95%	Now	\$577,800	2036	**			1
<i>Blisters, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i> <i>Debris Present, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : Interior Side Of Perimeter Wall And At Roof Penetrations</i> <i>Seams Open/Split, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : 6a Garage, 6 Lockerrooms</i>								
Skylight, Metal/Glass	5%	Now	\$77,100	2046	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i> <i>Location : At East Entry Overhang</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : Perimeter Of All Skylights</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$74,100	LIFE	**	5	\$159,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Both Garages</i>								
Ceramic Tile	5%			2035	**	5	\$5,600	
Quarry Tile	15%			2039	**	5	\$25,300	
Vinyl Tile	15%	Now	\$139,800	2036	**	3	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$9,100	
Glass Block	5%			LIFE	**			
Glass: Single Pane	5%			LIFE	**	5	\$1,700	
SGFT/Glazed Masonry	40%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$133,000	2039	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Second Floor In 6/6a And Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor</i>								
Exposed Struc: Steel	75%	4+	\$346,300	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$200	
Molded Case Bkrs	90%			2034	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$2,100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main, Garage 6A</i>						
		<i>Explanation : Connected With Main Water Pipe</i>						
Lighting								
Interior Lighting								
Fluorescent	40%			2031	**	10	\$27,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2031	**	10	\$3,400	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
HID	55%			2031	**	10	\$1,300	
Egress Lighting								
Emergency, Battery	70%			2026		10	\$12,700	
Exit, Service	30%			2026		1	\$5,900	
Exterior Lighting								
HID	100%			2026		10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026		1-3	\$10,300	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	35%	Now	\$31,300	2036	* *	1	\$11,700	
<i>Abandoned in Place, Extent : Severe, Area Affected : 35%</i>								
<i>Location : 7 Roof Top Units, Roof</i>								
Furnace	30%	Now	\$2,700	2021	\$26,800	1	\$10,000	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Garage</i>								
<i>Explanation : 25 Units</i>								
Furnace	20%			2031	* *	1	\$7,400	
Hot Water Boiler	15%			2031	* *	1	\$5,600	
<i>Damaged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : Total 4 Units In 2 Boiler Rooms, Each Boiler Room Has 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	15%			2025	\$55,200	4	\$600	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2024	\$103,800	1	\$3,600	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%	0-2	\$67,600	2036	* *	2	\$700	
<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof, All Cooling Ext Pkg Units Need Repair Or Replacement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	4+	\$63,200	LIFE	* *	2-5	\$41,800	
<i>Needs Cleaning, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Roof	50%	Now	\$2,900	2021	\$29,100	2	\$900	
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Roof	50%	Now	\$29,100	2036	* *	2	\$900	
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Not In Service, Roof</i>								
Plumbing								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	**	1		
Galv Iron/Steel	50%	0-2	\$5,500	2031	**	1		
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Water Supply Room</i>							
Water Heater								
Gas Fired	50%			2021	\$8,500	2	\$500	
Oil Fired	50%	Now	\$11,400	2026	\$11,400	1	\$1,000	
	<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Boiler Room</i>							
Sanitary Piping								
Cast Iron	100%	Now	\$31,800	LIFE	**	1		
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Wash Bay Area</i>							
	<i>Cracked, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Under Truck Path</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$39,200	
Sprinkler								
Generic	100%			2026	\$855,000	1-2	\$21,000	
Chemical System								
Generic	100%			2019	\$25,500	1-3	\$50,600	

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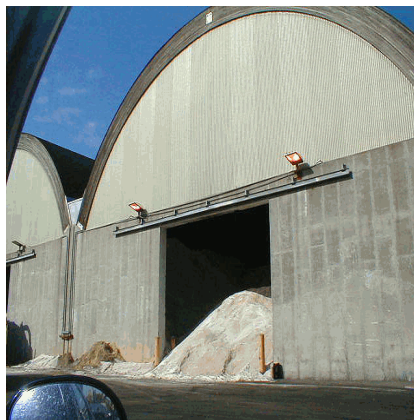
Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : BRONX 6 & 6A GARAGE SALT STORAGE BUILDING
Address : EAST 176 STREET & 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$64,300	
Interior Architecture	\$271,500	
Electrical	\$39,400	
Total	\$375,100	
Importance Code A	\$64,300	
Importance Code B	\$310,900	
Total	\$375,100	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$72,200			
Interior Architecture				
Electrical	\$7,300			\$20,500
Mechanical				
Total	\$79,500			\$20,500
Importance Code A	\$72,200			
Importance Code B	\$7,300			\$20,500
Total	\$79,500			\$20,500



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

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

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

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

Asset # : 3001

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	60%	Now	\$64,300	LIFE	**	5	\$19,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entrance, Interior Sill At Base Of Fiberglass Panels</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout Interior And Exterior Of Sheds And Entry Points</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	15%	Now	\$11,700	LIFE	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Fiberglass Panel	10%	Now	\$1,400	2035	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
Masonry: Brick Cavity	10%	Now	\$4,700	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Wall</i>								
Wood	5%	Now	\$8,300	2039	**	5	\$800	1
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Arch Above Entrances</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Arch Above Entrances</i>								

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

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

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

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

Asset # : 3001

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	90%	Now	\$7,700	LIFE	**	5	\$6,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
Pre-Cast Concrete	10%	Now	\$500	LIFE	**	5	\$400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping On South Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping On South Wall</i>								
Roof								
Asphalt Shingle	90%	Now	\$31,900	2041	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$6,000	2036	**			1
<i>Debris Present, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Butresses</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Flat Section Between Barrel Roofs And Butresses</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$16,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Presence Of Salt Piles Prevented Full Examination</i>								

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

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

DEPARTMENT OF SANITATION - 827
BRONX 6 & 6A GARAGE SALT STORAGE BUILDING
Asset # : 3001

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

Interior

Ceilings

Exposed Struc: Wood	100%	Now	\$271,500	LIFE			* *	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Near Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structural Damage</i>								

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

Under 600 Volts

Raceway

Conduit	100%			2026	\$3,700	1		
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Panelboards

Molded Case Bkrs	100%	0-2	\$7,300	2051		* *	5	\$100
<i>Arc/Scorch/Burn Mrks, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Structure</i>								

Wiring

Thermoplastic	100%			2026	\$8,000	1		
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Lighting

Interior Lighting

HID	100%			2021	\$39,400	10		\$200
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Exterior Lighting

HID	100%			2021	\$20,300	10		
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Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Plumbing

H/C Water Piping

Galv Iron/Steel	100%			2024	\$14,400	1		
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Along Side Of Shed

Explanation : Calcium Chloride Spray System

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

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,143,900	\$148,100
Interior Architecture	\$2,512,200	\$162,500
Electrical	\$382,500	\$138,800
Mechanical	\$360,500	\$1,312,100
Total	\$6,399,200	\$1,761,500
Importance Code A	\$3,143,900	\$148,100
Importance Code B	\$2,160,100	\$1,613,400
Importance Code C	\$1,095,200	
Total	\$6,399,200	\$1,761,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$32,100			
Interior Architecture	\$7,300			\$1,400
Electrical	\$61,000	\$200	\$200	\$15,700
Mechanical	\$31,300	\$14,400	\$24,000	\$58,800
Total	\$131,700	\$14,600	\$24,300	\$75,900
Importance Code A	\$45,600	\$8,700	\$8,700	\$8,700
Importance Code B	\$86,200	\$5,900	\$15,500	\$67,200
Importance Code C				
Total	\$131,700	\$14,600	\$24,300	\$75,900



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

Asset # : 4199

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	10%	Now	\$85,600	2041	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$794,500	LIFE	**	5	\$53,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads And Throughout Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads And Throughout Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Building Corners</i>								
Masonry: Brick	25%	Now	\$441,400	LIFE	**	5	\$30,000	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Upper Wall</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Upper Wall</i>								
Metal Coiling Doors	10%	Now	\$664,100	2046	**	5	\$18,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$169,500	2031	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

Asset # : 4199

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Aluminum	5%	Now	\$80,400	2051	**	5	\$1,000	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
	<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	5%	Now	\$11,400	2029	**			
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Steel	5%	Now	\$100,200	2051	**	5	\$12,300	
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Area Under Ramp</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Area Under Ramp</i>							
	<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Area Under Ramp</i>							
No Component	85%							
Parapets								
Masonry: Brick	25%	Now	\$190,100	LIFE	**	5	\$3,400	1
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Upper Parapet</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 75%</i>							
	<i>Location : Upper Parapet</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Upper Parapet</i>							
Masonry: Brick	70%	Now	\$159,700	LIFE	**	5	\$9,400	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Corners</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%	Now	\$20,700	LIFE	**	5	\$800	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping</i>							

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

Maintenance \$ are aggregated over a ten-year period. Site 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 9/10 GARAGE BRONX BOROUGH REPAIR SHOP

Asset # : 4199

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	30%	Now	\$147,700	2036	**			
	<i>Blisters, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Lower Roof</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Lower Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Garage Area</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>							
	<i>Location : Lower Roof</i>							
Roll Roofing	70%	Now	\$310,500	2028	**	5	\$64,200	
	<i>Seams Open/Split, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Upper Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Garage Area</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Upper Roof</i>							
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$377,300	LIFE	**	5	\$162,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Area Under Ramp And Shops Throughout</i>							
	<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Spalling, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Uneven Surface, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Area Under Ramp</i>							
Ceramic Tile	5%	Now	\$87,900	2041	**	5	\$2,300	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Toilets And Shower Rooms</i>							
	<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Steel Plate	3%	4+	\$99,300	LIFE	**	1		
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Stairs</i>							
Vinyl Tile	12%	Now	\$92,500	2036	**	3	\$4,200	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Lunch Room</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Lunch Room</i>							

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

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

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

Asset # : 4199

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$117,700	2041	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	50%	Now	\$378,900	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$598,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Electrical Room And Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Area Near East Side Exit</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$7,300	2031	**	5	\$2,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Recreation Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Recreation Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Recreation Room</i>								
Exposed Concrete	30%	Now	\$437,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Under Ramp Area</i>								
<i>Spalling, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Under Ramp Area</i>								
Exposed Concrete	25%			LIFE	**	5	\$3,600	
Exposed Struc: Steel	30%	Now	\$286,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$35,700	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Locker Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Locker Room</i>								

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

Under 600 Volts

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

Asset # : 4199

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2-4	\$4,700	2056	**	5	\$1,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : No Nameplate Ratings Available. On Extended Life</i>							
<hr/>								
Switchgear / Switchboard								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : The Room Is Locked No Available Keys</i>							
<hr/>								
Raceway								
Conduit	100%			2026	\$30,600	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2025	\$1,900	5	\$100	
Molded Case Bkrs	15%			2025	\$5,600	5	\$300	
Molded Case Bkrs	80%	2-4	\$30,100	2051	**	5	\$900	
	<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st And 2nd Floors</i>							
<hr/>								
Wiring								
Braided Cloth	65%	2-4	\$17,600	2051	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	35%			2026	\$9,500	1		
<hr/>								
Motor Controllers								
Locally Mounted	70%			2024	\$9,800	5	\$400	
Locally Mounted	30%	2-4	\$4,200	2046	**	5	\$100	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : The Room Is Locked No Available Keys</i>							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	35%			2026	\$81,600	10	\$28,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices, Locker Room And Shower Rooms</i>							
	<i>Explanation : T-8 Lamps</i>							
HID	60%			2026	\$51,500	10	\$1,700	
HID	5%	Now	\$4,300	2036	**			
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2021	\$58,000	10	\$10,600	
Exit, Service	50%			2021	\$4,800	1		

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

Asset # : 4199

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	100%			2021	\$324,600	10	\$300	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$27,300	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank Of 15,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$87,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	10%	0-2	\$60,000	2056	**	4	\$400	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	90%			2026	\$540,000	4	\$5,900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Air Handler	40%	0-2	\$185,400	2036	**	1	\$19,600	
<i>Unit Inoperable, Extent : Light, Area Affected : 20%</i>								
<i>Location : Second Floor</i>								
Convactor/Radiator	20%			2031	**	1	\$5,700	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairway At 1st Floor</i>								
Fan Coil Unit/Heat	40%			2026	\$514,700	1	\$11,400	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2021	\$17,700	1		
No Component	90%							
Distribution								
Ductwork/Diffusers	5%			LIFE	**	2	\$5,700	
No Component	95%							
Terminal Devices								
Fan Coil - Cooling	5%			2026	\$3,300	1	\$1,400	
No Component	95%							
Heat Rejection								
Air Condenser Unit	5%			2026	\$900	2	\$3,100	
No Component	95%							

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

Asset # : 4199

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$74,200	LIFE	* *	2-5	\$4,900	
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Equipment Fresh Air Intake</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$44,200	
Exhaust Fans								
Roof	60%	Now	\$41,000	2036	* *	2	\$1,300	
<i>Broken, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Wall Unit	40%			2026	\$52,000	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2036	* *	1		
Galv Iron/Steel	80%			2024	\$205,300	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2024	\$20,000	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Mechanical Room</i>								
<i>Explanation : 2 Gas Fired Units</i>								
Sanitary Piping								
Cast Iron	95%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	5%	0-2	\$9,300	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South East Corner Of Garage Floor, Severe Blockage Reported</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Rigid Piping	35%			2026	\$3,800	4	\$900	
Submersible	65%			2018	\$4,200	4	\$1,600	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout 3rd Floor</i>								
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$46,000	
<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor</i>								

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,388,700	\$475,200
Interior Architecture	\$284,100	\$353,700
Mechanical	\$52,700	\$261,700
Total	\$1,725,500	\$1,090,600
Importance Code A	\$1,388,700	\$475,200
Importance Code B	\$336,800	\$615,400
Total	\$1,725,500	\$1,090,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$66,300			
Interior Architecture	\$18,800	\$11,700		\$11,300
Electrical	\$1,000	\$2,100	\$1,000	\$1,900
Mechanical	\$24,600	\$11,200	\$25,300	\$33,200
Total	\$110,700	\$25,000	\$26,300	\$46,400
Importance Code A	\$72,100	\$5,800	\$5,800	\$5,900
Importance Code B	\$19,800	\$18,000	\$20,500	\$40,500
Importance Code C	\$18,800	\$1,200		
Total	\$110,700	\$25,000	\$26,300	\$46,400



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

Asset # : 4134

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	20%	4+	\$22,400	2029	**	5	\$29,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	60%	Now	\$415,800	LIFE	**	5	\$47,000	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Overhead Doors And Windows Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade, Piers, East Facade</i>								
Masonry: Granite	3%	Now	\$27,200	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Masonry: Limestone	2%	Now	\$16,700	LIFE	**	5	\$1,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Window Sills</i>								
Metal Coiling Doors	15%	Now	\$65,200	2031	**	5	\$18,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$645,000	2051	**	5	\$7,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 20%</i>								
<i>Location : A / C Window Unit Locations</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Windows</i>								
Parapets								
Masonry: Brick	100%	Now	\$98,100	LIFE	**	5	\$8,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Side Of Parapet</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade, South Facade, East Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Sides Of Second Floor</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Piers And South West Corners</i>								

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

Asset # : 4134

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	85%	Now	\$42,800	2026	\$428,100			
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Second Floor Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2nd Floor Gymnasium And Officer Pantry</i>								
Skylight, Metal/Glass	15%	4+	\$121,900	2036	**			
<i>Glazing Clouded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$226,300	LIFE	**	5	\$243,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Ground Floor, First Floor</i>								
Ceramic Tile	5%			2029	**	5	\$7,000	
Quarry Tile	10%			2031	**	5	\$20,900	
Vinyl Tile	5%	Now	\$57,800	2036	**	3	\$2,600	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2029	**	5	\$2,500	
Concrete Masonry Unit	80%			LIFE	**	5	\$15,800	
Gypsum Board	10%			LIFE	**	5	\$3,000	
Masonry: Brick	5%	Now	\$18,800	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairwells And 2nd Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East And West Stairwells</i>								
Ceilings								
AcousTileSusp.Lay-In	10%			2024	\$110,000	5	\$13,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%			LIFE	**	5	\$6,500	
Exposed Struc: Steel	60%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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

Asset # : 4134

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

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

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

Asset # : 4134

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$57,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$4,300	
Terminal Devices								
Air Handler	50%			2031	**	1	\$18,100	
Convactor/Radiator	30%			2039	**	1	\$5,700	
Fan Coil Unit/Heat	20%			2026	\$170,800	1	\$3,800	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%	0-2	\$52,700	2036	**	2	\$600	
	<i>Broken, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
Window/Wall Unit	20%			2024	\$23,400	1		
No Component	60%							
Heat Rejection								
Air Condenser Unit	100%	Now	\$4,600	2026	\$45,600	2	\$32,500	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,600	
Exhaust Fans								
Roof	100%	Now	\$4,500	2026	\$45,300	2	\$1,400	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : One Of Seven Units On Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2046	**	1		
Galv Iron/Steel	70%			2031	**	1		
Water Heater								
Gas Fired	100%			2021	\$13,300	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Backflow Preventer								
Generic	100%			2026	\$5,500	1	\$3,600	

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

Asset # : 4134

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Fixtures								
Generic	100%							
		<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$30,500	
Sprinkler								
Generic	100%			2036	* *	1-2	\$16,400	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,056,900	\$234,800
Interior Architecture	\$604,200	\$172,700
Electrical		\$337,000
Mechanical	\$100,500	\$223,300
Total	\$2,761,500	\$967,800
Importance Code A	\$2,056,900	\$234,800
Importance Code B	\$476,900	\$733,000
Importance Code C	\$227,700	
Total	\$2,761,500	\$967,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$69,700			
Interior Architecture	\$46,300			\$1,200
Electrical	\$50,300	\$1,200	\$600	\$700
Mechanical	\$22,100	\$5,400	\$13,200	\$62,800
Total	\$188,500	\$6,600	\$13,800	\$64,800
Importance Code A	\$70,300		\$600	\$100
Importance Code B	\$85,100	\$6,600	\$13,200	\$64,600
Importance Code C	\$33,000			
Total	\$188,500	\$6,600	\$13,800	\$64,800



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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Asset # : 4241

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$248,500	LIFE	**	5	\$46,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Building Base</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Fiberglass Panel	10%	Now	\$25,700	2035	**	5	\$22,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$918,100	LIFE	**	5	\$77,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	Now	\$199,200	2031	**	5	\$18,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Facade</i>								
Stucco Cement	10%	Now	\$33,900	2031	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	95%	Now	\$458,300	2034	**	5	\$18,700	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2035	**	10	\$12,300	

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Asset # : 4241

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$50,200	LIFE	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Coping</i>								
Masonry: Brick	80%	Now	\$182,500	LIFE	**	5	\$10,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corners And Throughout Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	Now	\$10,100	2046	**	5	\$2,600	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2034	**	10	\$110,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout 2009</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$160,400	LIFE	**	5	\$172,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area And Corridor Between Incinerator And Garage</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$87,900	2041	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets And Shower Rooms</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$77,100	2036	**	3	\$3,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Office</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : At Office</i>								

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Asset # : 4241

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	50%	Now	\$94,700	LIFE	**	5	\$17,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%	Now	\$133,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$33,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$7,300	2031	**	5	\$4,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Locker Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Room</i>								
Exposed Concrete	35%	Now	\$51,100	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Garage</i>								
<i>Spalling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%			LIFE	**			
Plaster	5%	Now	\$6,000	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes.</i>								
Fused Disc Sw	50%			2026	\$13,300	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	30%			2026	\$50,100	5	\$100	
Molded Case Bkrs	70%			2026	\$116,900	5	\$1,100	
Raceway								
Conduit	95%			2026	\$44,600	1		
Conduit	5%			2036	**	1		

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Asset # : 4241

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2025	\$4,700	5	\$100	
Molded Case Bkrs	70%			2025	\$66,400	5	\$1,100	
Molded Case Bkrs	20%			2034	**	5	\$300	
Molded Case Bkrs	5%	2-4	\$4,700	2051	**	5		
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Wiring								
Braided Cloth	40%	2-4	\$21,500	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2026	\$26,900	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$59,000	5	\$300	
Locally Mounted	20%	2-4	\$14,800	2046	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	60%			2034	**	10	\$34,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	40%			2034	**	10	\$800	
Egress Lighting								
Exit, Service	100%			2026	\$6,700	1		
Exterior Lighting								
HID	100%			2034	**	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2029	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Located In The Stacks Only</i>								

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

Heating

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DEPARTMENT OF SANITATION - 827
BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Asset # : 4241

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2036	**	1		
No Component	90%							
Conversion Equipment								
Radiant Heater	10%			2026	\$26,700	2	\$2,900	
No Component	90%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : Incinerators Are No Longer In Service</i>						
Distribution								
Steam Piping/Pump	100%			2026	\$42,300	4	\$4,600	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>						
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Terminal Devices								
Air Handler	90%			2021	\$29,400	1	\$34,500	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Garage Floor, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>						
		<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Convactor/Radiator	10%			2031	**	1	\$2,000	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout, Locker Rooms And Office Spaces, The Incinerators Which Served As The Source Of Energy For Making Steam Are No Longer In Operation.</i>						
Air Conditioning								
Energy Source								
Electricity	10%			2034	**	1		
No Component	90%							
Conversion Equipment								
Window/Wall Unit	10%			2024	\$12,500	1		
No Component	90%							
Distribution								
Ductwork/Diffusers	10%			LIFE	**	2	\$8,100	
		<i>Not in Service, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mezzanine Level</i>						
No Component	90%							
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$52,300	LIFE	**	2-5	\$3,500	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Equipment Fresh Air Intake</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$31,100	
Exhaust Fans								
Roof	100%	0-2	\$48,200	2036	**	2	\$1,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$181,000	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Oil Fired	100%			2021	\$18,800	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : One Unit - 275 Gallons</i>								
Sanitary Piping								
Cast Iron	10%	0-2	\$13,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tunnel Area, Occassional Blockage Reported</i>								
Cast Iron	90%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backflow Preventer								
Generic	5%	0-2	\$300	2036	**	1	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Water Meter Room</i>								
<i>Explanation : Leaky Back Flow Preventer Observed</i>								
Generic	95%			2026	\$5,600	1	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$32,400	

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$42,500
Total		\$42,500
Importance Code A		\$42,500
Total		\$42,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$20,000		\$400	
Interior Architecture	\$22,700			\$900
Electrical	\$1,600		\$100	\$100
Mechanical	\$1,100	\$200	\$500	\$200
Total	\$45,500	\$300	\$1,000	\$1,200
Importance Code A	\$20,100	\$100	\$500	\$100
Importance Code B	\$9,100	\$200	\$400	\$700
Importance Code C	\$16,300			\$400
Total	\$45,500	\$300	\$1,000	\$1,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	**	5	\$13,500	
Metal Panel	3%			2047	**	5-10	\$1,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$900	
Windows								
Aluminum	100%			2035	**	5	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Concrete Masonry Unit	5%			LIFE	**	5-10		
Metal Panel	5%			2047	**	5		
No Component	90%							
Roof								
Modified Bitumen	100%	Now	\$12,700	2027		\$42,500		
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Ridging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Stepped Up Parapets And Roof Penetrations</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South East Corner</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2036	**	5	\$200	
Vinyl Tile	90%	Now	\$2,900	2022		\$29,400	3	\$1,300
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridors And Kitchen Area</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$700	
Gypsum Board	92%			LIFE	**	5-10	\$24,600	
Ceilings								
AcousTileSusp.Lay-In	100%	4+	\$3,100	2040	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Offices</i>								

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

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

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

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

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

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Exterior Pkg Unit - Cooling	10%			2032	* *	2	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,300
Exhaust Fans							
Roof	100%			2032	* *	2	\$100
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2047	* *	1	
Water Heater							
Gas Fired	100%			2025	\$600	2	
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
Generic	100%			2032	* *	1	\$200
Fixtures							
Generic	100%						

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Estimates are rounded to the nearest hundred dollars.

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : **BROOKLYN 11 SANITATION GARAGE BK S11**
 Address : **1824 SHORE PARKWAY**
 Borough : **BROOKLYN** Agency's Number : **N/A**
 Program / Asset # : **DOS0036.000 / 122** Yr Built/Renovated : **1983 / 2001**
 Area Sq Ft : **76,915** Project Type : **SANITATION**
 Date of Survey : **05-Jun-2013** Landmark Status : **NONE**
 Areas Surveyed : **Roof, Floors 1,2**
 Block : **6943** Lot : **2** BIN : **3378180**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$528,600	\$129,100
Interior Architecture	\$786,500	\$158,100
Electrical	\$351,900	\$126,600
Mechanical	\$135,800	\$1,506,600
Total	\$1,802,700	\$1,920,300
Importance Code A	\$528,600	\$129,100
Importance Code B	\$1,224,100	\$1,791,200
Importance Code C	\$50,000	
Total	\$1,802,700	\$1,920,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$40,500	\$20,800		
Interior Architecture	\$12,700	\$3,600		\$2,600
Electrical	\$5,300	\$5,700	\$6,600	\$5,200
Mechanical	\$31,300	\$43,600	\$14,300	\$9,600
Total	\$89,900	\$73,700	\$20,900	\$17,300
Importance Code A	\$43,900	\$24,300	\$3,400	\$3,400
Importance Code B	\$38,300	\$49,400	\$17,500	\$13,900
Importance Code C	\$7,600			
Total	\$89,900	\$73,700	\$20,900	\$17,300



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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 SANITATION GARAGE BK S11

Asset # : 122

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	**	5	\$72,500	
Metal Coiling Doors	30%	Now	\$200,900	2029	**	5	\$56,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	5%			2044	**	5	\$18,900	
Window Wall	5%			2044	**	5	\$22,700	
Windows								
Aluminum	100%	Now	\$132,800	2040	**	5	\$8,100	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	2-4	\$8,000	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	0-2	\$32,600	LIFE	**	5	\$5,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%	2-4	\$106,300	2029	**			
<i>Alligating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Plastic	5%	2-4	\$88,600	2037	**	1		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%			LIFE	**	5	\$158,100	
Ceramic Tile	7%			2039	**	5	\$7,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	3%	4+	\$42,700	2040	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$171,400	2034	**	3	\$7,700	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	55%	2-4	\$50,000	LIFE	**	5	\$9,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%	Now	\$7,600	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%	Now	\$203,900	2044	**	5	\$12,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	4+	\$318,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	40%			LIFE	**			
Gypsum Board	5%	Now	\$5,100	LIFE	**	5	\$6,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2024	\$1,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$47,700	5	\$300	
Raceway								
Conduit	95%			2024	\$8,700	1		
Conduit	5%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2023	\$1,500	5	\$100	
Molded Case Bkrs	95%			2023	\$27,700	5	\$1,900	
Wiring								
Thermoplastic	5%			2050	**	1		
Thermoplastic	95%			2024	\$18,900	1		

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DEPARTMENT OF SANITATION - 827
BROOKLYN 11 SANITATION GARAGE BK S11

Asset # : 122

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2022	\$11,200	5	\$100	
Motor Control Center	80%			2022	\$10,300	5	\$1,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
Lighting								
Interior Lighting								
Fluorescent	60%			2032	* *	10	\$38,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	40%			2032	* *	10	\$900	
Egress Lighting								
Emergency, Battery	45%			2024	\$40,900	10	\$7,500	
Emergency, Battery	5%			2032	* *	10	\$800	
Exit, Service	40%			2024	\$7,300	1		
Exit, Service	10%			2032	* *	1		
Exterior Lighting								
HID	100%			2019	\$283,700	10	\$200	
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$68,200	2034	* *	1	\$7,800	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$47,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	* *	5	\$21,400	
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	\$34,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2023	\$338,300	4	\$5,100	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	20%	Now	\$12,700	2022	\$127,200	1	\$4,000	
	<i>Damaged, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Unit Heater-Stm/HW	80%			2029	**	4	\$5,100	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	25%	Now	\$77,700	2034	**	2	\$800	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Roof</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : On Extended Life</i>							
Window/Wall Unit	10%			2019	\$13,800	1		
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$58,100	LIFE	**	2-5	\$38,500	
	<i>Damaged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Sheet Metal Stack Is Broken</i>							
Exhaust Fans								
Roof	100%	Now	\$10,700	2024	\$53,500	2	\$1,700	
	<i>Not in Service, Extent : Severe, Area Affected : 80%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	\$201,100	1		
Water Heater								
Oil Fired	100%			2023	\$20,900	1	\$2,000	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	**	1	\$4,200	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$34,800	
Sprinkler								
Generic	100%			2024	\$786,400	1-2	\$19,300	

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : **BROOKLYN 12 GARAGE MAIN BUILDING**
Address : **56-02 19 AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0053.000 / 4196** **Yr Built/Renovated** : **1923 / 2007**
Area Sq Ft : **66,000** **Project Type** : **SANITATION**
Date of Survey : **13-May-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **5480** **Lot** : **42** **BIN** : **3253262**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,599,200	\$222,500
Interior Architecture	\$947,700	\$145,300
Electrical	\$2,500	\$689,600
Mechanical	\$169,400	\$716,600
Total	\$3,718,700	\$1,774,000
Importance Code A	\$2,599,200	\$222,500
Importance Code B	\$831,800	\$1,551,500
Importance Code C	\$287,800	
Total	\$3,718,700	\$1,774,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$20,500			
Interior Architecture	\$102,900			\$2,200
Electrical		\$300	\$800	\$17,000
Mechanical	\$46,500	\$7,300	\$11,900	\$52,800
Total	\$169,900	\$7,500	\$12,600	\$72,000
Importance Code A	\$23,400	\$2,900	\$2,900	\$3,100
Importance Code B	\$96,700	\$4,600	\$9,700	\$68,900
Importance Code C	\$49,800			
Total	\$169,900	\$7,500	\$12,600	\$72,000



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$1,374,700	LIFE	**	5	\$93,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stair(s), Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Stories, No Elevator</i>								
Wood Overhead Doors	10%	Now	\$96,100	2031	**	5	\$25,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$710,300	2051	**	5	\$87,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$20,500	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$279,400	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : Inside Face</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	50%			2036	**	10	\$42,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	50%	Now	\$138,600	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	75%	Now	\$67,500	LIFE	**	5	\$145,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$25,100	2029	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	20%	Now	\$147,100	2036	**	3	\$6,600	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<hr/>								
Interior Walls								
Masonry: Brick	70%	Now	\$287,800	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Stairs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$22,600	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
SGFT/Glazed Masonry	10%	Now	\$27,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$28,000	2031	**	5	\$8,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	80%	Now	\$445,300	LIFE	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$47,700	5	\$300	
Raceway								
Conduit	90%			2026	\$8,200	1		
Conduit	10%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2025	\$2,900	5	\$200	
Molded Case Bkrs	80%			2025	\$23,400	5	\$1,400	
Molded Case Bkrs	10%			2034	**	5	\$200	
Wiring								
Thermoplastic	90%			2026	\$18,000	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$39,300	5	\$400	
Locally Mounted	20%			2031	**	5	\$100	

Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	30%			2026	\$38,000	10	\$16,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2021	\$2,500	10	\$1,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Toilets And Basement</i>								
HID	68%			2026	\$321,100	10	\$1,300	
Egress Lighting Exit, Service	100%			2021	\$15,600	1		
Exterior Lighting HID	100%			2026	\$243,400	10	\$200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	**	1		
Conversion Equipment Hot Water Boiler	100%			2039	**	1	\$29,300	
Distribution Hot Wtr Piping/Pump	10%	0-2	\$29,000	2051	**	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room H W Valve</i>								
Hot Wtr Piping/Pump	90%			2025	\$261,300	4	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Air Handler	40%	0-2	\$124,600	2036	**	1	\$13,200	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
Convactor/Radiator	20%	Now	\$10,900	2024	\$109,200	1	\$3,400	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
Fan Coil Unit/Heat	40%			2026	\$346,100	1	\$7,600	

Air Conditioning

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2021	\$23,800	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$33,000	
Exhaust Fans								
Interior	70%			2021	\$44,700	2	\$1,300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room, Equipment Out Of Use Due To Multiple Mechanical And Or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
Roof	30%			2026	\$13,800	2	\$500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Multiple Mechanical And Or Electrical Defects</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2026	\$13,400	2	\$900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,800	4	\$1,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2026	\$5,600	1	\$3,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$30,900	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : **BROOKLYN 12 GARAGE Q.A.U. OFFICE**
Address : **56-02 19 AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0053.020 / 4461** **Yr Built/Renovated** :
Area Sq Ft : **10,000** **Project Type** : **SANITATION**
Date of Survey : **13-May-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **5494** **Lot** : **89** **BIN** : **3328495**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$66,700	
Interior Architecture	\$78,000	
Electrical	\$2,500	\$84,300
Total	\$147,200	\$84,300
Importance Code A	\$66,700	
Importance Code B	\$80,500	\$84,300
Total	\$147,200	\$84,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,000			
Interior Architecture	\$9,700	\$500		\$1,200
Electrical	\$9,300	\$200		\$400
Mechanical	\$1,800	\$800	\$1,600	\$2,200
Total	\$33,800	\$1,500	\$1,600	\$3,800
Importance Code A	\$13,400	\$400	\$400	\$500
Importance Code B	\$15,900	\$1,000	\$1,100	\$3,300
Importance Code C	\$4,400			
Total	\$33,800	\$1,500	\$1,600	\$3,800



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

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

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

**DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE Q.A.U. OFFICE**

Asset # : 4461

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Stucco Cement	100%	Now	\$66,700	2031	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$13,000	2034	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%			2034	**	10	\$19,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Vinyl Tile	70%	Now	\$78,000	2036	**	3	\$3,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%			2031	**	3	\$1,500	
Interior Walls								
Gypsum Board	100%	Now	\$4,400	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$5,300	2031	**	5	\$6,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2024	\$28,800	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Corroded</i>							
Lighting								
Interior Lighting								
Fluorescent	95%			2026	\$47,400	10	\$7,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	5%			2021	\$2,500	10	\$400	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
Exterior Lighting								
HID	100%			2026	\$36,900	10		
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$2,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Vault</i>							
	<i>Explanation : 2 - 500 Gallon Tanks</i>							
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$4,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 - Hot Water Boiler</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2034	**	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2031	**	1	\$2,900	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Window/Wall Unit	100%			2024	\$18,000	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	

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

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

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

**DEPARTMENT OF SANITATION - 827
BROOKLYN 12 GARAGE Q.A.U. OFFICE**

Asset # : 4461

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	10%	Now	\$700	2036	* *	2		
			<i>Malfunctioning, Extent : Moderate, Area Affected : 67%</i>					
			<i>Location : Roof, 2 Of 3 Defective Exhaust Fans</i>					
Roof	90%			2026	\$6,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Oil Fired	100%			2024	\$2,700	1	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$600	
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : **BROOKLYN 14 GARAGE WINTHROP ST.**
Address : **356 WINTHROP STREET @ NEW YORK AVE**
Borough : **BROOKLYN** Agency's Number : N/A
Program / Asset # : **DOS0054.000 / 4197** Yr Built/Renovated : 1926 / 2007
Area Sq Ft : **28,016** Project Type : SANITATION
Date of Survey : **20-May-2015** Landmark Status : NONE
Areas Surveyed : **Basement, Roof, Floors 1,2**
Block : **4827** Lot : **24** BIN : **3332514**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$283,500	
Electrical	\$183,500	\$40,100
Total	\$467,100	\$40,100
Importance Code A	\$283,500	
Importance Code B	\$183,500	\$40,100
Total	\$467,100	\$40,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,600	\$5,200		
Interior Architecture	\$44,600	\$1,900		\$19,500
Electrical	\$200	\$300	\$600	\$38,700
Mechanical	\$3,000	\$9,100	\$5,600	\$6,200
Total	\$72,400	\$16,500	\$6,200	\$64,500
Importance Code A	\$25,800	\$6,400	\$1,200	\$1,300
Importance Code B	\$19,000	\$10,100	\$4,900	\$63,200
Importance Code C	\$27,600			
Total	\$72,400	\$16,500	\$6,200	\$64,500



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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN 14 GARAGE WINTHROP ST.

Asset # : 4197

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$23,100	
Masonry: Brick	18%	Now	\$17,500	LIFE	**	5	\$5,900	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Second Floor, Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Second Floor</i>							
Masonry: Limestone	2%	Now	\$7,000	LIFE	**	5	\$500	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Window Sills</i>							
Metal Sect. OHD	10%			2039	**	5	\$10,300	
Windows								
Aluminum	15%			2042	**	5	\$700	
Steel	85%	Now	\$192,300	2051	**	5	\$23,600	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Parapets								
Masonry: Brick	95%	Now	\$37,600	LIFE	**	5	\$3,300	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Facade</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : North Facade</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Interior Face</i>							
Masonry: Limestone	5%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	100%			2031	**	10	\$53,700	
Interior								
Floors								
Ceramic Tile	5%			2029	**	5	\$1,900	
Traffic Topping	80%			2031	**	5	\$37,600	
Vinyl Tile	15%	Now	\$14,000	2031	**	3	\$2,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Concrete Masonry Unit	20%	Now	\$6,600	LIFE	**	5	\$1,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Gypsum Board	10%	Now	\$600	LIFE	**	5	\$900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Masonry: Brick	70%	Now	\$20,400	LIFE	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Ceilings									
AcousTileConcealSpLn	10%	Now	\$3,000	2031	**	5	\$2,400		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
AcousTileSusp.Lay-In	5%			2039	**	5	\$1,900		
Exposed Concrete	65%			LIFE	**	5	\$3,800		
Exposed Struc: Steel	15%			LIFE	**				
Plaster	5%			LIFE	**	5	\$1,200		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2026	\$1,400	5	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1200a Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2026	\$23,900	5	\$100		
Raceway									
Conduit	95%			2026	\$3,500	1			
Conduit	5%			2046	**	1			
Panelboards									
Fused Disc Sw	5%			2025	\$700	5			
Molded Case Bkrs	90%			2025	\$13,100	5	\$700		
Molded Case Bkrs	5%			2042	**	5			
Wiring									
Thermoplastic	95%			2026	\$7,600	1			
Thermoplastic	5%			2046	**	1			
Motor Controllers									
Locally Mounted	80%			2024	\$16,900	5	\$200		
Locally Mounted	20%			2039	**	5			
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$400		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	10%			2026	\$5,400	10	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor Locker Room</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	30%			2021	\$16,100	10	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	40%			2021	\$80,200	10	\$300	
HID	20%			2026	\$40,100	10	\$200	
Egress Lighting								
Emergency, Battery	20%			2031	**	10	\$1,200	
Emergency, Battery	30%			2021	\$9,900	10	\$1,800	
Exit, Service	20%			2031	**	1		
Exit, Service	30%			2021	\$2,000	1		
Exterior Lighting								
HID	100%			2021	\$103,300	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$16,600	1	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Motion Sensors Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2046	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$12,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,200	
Terminal Devices								
Air Handler	50%			2034	**	1	\$7,800	
Convactor/Radiator	30%			2039	**	1	\$2,400	
Fan Coil Unit/Heat	20%			2034	**	1	\$1,600	
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Window/Wall Unit	10%			2024	\$5,000	1		
	No Component	90%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,000	
Exhaust Fans									
	Interior	30%			2034	* *	2	\$200	
	Roof	70%			2034	* *	2	\$500	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2036	* *	1		
Water Heater									
	Gas Fired	100%			2019	\$5,700	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	\$12,700	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,259,600	\$82,000
Interior Architecture	\$733,200	\$109,300
Electrical	\$62,600	\$356,000
Mechanical		\$331,600
Total	\$2,055,400	\$878,900
Importance Code A	\$1,259,600	\$82,000
Importance Code B	\$673,000	\$796,900
Importance Code C	\$122,800	
Total	\$2,055,400	\$878,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,600			
Interior Architecture	\$33,700			\$4,400
Electrical	\$40,400	\$300	\$400	\$200
Mechanical	\$23,100	\$26,200	\$7,900	\$24,700
Total	\$106,700	\$26,500	\$8,300	\$29,300
Importance Code A	\$13,300	\$3,700	\$3,700	\$3,800
Importance Code B	\$80,600	\$22,800	\$4,600	\$25,500
Importance Code C	\$12,800			
Total	\$106,700	\$26,500	\$8,300	\$29,300



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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$342,100	LIFE	**	5	\$38,700	1
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades</i>								
<i>Repointing Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Window Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Chimney, South West Corner And Throughout</i>								
Metal Coiling Doors	10%	Now	\$114,400	2031	**	5	\$8,100	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Bay 2 East Facade</i>								
Pre-Cast Concrete	5%	Now	\$83,300	LIFE	**	5	\$8,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Window Sills</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Thoroughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	10%	Now	\$159,500	2046	**	5	\$12,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Doors</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Doors</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bay 2</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Steel	100%	Now	\$353,600	2051	* *	5	\$43,300	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Transom Windows</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : 2nd Floor Locker Rooms</i>							
<hr/>								
Parapets								
Masonry: Brick	90%	Now	\$111,200	LIFE	* *	5	\$4,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Inside Face - Throughout</i>							
	<i>Efflorescence, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : At Pre Cast Concrete Coping - Inside Face</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South - East Facade - Rotating</i>							
	<i>Spalling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Inside Face - Throughout</i>							
Pre-Cast Concrete	10%	Now	\$9,600	LIFE	* *	5	\$3,400	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 90%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Coping</i>							
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$95,600	2031	* *			1
	<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : At Areas Of Ponding</i>							
	<i>Ponding, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Builtup Rood At South East/west Corners And Throughout</i>							

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$101,500	LIFE	**	5	\$109,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Wash Bay - Built Up Residue Is Hazardous And Slick</i>								
Mosaic Tile	5%			2031	**	5	\$7,300	
Vinyl Tile	10%	Now	\$48,800	2036	**	3	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Electrical Room, Lunch Room, 2nd Floor, Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Electrical Room, Lunch Room, Locker Rooms, Offices</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$1,600	2029	**	5	\$600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	25%	Now	\$6,500	LIFE	**	5	\$2,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Stair Well</i>								
Masonry: Brick	45%	Now	\$122,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	25%	Now	\$4,700	LIFE	**	5	\$1,800	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor Locker Room</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	Now	\$7,000	2031	**	5	\$5,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%	Now	\$13,900	2031	**	5	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Electrical Room And Office</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Exposed Concrete	40%	0-2	\$36,900	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	30%	Now	\$362,700	LIFE	**			
<i>Paint Peeling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Garage</i>								
Exposed Struc: Steel	5%	2-4	\$60,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Locker Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$1,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated @ 1200 Amperes And 800 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$23,900	5	\$200	
Raceway								
Conduit	90%			2026	\$3,300	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	\$9,500	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Thermoplastic	90%			2026	\$7,200	1		
Thermoplastic	10%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$28,100	5	\$200	
Locally Mounted	20%	0-2	\$7,000	2046	**	5		
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	50%			2026	\$42,000	10	\$18,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices And Locker Rooms</i>								
<i>Explanation : T-8 Lamps</i>								
HID	50%			2026	\$156,700	10	\$600	
Egress Lighting								
Exit, Service	90%			2026	\$9,300	1		
Exit, Service	10%	Now	\$1,000	2036	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Exterior Lighting								
HID	80%			2026	\$129,200	10	\$100	
HID	20%	Now	\$32,300	2036	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$62,600	2066	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Disconnected</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil	90%			2036	**	5	\$11,000	
<i>Buried Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : One Tank - 10,000 Gallons</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : B-5 Fuel</i>								
Natural Gas	10%			2036	**	1		

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Furnace	10%			2031	**	1	\$1,900
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
	<i>Location : Garage</i>						
	<i>Explanation : 2 Gas Fire Modine Heaters</i>						
Steam Boiler	90%			2039	**	1	\$35,000
	<i>Other Observation, Extent : Moderate, Area Affected : 90%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : One Unit</i>						
Distribution							
Steam Piping/Pump	90%			2026	\$241,000	4	\$2,600
No Component	10%						
Terminal Devices							
Convactor/Radiator	25%			2024	\$90,600	1	\$3,200
Unit Heater-Stm/HW	65%			2031	**	4	\$3,500
	<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
	<i>Location : Garage Ceiling</i>						
	<i>Explanation : 4 Condemned Ahus And 4 Condemned Fan Coil Units Need To Be Removed</i>						
No Component	10%						
Air Conditioning							
Energy Source							
Electricity	100%			2034	**	1	
Conversion Equipment							
Window/Wall Unit	20%			2019	\$15,800	1	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Garage</i>						
	<i>Explanation : Not Used For Long Time</i>						
Exhaust Fans							
Interior	20%			2021	\$8,500	2	\$200
Roof	20%			2026	\$6,100	2	\$200
No Component	60%						
Plumbing							
H/C Water Piping							
Brass/Copper	70%			2036	**	1	
Galv Iron/Steel	30%			2024	\$34,400	1	
Water Heater							
Electric	50%			2024	\$3,000	4	\$100
Gas Fired	50%			2019	\$4,500	2	\$300

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%	Now	\$16,700	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Underground Of Garage Floor</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Outside Of The Building</i>								
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
Generic	100%							
<i>Leaking Connections, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets, 2nd Floor Locker Room</i>								
<hr/>								
Fire Suppression								
Standpipe Generic	100%			2036	**	1-5	\$20,500	
<hr/>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	50%	Now	\$854,700	LIFE	**	5	\$58,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Flanking Door Openings</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Story Walls Flanking Garages</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations, West Facade, Above And Flanking Of Door Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Above Overhead Doors</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners At 2nd Story Towers</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Where 2nd Story Towers Meet Garage Roof Line. Both Sides</i>								
Metal Coiling Doors	50%	Now	\$323,400	2032	**	5	\$91,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : East And West Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And West Facades</i>								
Windows								
Aluminum	100%	Now	\$84,700	2043	**	5	\$3,400	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	60%	Now	\$590,400	LIFE	**	5	\$73,700	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i> <i>Location : Throughout</i> <i>Crazing, Extent : Severe, Area Affected : 30%</i> <i>Location : Above Garages And 2nd Floor Roofs</i> <i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i> <i>Location : North East Corner - 2nd Story Roof</i> <i>Spalling, Extent : Severe, Area Affected : 25%</i> <i>Location : Low Parapet Walls Above Garages</i>								
Concrete Masonry Unit	20%	Now	\$8,100	LIFE	**	5	\$3,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i> <i>Location : Interior Face</i> <i>Horizontal Cracks, Extent : Moderate, Area Affected : 25%</i> <i>Location : Below Coping Stone - Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i> <i>Location : Interior Parapet Wall, Throughout</i>								
Masonry: Brick Cavity	20%	Now	\$28,600	LIFE	**	5	\$3,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i> <i>Location : At Corners Of 2nd Story Roofs</i> <i>Efflorescence, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout</i> <i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i> <i>Spalling, Extent : Moderate, Area Affected : 25%</i> <i>Location : Exterior Parapet Walls Throughout</i> <i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i> <i>Location : 2nd Floor Roof - South West Corner</i>								
Roof								
Built-Up (BUR)	95%	Now	\$2,041,100	2037	**			1
<i>Blisters, Extent : Severe, Area Affected : 25%</i> <i>Location : Over Garage Floor</i> <i>Deflection Evident, Extent : Severe, Area Affected : 5%</i> <i>Location : At Exhaust Hood Penetration, Garage 18</i> <i>Expansion Jnt Failure, Extent : Severe, Area Affected : 25%</i> <i>Location : Over Garage Floor</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> <i>Location : 2nd Story Roofs</i> <i>Split/Cracked, Extent : Severe, Area Affected : 20%</i> <i>Location : Over Garage Floor</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : Above Conduit Box At Garage 17, Garage Ceilings Throughout</i> <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i> <i>Location : Over Garage Floor</i>								
Skylight, Plastic	5%			2040	**	1		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	77%	Now	\$601,100	LIFE	**	5	\$431,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Back Up From Oil Separator Floods Garage Regularly</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Both Garages - Receive Back Up From Oil Separator.</i>								
<i>Explanation : Floor Drains Dysfunctional</i>								
Ceramic Tile	3%			2036	**	5	\$7,700	
Quarry Tile	12%			2032	**	5	\$46,100	
Vinyl Tile	8%	Now	\$170,200	2037	**	3	\$7,700	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout First Floor Offices</i>								
Interior Walls								
Concrete Masonry Unit	80%	Now	\$240,900	LIFE	**	5	\$88,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Walls Facing Garages. Water From Roof Above</i>								
SGFT/Glazed Masonry	20%			LIFE	**	10	\$27,800	
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$303,600	2047	**	5	\$19,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office, Locker Room And Corridors</i>								
Exposed Struc: Steel	85%	Now	\$895,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Garages</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Garages</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Garages</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Conduit Box (Garage 17) And Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room/ Garage 17</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2037	**	5	\$700	

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	80%			2037	**	1		
Conduit	20%			2027	\$4,400	1		
Panelboards								
Fused Disc Sw	5%			2035	**	5	\$200	
Molded Case Bkrs	85%			2035	**	5	\$3,800	
Molded Case Bkrs	10%			2026	\$5,800	5	\$500	
Wiring								
Thermoplastic	90%			2037	**	1		
Thermoplastic	10%			2027	\$4,800	1		
Motor Controllers								
Locally Mounted	20%			2025	\$28,100	5	\$200	
Motor Control Center	80%			2032	**	5	\$3,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage 17</i>								
<i>Explanation : Water Main</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$109,800	10	\$47,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	10%			2027	\$36,600	10	\$15,700	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Repair Shops</i>								
HID	35%			2032	**	10	\$1,900	
HID	5%	Now	\$68,300	2037	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	20%			2027	\$273,200	10	\$1,100	
Egress Lighting								
Emergency, Battery	40%			2027	\$90,200	10	\$16,500	
Emergency, Battery	10%			2022	\$22,500	10	\$4,100	
Exit, Service	35%			2027	\$15,800	1		
Exit, Service	15%			2022	\$6,800	1		
Exterior Lighting								
HID	15%			2027	\$94,700	10	\$100	
HID	5%	Now	\$31,600	2037	**			
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Alarm								

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

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

Alarm

Security System

No Component

85%

Generic

15%

2027

\$75,900

1

\$9,600

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

Fire/Smoke Detection

No Component

85%

Generic, Analog

15% Now

\$259,700 2037

* *

1-3

\$14,400

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

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

Heating

Energy Source

Natural Gas

85%

2047

* *

1

Interruptible Gas/Dual

15%

2037

* *

1

Fuel

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

Conversion Equipment

Furnace

15%

2027

\$30,600

1

\$12,700

Furnace

35% 0-2

\$71,500 2037

* *

1

\$26,700

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

Hot Water Boiler

48%

2032

* *

1

\$40,600

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

Hot Water Boiler

2% 0-2

\$7,500 2047

* *

1

\$1,500

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

Distribution

Hot Wtr Piping/Pump

15%

2035

* *

4

\$1,900

No Component

85%

Terminal Devices

Convactor/Radiator

10%

2032

* *

1

\$5,500

Convactor/Radiator

5% 0-2

\$78,900 2047

* *

1

\$2,500

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

No Component

85%

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	10%	Now	\$77,200	2037	**	2	\$800	
<i>Broken, Extent : Severe, Area Affected : 15%</i>								
<i>Location : District 17 Roof, Multiple Mechanical And Or Electrical Defects On 1 Of 2 Units, Unit Over Garage 18 As A Defective Compressor</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	5%			2022	\$17,200	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%	0-2	\$144,300	LIFE	**	2-5	\$9,500	
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$136,000	
Exhaust Fans								
Roof	50%	0-2	\$66,400	2037	**	2	\$2,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof, 30 Of 60 Exhaust Fan With Multiple Mechanical And Or Electrical Defects</i>								
Roof	50%			2027	\$66,400	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	25%	0-2	\$9,700	2027	\$9,700	2	\$500	
<i>Leak Evident, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Both Garages, 2 Of 4 Deteriorated Hot Water Heater</i>								
Gas Fired	75%			2020	\$29,200	2	\$1,900	
Sanitary Piping								
Cast Iron	10%	0-2	\$36,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backup On Garage Floor During Heavy Rain, Staff Complains Of Foul Odor During Heavy Rain Event</i>								
Cast Iron	90%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$86,300	
Sprinkler								
Generic	100%			2047	**	1-2	\$47,900	

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**DEPARTMENT OF SANITATION - 827
BROOKLYN 17/18 SANITATION GARAGE**

Asset # : 4136

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Chemical System								
	No Component	50%							
	Generic	50%			2022	\$12,800	1-3	\$27,500	

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Print Date: 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$793,500	\$176,300
Interior Architecture	\$358,400	\$380,600
Electrical	\$373,700	\$508,700
Mechanical	\$460,400	\$400,900
Total	\$1,986,000	\$1,466,500
Importance Code A	\$793,500	\$176,300
Importance Code B	\$1,192,500	\$1,290,200
Total	\$1,986,000	\$1,466,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$74,700	\$33,400		
Interior Architecture	\$29,600	\$1,800		\$3,400
Electrical	\$2,600	\$3,400	\$4,600	\$14,400
Mechanical	\$58,200	\$9,100	\$16,400	\$70,900
Total	\$165,100	\$47,700	\$21,000	\$88,700
Importance Code A	\$78,700	\$37,400	\$4,000	\$4,200
Importance Code B	\$56,800	\$10,300	\$16,900	\$84,500
Importance Code C	\$29,600			
Total	\$165,100	\$47,700	\$21,000	\$88,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$64,400	
Metal Panel	5%	Now	\$10,100	2036	**	5	\$13,400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	50%	Now	\$793,500	2031	**	5	\$111,900	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	10%	Now	\$31,500	2034	**	5	\$1,000	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	90%							
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$4,600	
Metal Rail	40%			2039	**	5-10	\$54,900	
Roof								
Modified Bitumen	100%	Now	\$33,100	2031	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$87,000	LIFE	**	5	\$187,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%			2029	**	5	\$3,700	
Steel Grating	5%	Now	\$165,800	2046	**	1		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	22%	Now	\$67,000	2031	**	3	\$10,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations, Corridors, Cafeteria</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout, Corridors, Cafeteria, Lockers</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$8,000	2029	**	5	\$700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	40%	Now	\$21,600	LIFE	**	5	\$8,000	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area</i>								
SGFT/Glazed Masonry	57%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$38,700	2024	\$193,300	5	\$12,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	80%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$47,700	5	\$400	
Raceway								
Conduit	100%			2026	\$9,100	1		
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5	\$100	
Molded Case Bkrs	95%			2025	\$27,700	5	\$2,300	
Wiring								
Thermoplastic	100%			2026	\$19,900	1		
Motor Controllers								
Locally Mounted	40%			2024	\$28,100	5	\$200	
Motor Control Center	60%			2024	\$9,700	5	\$1,500	

Ground

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	50%			2031	**	10	\$37,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices, Locker Room, Hallway And Bath Room</i>						
		<i>Explanation : Using T-8 Lamps</i>						
HID	50%			2031	**	10	\$1,300	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$9,900	
Exit, Service	50%			2026		1	\$10,800	
Exterior Lighting								
HID	100%			2021		10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2026	\$461,000	1-3	\$28,100	
		<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2036	**	5	\$25,300	
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$40,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2025	\$400,900	4	\$4,000	
Terminal Devices								
Air Handler	10%			2031	**	1	\$5,100	
Convactor/Radiator	20%			2031	**	1	\$5,300	
Unit Heater-Stm/HW	70%	Now	\$36,100	2021	\$360,800	4	\$5,200	
		<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Garage</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	50%			2031	* *	2	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 10 Units</i>						
Window/Wall Unit	10%			2021	\$16,400	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$34,400	LIFE	* *	2-5	\$45,600	
		<i>Damaged, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Garage</i>						
		<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Office Ceiling</i>						
Exhaust Fans								
Roof	100%	Now	\$6,300	2021	\$63,500	2	\$2,000	
		<i>Not in Service, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
Water Heater								
Gas Fired	100%			2021	\$18,600	2	\$1,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$5,600	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Garage</i>						
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
		<i>Unit Inoperable, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
Backflow Preventer								
Generic	100%			2026	\$7,700	1	\$5,000	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$42,700	
Sprinkler								
No Component	20%							
Generic	80%			2036	* *	1-2	\$18,300	

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 : **12-Jun-2013** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2**
Block : **1336** **Lot** : **18** **BIN** : **3330693**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$512,000	\$44,400
Interior Architecture	\$439,600	\$69,000
Electrical	\$133,300	
Mechanical	\$41,800	\$563,300
Total	\$1,126,700	\$676,600
Importance Code A	\$512,000	\$44,400
Importance Code B	\$614,700	\$632,300
Total	\$1,126,700	\$676,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$40,400			
Interior Architecture	\$56,500			\$1,800
Electrical	\$600	\$900	\$800	\$600
Mechanical	\$39,200	\$9,400	\$7,000	\$3,700
Total	\$136,600	\$10,300	\$7,800	\$6,100
Importance Code A	\$61,000	\$1,700	\$1,600	\$1,600
Importance Code B	\$33,000	\$8,600	\$6,200	\$4,500
Importance Code C	\$42,700			
Total	\$136,600	\$10,300	\$7,800	\$6,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	50%	Now	\$114,200	LIFE	**	5	\$17,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade At Entrance Door</i>								
Metal Coiling Doors	50%	Now	\$157,400	2029	**	5	\$44,400	
<i>Bent/Warped Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$31,200	2040	**	5	\$3,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Lunchroom</i>								
Parapets								
Concrete Masonry Unit	90%	Now	\$6,900	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%	2-4	\$2,300	2044	**	5	\$600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	Now	\$120,300	2029	**			
<i>Blisters, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 2nd Floor Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	3%	Now	\$120,100	2034	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$64,100	LIFE	**	5	\$69,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$13,800	2033	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shower Rooms</i>								
Vinyl Tile	30%	Now	\$120,900	2034	**	3	\$5,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout Corridors, 1st And 2nd Floor Offices, Lunch Room And Locker Rooms</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$5,300	2033	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Shower Rooms</i>								
Concrete Masonry Unit	65%	4+	\$27,800	LIFE	**	5	\$5,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	30%	Now	\$9,600	LIFE	**	5	\$3,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	30%	Now	\$115,000	2044	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor, 2nd Floor Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : 1st And 2nd Floors throughout</i>								
Exposed Struc: Steel	70%	4+	\$139,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$200	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	5%			2032	**	5		
Molded Case Bkrs	95%			2032	**	5	\$900	
Wiring								
Thermoplastic	100%			2034	**	1		
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$8,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 Lamps</i>						
Fluorescent	10%			2032	**	10	\$3,000	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanic Shop</i>						
HID	60%			2032	**	10	\$600	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$3,900	
Exit, Service	50%			2024	\$4,300	1		
Exterior Lighting								
HID	100%	Now	\$133,300	2034	**			
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Exterior Wall</i>						
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2029	**	1-3	\$6,700	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	30%			2034	**	5	\$3,000	
Natural Gas	70%			2034	**	1		
Conversion Equipment								
Furnace	50%	0-2	\$19,300	2034	**	1	\$7,200	
		<i>Other Observation, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Obsolete Units</i>						
Furnace	20%	Now	\$800	2024	\$7,700	1	\$2,900	
		<i>Not in Service, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : 2 Units, Atlantic Avenue Side</i>						
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : 4 Modine Heaters</i>						
Hot Water Boiler	30%			2037	**	1	\$4,800	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	30%			2032	**	4	\$500	
No Component	70%							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convector/Radiator	20%			2022	\$59,800	1	\$2,100	
Unit Heater-Stm/HW	10%			2024	\$20,400	4	\$300	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	0-2	\$41,800	2034	**	2	\$300	
								<i>Not in Service, Extent : Severe, Area Affected : 10%</i>
								<i>Location : Roof</i>
								<i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>
								<i>Location : Roof</i>
								<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>
								<i>Location : Roof</i>
Ext Pkg Unit - Heating/Cooling	10%			2024	\$20,900	2	\$200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$18,100	
Exhaust Fans								
Roof	100%	Now	\$5,000	2024	\$25,200	2	\$800	
								<i>Not in Service, Extent : Severe, Area Affected : 100%</i>
								<i>Location : Roof</i>
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2034	**	1		
Galv Iron/Steel	20%			2029	**	1		
								<i>Corroded, Extent : Severe, Area Affected : 10%</i>
								<i>Location : Water Main Area</i>
Water Heater								
Gas Fired	100%	Now	\$7,400	2024	\$7,400	2	\$400	
								<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>
								<i>Location : Boiler Room</i>
Sanitary Piping								
Cast Iron	100%	Now	\$3,400	LIFE	**	1		
								<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>
								<i>Location : 2nd Floor Locker Room, Water Leaking To Boiler Room, Wash Bay Area</i>
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2024	\$113,000	1-5	\$16,900	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%			2024	\$369,600	1-2	\$9,100	
Chemical System	No Component	98%							
	Generic	2%			2019	\$500	1-3	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i> <i>Location : Garage</i> <i>Explanation : For Fuel Station</i>									

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : **BROOKLYN LOT CLEANING GARAGE**
Address : **803 FORBELL ST. BTWN: FLATLANDS AV - STANLEY AV**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0050.000 / 4194** **Yr Built/Renovated** : **1953 / 2003**
Area Sq Ft : **65,864** **Project Type** : **SANITATION**
Date of Survey : **19-May-2015** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1,2,3**
Block : **4555** **Lot** : **1** **BIN** : **3099064**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,395,500	\$241,000
Interior Architecture	\$588,400	\$183,300
Electrical	\$579,700	
Mechanical		\$38,900
Total	\$3,563,600	\$463,300
Importance Code A	\$2,395,500	\$241,000
Importance Code B	\$831,800	\$222,200
Importance Code C	\$336,300	
Total	\$3,563,600	\$463,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,900			\$10,600
Interior Architecture	\$2,500		\$2,500	\$1,200
Electrical	\$24,800	\$100	\$800	\$32,500
Mechanical	\$7,400	\$8,100	\$9,300	\$55,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$57,600	\$12,200	\$16,500	\$103,400
Importance Code A	\$23,700	\$4,100	\$2,300	\$14,700
Importance Code B	\$34,000	\$8,100	\$14,200	\$88,700
Importance Code C				
Total	\$57,600	\$12,200	\$16,500	\$103,400



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
BROOKLYN LOT CLEANING GARAGE
Asset # : 4194

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$8,500	
Masonry: Brick Cavity	70%	Now	\$697,800	LIFE	**	5	\$95,300	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Bulkheads</i>								
Masonry: Granite	5%			LIFE	**	5	\$5,100	
Metal Coiling Doors	5%			2031	**	5	\$21,300	
Pre-Cast Concrete	5%	Now	\$43,900	LIFE	**	5	\$22,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Wood Overhead Doors	5%	Now	\$210,400	2046	**	5	\$17,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	2%			2042	**	5	\$500	
Steel	98%	Now	\$1,189,700	2051	**	5	\$145,700	1
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick Cavity	95%	Now	\$150,800	LIFE	**	5	\$11,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$10,300	LIFE	**	5	\$3,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal, Corrugated	10%	Now	\$8,700	2039	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Slope Roof Over Second Floor</i>								
Modified Bitumen	90%	Now	\$102,900	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage, Archives Room, Heating Room</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$170,200	LIFE	**	5	\$183,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Shops</i>								
Ceramic Tile	5%			2035	**	5	\$4,900	
Vinyl Tile	10%	0-2	\$81,900	2036	**	3	\$3,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Rooms</i>								
Interior Walls								
Cast in Place Concrete	20%	Now	\$336,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Third Floor</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Third Floor - Unoccupied</i>								
<i>Explanation : Exposed Steel Structure Rusting Due To Water Penetration</i>								
Plaster	10%			LIFE	**	5	\$4,100	
SGFT/Glazed Masonry	70%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%			2043	**	5	\$4,900	
Exposed Concrete	85%			LIFE	**	5	\$13,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Shops</i>								
Plaster	10%			LIFE	**	5	\$6,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Archives Room, Heating Room</i>								

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

Under 600 Volts

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%	2-4	\$2,500	2056	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches No Available Ratings And On Extended Life.</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	90%	2-4	\$43,000	2056	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Molded Case Bkrs	10%	2-4	\$4,800	2056	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<hr/>								
Raceway								
Conduit	95%			2026	\$8,700	1		
Conduit	5%			2036	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	15%			2025	\$4,400	5	\$200	
Molded Case Bkrs	80%			2025	\$23,400	5	\$1,400	
Molded Case Bkrs	5%			2034	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	60%	2-4	\$12,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	5%			2036	**	1		
Thermoplastic	35%			2026	\$7,000	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2031	**	5		
Locally Mounted	40%			2024	\$19,700	5	\$200	
Motor Control Center	50%	2-4	\$5,600	2046	**	5	\$400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	60%			2021	\$84,500	10	\$36,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	8%			2031	**	10	\$4,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	32%			2021	\$168,200	10	\$700	

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

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

Lighting

Egress Lighting								
Emergency, Service	40%			2021	\$12,700	1		
Emergency, Battery	10%			2021	\$8,700	10	\$1,600	
Exit, Service	50%			2021	\$8,700	1		
Exterior Lighting								
HID	100%			2021	\$242,900	10	\$200	

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

Heating

Energy Source								
Electricity	30%			2036	**	1		
Fuel Oil No 2	70%			2036	**	5	\$14,300	

Buried Tank(s), Extent : Light, Area Affected : 100%

Location : Yard

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

Location : Buried In Yard

Explanation : 1 4000 Gallon Tank

Conversion Equipment								
Furnace	70%			2031	**	1	\$22,800	

Other Observation, Extent : Light, Area Affected : 70%

Location : Throughout Mechanical Shop Of Garage Floor

Explanation : Oil Fired Space Heaters

Radiant Heater	30%			2031	**	2	\$9,200	
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Other Observation, Extent : Light, Area Affected : 30%

Location : Administrative Spaces And Locker Rooms

Explanation : Electric Space Heaters

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	\$19,800	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	\$38,900	2	\$800	

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2036	* *	1		
Galv Iron/Steel	50%			2031	* *	1		
<hr/>								
Water Heater								
Electric	100%			2021	\$10,000	4	\$400	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<hr/>								
Backflow Preventer								
Generic	100%			2026	\$6,200	1	\$4,000	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement - 4 Fl</i>						
		<i>Explanation : 1 Unit Not In Service</i>						
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$34,400	

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.

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : **BROOKLYN SOUTH 6 GARAGE BK S6**
Address : **127 2ND AVENUE**
Borough : **BROOKLYN** **Agency's Number** : **N/A**
Program / Asset # : **DOS0051.000 / 4193** **Yr Built/Renovated** : **1920 / 2010**
Area Sq Ft : **31,000** **Project Type** : **SANITATION**
Date of Survey : **21-Aug-2014** **Landmark Status** : **NONE**
Areas Surveyed : **Roof, Floors 1**
Block : **1020** **Lot** : **1** **BIN** : **3022747**

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$980,800	\$59,500
Interior Architecture	\$628,700	\$72,800
Electrical	\$114,300	\$110,900
Mechanical	\$36,600	\$327,500
Total	\$1,760,400	\$570,600
Importance Code A	\$980,800	\$59,500
Importance Code B	\$779,600	\$511,200
Total	\$1,760,400	\$570,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$500		
Interior Architecture	\$34,500	\$800		\$3,400
Electrical		\$200	\$300	\$10,100
Mechanical	\$46,900	\$12,200	\$5,800	\$7,000
Total	\$81,400	\$13,700	\$6,100	\$20,500
Importance Code A	\$3,100	\$1,900	\$1,400	\$1,400
Importance Code B	\$43,900	\$11,000	\$4,800	\$19,000
Importance Code C	\$34,500	\$800		
Total	\$81,400	\$13,700	\$6,100	\$20,500



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	30%	Now	\$176,300	LIFE	**	5	\$6,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 25%</i>								
<i>Location : East Facade, North Facade, South Facade</i>								
Masonry: Brick	55%	Now	\$355,100	LIFE	**	5	\$20,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Interior / Exterior Of Main Garage</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Openings</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window And Door Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout Interior / Exterior Of Main Garage</i>								
Metal Coiling Doors	5%	Now	\$101,200	2046	**	5	\$2,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Wood Overhead Doors	10%	Now	\$112,900	2046	**	5	\$9,100	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	30%	0-2	\$60,200	2051	**	5	\$700	
<i>Unit Inoperable, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Steel	70%	Now	\$175,100	2051	**	5	\$21,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Concrete Masonry Unit	30%			LIFE	**	5	\$1,300	
Masonry: Brick	40%			LIFE	**	5	\$1,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$500	
Pre-Cast Concrete	10%			LIFE	**	5	\$2,400	
Stucco Cement	10%			2039	**	5	\$1,000	
Roof								
Modified Bitumen	100%			2034	**	10	\$59,500	
Interior								
Floors								
Cast in Place Concrete	80%	0-2	\$338,000	LIFE	**	5	\$72,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Mosaic Tile	5%			2031	**	5	\$5,200	
Vinyl Tile	15%	Now	\$51,800	2036	**	3	\$2,300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%			2029	**	5	\$1,700	
Concrete Masonry Unit	40%	Now	\$29,300	LIFE	**	5	\$2,700	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corridors Through Annex</i>								
Gypsum Board	25%	Now	\$5,100	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Baseboards Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Offices / Hallways</i>								
Masonry: Brick	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$49,300	2046	**	5	\$3,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	20%	Now	\$85,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northeast Corner Of Garage</i>								
Plaster	65%	Now	\$104,000	LIFE	**	5	\$16,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Left Overhead Door On 2nd Ave</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Through Main Garage</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$23,900	5	\$100	
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Fused Disc Sw	2%			2025	\$300	5		
Molded Case Bkrs	80%			2025	\$11,700	5	\$700	
Molded Case Bkrs	18%			2034	**	5	\$100	
Wiring								
Thermoplastic	80%			2026	\$6,400	1		
Thermoplastic	20%			2036	**	1		
Motor Controllers								
Locally Mounted	80%			2024	\$22,500	5	\$200	
Locally Mounted	20%			2031	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2026	\$23,800	10	\$10,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Locker Rooms And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$2,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	50%			2026	\$110,900	10	\$500	
Egress Lighting								
Exit, Service	100%			2021	\$7,300	1		
Exterior Lighting								
HID	100%			2021	\$114,300	10	\$100	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2036	* *	1		
<hr/>								
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$3,100	2031	* *	1	\$12,400	
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Boiler Breeching</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 2 Units, Need Boiler Emergency Stop Switches</i>					
<hr/>								
Distribution								
Steam Piping/Pump	100%	Now	\$19,000	2036	* *	4	\$1,400	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
<hr/>								
Terminal Devices								
Air Handler	50%			2026	\$73,200	1	\$8,600	
Convactor/Radiator	20%	Now	\$5,100	2024	\$51,300	1	\$1,600	
			<i>Damaged, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
<hr/>								
Fan Coil Unit/Heat	30%	0-2	\$36,600	2026	\$121,900	1	\$2,400	
			<i>Other Observation, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Garage</i>					
			<i>Explanation : Uh 001-008 Are Beyond Their Useful Life Cycle Rating</i>					
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2026	\$4,600	1	\$600	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Garage</i>					
<hr/>								
Exterior Pkg Unit - Cooling Window/Wall Unit	5%			2026	\$6,300	2	\$100	
Window/Wall Unit	15%	0-2	\$800	2019	\$8,400	1		
			<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Garage, AC-014</i>					
<hr/>								
No Component	75%							
<hr/>								
Terminal Devices								
Direct Expansion	5%			2026	\$1,100	1		
No Component	95%							
<hr/>								
Heat Rejection								
Air Condenser Unit	5%			2026	\$700	2	\$1,000	
No Component	95%							
<hr/>								
Ventilation								

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,500
Exhaust Fans							
Interior	10%			2026	\$3,000	2	\$100
Roof	90%	0-2	\$3,900	2026	\$19,400	2	\$600
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>							
<i>Location : Ef 001 - Ef 003 Are Defective</i>							
Plumbing							
H/C Water Piping							
Brass/Copper	100%	0-2	\$1,600	2026	\$81,100	1	
<i>Corroded, Extent : Severe, Area Affected : 2%</i>							
<i>Location : Main Shutoff Valve Corroded</i>							
Water Heater							
Gas Fired	100%			2025	\$6,300	2	\$400
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Boiler Room</i>							
Sanitary Piping							
Cast Iron	100%	0-2	\$11,800	LIFE	**	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
<i>Location : Floor Drain</i>							
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2046	**	1-5	\$14,000

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE
Address : 52-35 58TH STREET (ZOLA - 58-73 53RD AVENUE)
Borough : QUEENS Agency's Number : N/A
Program / Asset # : DOS0020.000 / 120 Yr Built/Renovated : 1964 / 2000
Area Sq Ft : 765,094 Project Type : SANITATION
Date of Survey : 10-Jun-2013 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,ph
Block : 2361 Lot : 268 BIN : 4054170

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,280,400	\$2,417,800
Interior Architecture	\$2,221,500	\$2,227,100
Electrical	\$526,400	\$3,072,800
Mechanical	\$2,657,000	\$11,173,300
Total	\$8,685,400	\$18,891,000
Importance Code A	\$3,280,400	\$2,876,700
Importance Code B	\$5,405,000	\$15,827,400
Importance Code C		\$186,900
Total	\$8,685,400	\$18,891,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,500			\$6,700
Interior Architecture	\$39,500		\$27,500	\$13,700
Electrical	\$95,600	\$118,800	\$78,900	\$74,600
Mechanical	\$96,000	\$58,300	\$142,100	\$44,000
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$264,300	\$200,800	\$272,100	\$162,700
Importance Code A	\$9,500	\$1,900		\$6,700
Importance Code B	\$242,800	\$198,900	\$272,100	\$156,000
Importance Code C	\$12,000			
Total	\$264,300	\$200,800	\$272,100	\$162,700



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

Asset # : 120

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$130,700	LIFE	**	5	\$44,400	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Bulkheads</i>							
	<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : North And South Facades</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corners</i>							
Masonry: Brick	65%			LIFE	**	5	\$288,300	
Metal Panel	5%			2044	**	5-10	\$152,500	
Metal Coiling Doors	15%	Now	\$368,700	2037	**	5	\$104,000	
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
Window Wall	5%			2044	**	5	\$83,200	
Windows								
Aluminum	77%	Now	\$2,118,900	2049	**	5	\$25,900	
	<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Offices</i>							
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Aluminum	20%			2046	**	5	\$13,400	
Metal Louvers	3%			2033	**	10	\$12,600	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$24,000	
Metal Panel	5%	Now	\$9,500	2044	**	5	\$2,400	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Coping</i>							
Roof								
Modified Bitumen	20%	Now	\$199,500	2024	\$665,000			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Fifth Floor Body Shop</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Over Fifth Floor Body Shop</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Over Fifth Floor Body Shop</i>							
Modified Bitumen	45%			2029	**	10	\$263,100	
Modified Bitumen	35%	Now	\$116,400	2024	\$1,163,700			1
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Metal Panel Over Expansion Joints</i>							
Interior								

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

Asset # : 120

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2023	\$685,100	3	\$82,400	
Cast in Place Concrete	17%			LIFE	**	5	\$408,700	
Cast in Place Concrete	60%	Now	\$669,800	LIFE	**	5	\$1,442,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2033	**	5	\$55,000	
Terrazzo	3%			LIFE	**	5	\$25,800	
Vinyl Tile	10%	2-4	\$912,700	2034	**	3	\$41,200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor 9x9 Tiles</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th Floor</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$24,000	
Concrete Masonry Unit	75%			LIFE	**	5	\$143,800	
Gypsum Board	15%			LIFE	**	5	\$43,100	
Plaster	5%			LIFE	**	5	\$7,200	
Ceilings								
AcousTileConcealSpLn	5%	Now	\$86,800	2029	**	5	\$34,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Freight Elevator On Fifth Floor</i>								
AcousTileConcealSpLn	10%			2029	**	5	\$137,400	
Exposed Concrete	70%	Now	\$483,500	LIFE	**	5	\$120,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Beams</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th Floor</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 4th Floor Elevator Lobby, At Beams</i>								
Exposed Struc: Steel	15%			LIFE	**			

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

Under 600 Volts

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

Asset # : 120

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	75%			2024	\$3,500	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Services Switches Rated @ 3000 Amperes</i>								
Fused Disc Sw	25%			2044	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated 3000 Amperes</i>								
Transformers								
Dry Type	100%			2029	**	5	\$2,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2-150 Kva, 75 Kva, 45 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	50%			2024	\$23,900	5	\$2,000	
Molded Case Bkrs	50%			2024	\$23,900	5	\$10,100	
Raceway								
Busway	20%			2022	\$6,100	1		
Busway	5%			2037	**	1		
Conduit	60%			2024	\$18,400	1		
Conduit	15%			2034	**	1		
Panelboards								
Fused Disc Sw	10%			2023	\$3,800	5	\$1,800	
Molded Case Bkrs	65%			2023	\$24,500	5	\$13,100	
Molded Case Bkrs	25%			2032	**	5	\$5,000	
Wiring								
Braided Cloth	50%	2-4	\$13,500	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Busway	25%			2022	\$6,800	1		
Busway	5%			2029	**	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	25%			2029	**	5	\$1,300	
Motor Control Center	75%			2029	**	5	\$15,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$11,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sprinkler Room</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$235,400	

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

Asset # : 120

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Generators								
Diesel	100%			2037	**	1	\$296,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 375 Kva</i>								
<hr/>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$28,300	
<hr/>								
Fuel Storage								
Main Tank	100%			2059	**	5	\$21,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Nameplate Rating Capacity</i>								
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	65%			2029	**	10	\$437,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<hr/>								
HID	35%			2024	\$250,900	10	\$8,300	
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2029	**	10	\$88,600	
Exit, Service	50%			2029	**	1		
<hr/>								
Exterior Lighting								
HID	100%			2024	\$2,821,900	10	\$2,300	
<hr/>								
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	**	1	\$85,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2029	**	1-3	\$141,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Smoke Detector, Manual Pull Station, Strobe Lights And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Campus Steam	100%			2034	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 58-73 53rd Avenue</i>								
<i>Explanation : Steam Coming From Former Betts Ave Incinerator Building</i>								

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

Asset # : 120

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2027	\$458,800	5	\$43,600	
Distribution								
Steam Piping/Pump	100%	Now	\$187,800	2024	\$3,755,500	4	\$36,200	
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Return Line</i>					
			<i>Damaged, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Condensate Return Line</i>					
Terminal Devices								
Air Handler	50%	Now	\$580,000	2024	\$1,933,400	1	\$204,300	
			<i>Broken, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Pneumatic Controls</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Heating Coils, Throughout</i>					
Convactor/Radiator	10%			2022	\$18,100	1	\$23,700	
Fan Coil Unit/Heat	10%			2024	\$1,073,800	1	\$23,700	
Unit Heater-Stm/HW	30%			2024	\$171,000	4	\$20,200	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	15%			2024	\$650,300	2	\$6,700	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Roof</i>					
Exterior Pkg Unit - Cooling	5%	Now	\$216,800	2034	**	2	\$1,800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Unit Inoperable, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : 2 Old Units For Office Area, Roof</i>					
Window/Wall Unit	10%			2019	\$147,400	1		
No Component	70%							
Heat Rejection								
Remote Air Cond	20%			2024	\$257,000	2	\$102,300	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$1,354,100	LIFE	**	2-5	\$409,500	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Roof Ducts And Fan Housings</i>					
Exhaust Fans								
Roof	100%	Now	\$13,900	2024	\$278,100	2	\$18,000	
			<i>Corroded, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof Exhaust Fans</i>					
Plumbing								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 120

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	70%	Now	\$75,000	2034	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : All Zone Valves Are Malfunctioning</i>								
Galv Iron/Steel	30%			2022	\$642,500	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout 5th Floor</i>								
HW Heat Exchanger Low Temp	100%			2034	**	4	\$108,900	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Rigid Piping	100%			2024	\$10,800	4	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Adjacent To Old Incinerator Building</i>								
<i>Explanation : Pump House Located Adjacent To Old Incinerator Bldg. Needs To Be Renovated Or Relocated</i>								
Sewage Ejector(s) Electric	100%			2024	\$10,800	4	\$1,600	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Two Passenger 1-4, Four Freight 1-6</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2034	**	1-5	\$370,300	
Sprinkler No Component Generic	80%			2024	\$1,674,700	1-2	\$41,100	
Chemical System No Component Generic	98%			2019	\$500	1-3	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Outside Of The Building</i>								
<i>Explanation : For Fuel Station</i>								

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : CIOFFE REPAIR SHOP
Address : 106-01 AVE. D AT 105 WALK
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0018.000 / 2003 **Yr Built/Renovated** : 1984 / 1992
Area Sq Ft : 70,133 **Project Type** : SANITATION
Date of Survey : 06-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3871 **Lot** : 1 **BIN** : 3252759

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$665,700	
Interior Architecture	\$949,700	\$271,000
Electrical		\$479,700
Mechanical	\$620,000	\$858,600
Total	\$2,235,300	\$1,609,200
Importance Code A	\$734,000	
Importance Code B	\$1,272,700	\$1,609,200
Importance Code C	\$228,700	
Total	\$2,235,300	\$1,609,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$12,200		\$100	
Interior Architecture	\$95,300			\$1,300
Electrical	\$2,100	\$29,000	\$1,700	\$2,100
Mechanical	\$8,500	\$20,900	\$13,700	\$8,000
Total	\$118,100	\$49,900	\$15,500	\$11,300
Importance Code A	\$15,500	\$3,500	\$3,500	\$3,300
Importance Code B	\$71,300	\$46,400	\$12,100	\$8,000
Importance Code C	\$31,200			
Total	\$118,100	\$49,900	\$15,500	\$11,300



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	83%	Now	\$113,100	LIFE	**	5	\$17,600	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Openings</i>								
Metal Panel	2%	2-4	\$2,400	2044	**	5	\$1,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	13%	Now	\$73,200	2037	**	5	\$6,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	2%	Now	\$2,200	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	95%	Now	\$79,900	2040	**	5	\$2,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade</i>								
Aluminum	5%			2040	**	5	\$300	
Parapets								
Concrete Masonry Unit	80%	2-4	\$3,900	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%	4+	\$1,000	2037	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	10%	Now	\$2,700	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$399,500	2034		**		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Around AC Units</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Shops, Mezzanine Level, Fiberglass Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Shops</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$347,900	LIFE		**	5	\$187,300
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Garage/ Shops</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage/ Shops</i>								
<i>Explanation : Exposed Reinforcing</i>								
Ceramic Tile	5%	2-4	\$9,500	2033		**	5	\$2,500
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	2-4	\$25,100	2024	\$83,700		3	\$3,800
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%	2-4	\$11,800	2033		**	5	\$1,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	80%	Now	\$228,700	LIFE		**	5	\$14,100
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Pilasters And Corners Of Mezzanine</i>								
Glass: Single Pane	2%	2-4	\$5,200	LIFE		**	5	\$700
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$900	LIFE		**	5	\$1,300
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	8%	2-4	\$13,300	LIFE		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	8%	Now	\$25,500	2029	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Fiberglass Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Fiberglass Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Fiberglass Room</i>								
Exposed Struc: Steel	90%	Now	\$373,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Shops And Mezzanine</i>								
Gypsum Board	2%	Now	\$4,000	LIFE	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Fiberglass Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Fiberglass Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	35%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch For Service B</i>								
Fused Disc Sw	35%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Dsiconnect Switch For Service A</i>								
Fused Disc Sw	30%			2034	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Amps Main Disconnect Switch For Fire Pump</i>								
Switchgear / Switchboard								
Fused Disc Sw	80%			2034	**	5	\$200	
Molded Case Bkrs	20%			2034	**	5	\$400	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	15%			2032	**	5	\$200	
Molded Case Bkrs	85%			2032	**	5	\$1,600	
Wiring								
Thermoplastic	100%			2034	**	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2029	**	5	\$100	
Motor Control Center	70%			2029	**	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Lighting								
Interior Lighting								
Fluorescent	40%			2029	**	10	\$24,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	60%			2029	**	10	\$1,300	
Egress Lighting								
Emergency, Battery	50%			2024		10	\$8,100	
Exit, Service	50%			2024		1	\$3,700	
Exterior Lighting								
HID	30%			2029	**	10	\$100	
HID	70%			2024		10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2024		1	\$5,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Office</i>						
		<i>Explanation : Recording Video Is Working</i>						
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024		1-3	\$13,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	85%			2019	\$68,300	1	\$28,300	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 13 Big Package Units On Roof, 15 Small Unit Heaters Throughout The Garage</i>						
		<i>Explanation : 13 Units</i>						
Hot Water Boiler	15%			2029	**	1	\$5,000	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Units</i>						

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	15%			2023	\$16,200	4	\$700	
No Component	85%							
Terminal Devices								
Convactor/Radiator	15%			2022	\$2,500	1	\$3,300	
No Component	85%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2022	\$42,300	2	\$200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Office</i>					
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : For Office Area</i>					
			<i>Explanation : 1 Unit</i>					
Ext Pkg Unit - Heating/Cooling	70%			2019	\$303,500	2	\$2,900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 12 old Units</i>					
Window/Wall Unit	10%			2019	\$13,500	1		
No Component	15%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$248,300	LIFE	* *	2-5	\$37,500	
			<i>Insul. Deteriorating, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Exhaust Fans								
Roof	100%			2024	\$25,500	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$15,300	2	\$1,000	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2024	\$6,400	1	\$4,100	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2024	\$767,600	1-2	\$18,900	
	Fire Pump								
	Generic	100%			2027	\$48,700	1	\$12,600	

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

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

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

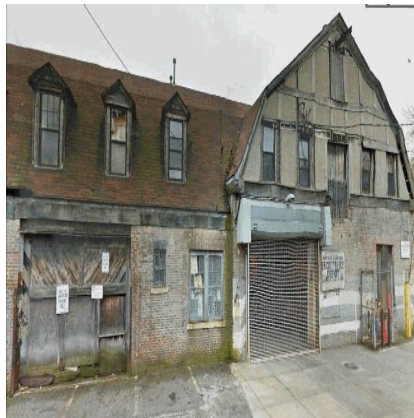
Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$552,000	
Interior Architecture	\$909,000	\$41,100
Electrical		\$46,100
Mechanical		\$200,500
Total	\$1,461,000	\$287,800
Importance Code A	\$552,000	
Importance Code B	\$442,900	\$287,800
Importance Code C	\$466,000	
Total	\$1,461,000	\$287,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$45,500			\$500
Interior Architecture	\$54,700			\$100
Electrical	\$4,400		\$100	\$34,400
Mechanical	\$2,400	\$1,800	\$1,800	\$5,800
Total	\$106,900	\$1,900	\$1,900	\$40,900
Importance Code A	\$46,600	\$1,200	\$1,200	\$1,700
Importance Code B	\$31,400	\$700	\$700	\$39,200
Importance Code C	\$28,900			
Total	\$106,900	\$1,900	\$1,900	\$40,900



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$324,400	LIFE	**	5	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	20%	Now	\$183,000	2031	**	5	\$8,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	50%	Now	\$17,900	2034	**	5	\$700	
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	50%	Now	\$44,600	2034	**	5	\$9,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	10%			2041	**	10	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Asphalt Shingle	50%	Now	\$27,600	2029	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	40%			2036	**	10	\$13,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$95,500	LIFE	**	5	\$41,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Quarry Tile	5%	Now	\$14,700	2031	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$4,300	2026	\$8,700	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	5%	Now	\$3,300	LIFE	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%	Now	\$466,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	20%	Now	\$25,600	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,700	2031	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	45%	Now	\$59,100	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	45%	2-4	\$288,300	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$5,200	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes.</i>								
Raceway								
Conduit	50%			2026	\$1,800	1		
Conduit	50%			2052	**	1		
Panelboards								
Fused Toggle Switch	5%	2-4	\$400	2051	**	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Molded Case Bkrs	50%			2048	**	5	\$200	
Molded Case Bkrs	45%			2025	\$3,300	5	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$4,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2024	\$14,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2021	\$24,100	10	\$10,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2026	\$10,000	10		
Egress Lighting								
Exit, Service	100%			2026	\$3,300	1		
Exterior Lighting								
HID	100%			2026	\$46,100	10		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2046	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Buried</i>								
<i>Explanation : 1 1000 Gallon Tank</i>								
Conversion Equipment								
Furnace	10%			2026	\$1,500	1	\$600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Supervisor Office</i>								
<i>Explanation : Unit Serves Supervisor's Office</i>								
Steam Boiler	90%			2031	**	1	\$11,100	
Distribution								
Steam Piping/Pump	100%			2026	\$85,200	4	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2024	\$115,300	1	\$4,000	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Air Conditioning

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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		
Galv Iron/Steel	90%			2024	\$32,800	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Water Heater								
Electric	10%			2021	\$200	4		
Electric	30%			2025	\$600	4		
Gas Fired	60%			2025	\$1,700	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$6,500	

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Electrical		\$209,500
Mechanical		\$111,500
Total		\$321,100
Importance Code B		\$321,100
Total		\$321,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$5,300		\$5,400	
Interior Architecture	\$3,700			
Electrical	\$7,200		\$100	\$300
Mechanical	\$1,600	\$3,400	\$1,600	\$1,700
Total	\$17,900	\$3,400	\$7,100	\$2,000
Importance Code A	\$6,300	\$1,000	\$6,500	\$1,000
Importance Code B	\$11,600	\$2,400	\$600	\$1,000
Total	\$17,900	\$3,400	\$7,100	\$2,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$1,100	
Metal Panel	80%	2-4	\$1,600	2047	**	5	\$8,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Flashing Throughout</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
Metal Sect. OHD	18%	2-4	\$3,100	2040	**	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Doors</i>								
<i>Explanation : Paint Peeling, Corrosion - Perimeter Of Frames</i>								
Windows								
Aluminum	100%			2049	**	5		
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Roof								
Metal Panel	95%			2040	**	10	\$5,400	
Skylight, Metal/Glass	5%			2047	**	10	\$500	
Interior								
Floors								
Cast in Place Concrete	100%	0-2	\$1,600	LIFE	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Garage Area</i>								
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5		
Gypsum Board	5%			LIFE	**	5-10		
No Component	80%							
Ceilings								
Exposed Struc: Steel	10%			LIFE	**	10	\$300	
Metal Panel	90%			LIFE	**	5	\$3,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,400	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$23,900	5	\$500	
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$1,500	5		
Molded Case Bkrs	90%			2026	\$13,100	5	\$500	
Wiring								
Thermoplastic	100%			2027	\$8,000	1		
Motor Controllers								
Locally Mounted	100%			2025	\$21,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	20%			2022	\$8,900	10	\$3,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Stoaage And Bath Room</i>					
			<i>Explanation : T-12 Lamps</i>					
HID	80%			2022	\$132,800	10	\$500	
Egress Lighting								
Emergency, Battery	50%			2022	\$13,700	10	\$2,500	
Exit, Service	50%			2022	\$2,700	1		
Exterior Lighting								
HID	100%			2022	\$76,700	10	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	* *	5	\$6,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Above Ground In Back Of Building</i>					
			<i>Explanation : (1) 4,000 Gallon Tank</i>					
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$10,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room Accessed From Outside Of Main Building</i>					
			<i>Explanation : (1) #2 Oil Burning Hot Water Boiler</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$1,500	
Terminal Devices								
Convactor/Radiator	15%			2032	* *	1	\$1,000	
Unit Heater-Stm/HW	85%			2027	\$111,500	4	\$2,400	

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning							
Energy Source							
Electricity	100%			2043	* *	1	
Conversion Equipment							
Window/Wall Unit	5%			2022	\$2,100	1	
No Component	95%						
Ventilation							
Exhaust Fans							
Roof	100%			2027	\$16,200	2	\$600
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2037	* *	1	
Water Heater							
Electric	100%			2022	\$3,200	4	\$200
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
No Component	50%						
Generic	50%			2027	\$1,000	1	\$600
<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
<i>Location : Boiler Room</i>							
<i>Explanation : Boiler Only</i>							
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2037	* *	1-5	\$10,500

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$858,500	\$36,300
Interior Architecture	\$49,900	
Electrical		\$145,500
Total	\$908,400	\$181,800
Importance Code A	\$858,500	\$36,300
Importance Code B	\$49,900	\$145,500
Total	\$908,400	\$181,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$75,700		\$5,900	
Interior Architecture	\$36,300			
Electrical	\$14,700			\$200
Mechanical	\$800	\$800	\$800	\$800
Total	\$127,500	\$800	\$6,800	\$1,000
Importance Code A	\$76,500	\$800	\$6,700	\$800
Importance Code B	\$46,300		\$100	\$200
Importance Code C	\$4,800			
Total	\$127,500	\$800	\$6,800	\$1,000



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	15%	Now	\$187,500	LIFE	**	5	\$28,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	45%	Now	\$300,900	LIFE	**	5	\$17,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corners Of Building</i>								
Metal Panel	20%	Now	\$15,900	2037	**	5	\$14,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2040	**	5	\$11,800	
Metal Sect. OHD	5%	Now	\$57,700	2047	**	5	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Broken, Corroded And Missing Elements</i>								
Weathering Steel	5%	Now	\$24,800	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Gantry Supports</i>								
<i>Explanation : Corrosion / Rusting - Structural Steel Columns</i>								
Windows								
Glass Block	5%	Now	\$900	LIFE	**	5	\$100	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location :</i>								
Metal Louvers	95%	Now	\$10,600	2030	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$50,100	LIFE	**	5	\$10,400	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	65%	Now	\$148,100	LIFE	**	5	\$8,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
No Component	25%							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	60%	Now	\$114,200	2037	**			
<i>Blisters, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Lower Roof</i>								
Metal Panel	25%	Now	\$23,400	2032	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Gantry Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Gantry Garage</i>								
Modified Bitumen	15%			2027	\$36,300	10	\$6,400	
Interior								
Floors								
Asphalt Poured	30%	Now	\$1,800	2032	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Gantry Garage Area</i>								
Cast in Place Concrete	70%	2-4	\$16,100	LIFE	**	5	\$34,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Storage Area</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$3,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Concrete Columns In Shop Area</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$1,400	
Masonry: Brick	35%			LIFE	**	10	\$600	
No Component	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : In Gantry Area</i>								
<i>Explanation : No Interior Walls</i>								
Ceilings								
Exposed Concrete	70%	Now	\$49,900	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storage Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 0%</i>								
<i>Location : Shop Area</i>								
Exposed Struc: Steel	30%			LIFE	**	10	\$13,600	

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

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes</i>								
Molded Case Bkrs	50%			2027	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$23,900	5	\$300	
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$6,600	5	\$300	
Wiring								
Thermoplastic	100%			2027	\$8,000	1		
Motor Controllers								
Locally Mounted	100%			2025	\$14,100	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	15%			2022	\$4,900	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Store Room And Bath Room</i>								
<i>Explanation : T-12 Lamps</i>								
HID	80%			2022	\$96,800	10	\$400	
HID	5%	Now	\$6,100	2037	**			
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Shop</i>								
Egress Lighting								
Emergency, Battery	20%	Now	\$4,000	2037	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Emergency, Battery	30%			2022	\$6,000	10	\$1,100	
Exit, Service	30%			2022	\$1,200	1		
Exit, Service	20%	Now	\$800	2037	**	1		
<i>Damaged Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Exterior Lighting								
HID	100%			2022	\$48,700	10		

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	* *	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground Vault</i>								
<i>Explanation : (1) 5,000 Gallon Tank</i>								
<hr/>								
Conversion Equipment								
Furnace	100%			2032	* *	1	\$7,500	
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	10%			2022	\$3,000	1		
No Component	90%							
<hr/>								
Ventilation								
Exhaust Fans								
Roof	50%			2022	\$5,900	2	\$200	
Wall Unit	50%			2022	\$11,200	2	\$200	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	* *	1		
<hr/>								
Water Heater								
Electric	100%			2025	\$2,300	4	\$100	
<hr/>								

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : FRESH KILLS I TRACTOR REPAIR SHOP/OFFC
Address : FOOT OF MULDOON
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0011.010 / 2791 **Yr Built/Renovated** : 1948 / 1990
Area Sq Ft : 70,056 **Project Type** : SANITATION
Date of Survey : 07-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,308,700	\$145,500
Interior Architecture	\$689,800	
Electrical		\$443,200
Total	\$1,998,500	\$588,800
Importance Code A	\$1,308,700	\$145,500
Importance Code B	\$518,300	\$443,200
Importance Code C	\$171,600	
Total	\$1,998,500	\$588,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$44,900		\$5,300	
Interior Architecture	\$24,300			\$1,900
Electrical	\$60,500		\$200	\$900
Mechanical	\$12,100	\$8,600	\$10,300	\$10,300
Total	\$141,700	\$8,600	\$15,800	\$13,100
Importance Code A	\$51,500	\$6,700	\$11,900	\$6,700
Importance Code B	\$86,600	\$2,000	\$3,900	\$6,400
Importance Code C	\$3,600			
Total	\$141,700	\$8,600	\$15,800	\$13,100



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	25%	Now	\$233,000	LIFE	**	5	\$42,300	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : All Facades Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All Facades Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades Throughout</i>								
Concrete Masonry Unit	10%	Now	\$13,600	LIFE	**	5	\$2,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$249,300	LIFE	**	5	\$16,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Corners And Wall Penetrations</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : At Wall Penetrations Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$2,400	2037	**	5	\$3,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal Sect. OHD	10%			2025		5	\$10,600	
Windows								
Aluminum	15%	Now	\$6,300	2043	**	5	\$400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	85%	Now	\$222,500	2052	**	5	\$27,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2791

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast in Place Concrete	85%	Now	\$101,800	LIFE	**	5	\$33,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Sides Throughout</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 35%</i>								
<i>Location : All Sides Throughout</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Concrete Masonry Unit	15%	0-2	\$2,900	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	10%	Now	\$39,900	2037	**			
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Bulkhead</i>								
IRMA/Protected Membrane	30%	Now	\$208,400	2037	**			
<i>Grlv/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage Area</i>								
Metal Panel	10%	Now	\$19,700	2032	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covers Over Former Skylights Are Actually Wood</i>								
Modified Bitumen	50%	Now	\$253,700	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								

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

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

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

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

Asset # : 2791

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Asphalt Poured	85%	Now	\$68,600	2032	**	5	\$21,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Garage Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Tractor Repair Area</i>								
Vinyl Tile	15%	Now	\$125,400	2037	**	3	\$5,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor Corridor</i>								
Interior Walls								
Concrete Masonry Unit	15%	Now	\$42,800	LIFE	**	5	\$2,600	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Garage Area</i>								
Concrete Masonry Unit	65%	0-2	\$61,900	LIFE	**	5	\$11,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	Now	\$3,600	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$66,800	LIFE	**			
<i>Vertical Cracks, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Roof Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$39,800	2047	**	5	\$2,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mens Restroom</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mezzanine Offices</i>								
Exposed Concrete	90%	Now	\$284,600	LIFE	**	5	\$14,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%	Now	\$20,700	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Auto Repair Area</i>								

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

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

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

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

Asset # : 2791

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$4,700	5	\$1,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Amps Main Disconnect Switch</i>							
Transformers								
Dry Type	100%			2032	**	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 75 Kva 480v Pri - 208/120v Sec</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$47,700	5	\$1,800	
Raceway								
Conduit	100%			2027	\$30,600	1		
Panelboards								
Fused Disc Sw	10%			2026	\$3,800	5	\$200	
Molded Case Bkrs	90%			2026	\$33,900	5	\$1,700	
Wiring								
Braided Cloth	50%	2-4	\$13,500	2052	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	50%			2027	\$13,500	1		
Motor Controllers								
Locally Mounted	100%			2025	\$14,100	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,100	
Lighting								
Interior Lighting								
Fluorescent	30%			2022	\$53,500	10	\$18,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Lunch Room, Storage, Bath Room And Locker Room</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	10%	Now	\$17,800	2037	**			
	<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
HID	60%			2022	\$39,400	10	\$1,300	
Egress Lighting								
Emergency, Battery	50%			2022	\$44,300	10	\$8,100	
Exit, Service	50%			2022	\$3,600	1		
Exterior Lighting								
HID	100%			2022	\$258,400	10	\$200	

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

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

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

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

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

Asset # : 2791

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	* *	5	\$20,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Under Ground Vault In Yard</i>						
		<i>Explanation : (1) 20,000 Gallon Tank</i>						
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	\$66,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : (1) #2 Oil Burning Steam Boiler</i>						
Distribution								
Steam Piping/Pump	100%			2047	* *	4	\$5,000	
Terminal Devices								
Convactor/Radiator	5%			2025	\$800	1	\$1,100	
Unit Heater-Stm/HW	95%			2032	* *	4	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Window/Wall Unit	10%			2022	\$13,500	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	100%	Now	\$5,100	2022	\$25,500	2	\$1,600	
		<i>Broken, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Roof</i>						
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2032	* *	1		
Water Heater								
Oil Fired	100%			2022	\$20,400	1	\$2,000	
HW Heat Exchanger								
Low Temp	100%			2037	* *	4	\$6,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : FRESH KILLS II EQUIPMENT WASH BLDG.
Address : S. OF VICTORY BLVD.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS0012.020 / 2012 **Yr Built/Renovated** : 1985 / 2002
Area Sq Ft : 4,334 **Project Type** : SANITATION
Date of Survey : 08-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2685 **Lot** : 100 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$40,400	
Electrical		\$35,200
Total	\$40,400	\$35,200
Importance Code A	\$40,400	
Importance Code B		\$35,200
Total	\$40,400	\$35,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$4,900		\$25,800	
Interior Architecture	\$35,600			
Electrical	\$800			\$100
Mechanical	\$1,000	\$200	\$400	\$200
Total	\$42,200	\$200	\$26,200	\$300
Importance Code A	\$5,100	\$200	\$26,000	\$200
Importance Code B	\$24,100		\$200	\$100
Importance Code C	\$13,000			
Total	\$42,200	\$200	\$26,200	\$300



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

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

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

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

Asset # : 2012

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	\$4,200	2047	**	5	\$11,200	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Perimeter At Foundation Wall</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations - All Facades</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Vegetative Growth</i>								
Metal Sect. OHD	10%			2040	**	5	\$2,100	
Windows								
Aluminum	95%	Now	\$40,400	2052	**	5	\$500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	5%							
Roof								
Metal Panel	100%			2040	**	10	\$24,700	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	**	5	\$28,900	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$900	
Metal Panel	80%	Now	\$12,600	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Wash Area</i>								
<i>Explanation : Mold Issues</i>								
Ceilings								
Fiber Board	100%	Now	\$8,100	2032	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Wash Area</i>								

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

Under 600 Volts

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

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

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

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

Asset # : 2012

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2027	\$1,000	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2027	\$400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2027	\$23,900	5		
Raceway								
Conduit	100%			2027	\$3,700	1		
Panelboards								
Fused Disc Sw	10%			2026	\$700	5		
Molded Case Bkrs	90%			2026	\$6,600	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$8,000	1		
Motor Controllers								
Locally Mounted	100%			2025	\$7,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
HID	100%			2022	\$35,200	10	\$100	
Egress Lighting								
Emergency, Battery	50%			2022	\$2,900	10	\$500	
Exit, Service	50%			2022	\$600	1		
Exterior Lighting								
HID	100%			2022	\$16,000	10		

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2037	**	5	\$1,400	

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

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

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

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

Asset # : 2012

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	90%			2027	\$4,700	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 2 Units</i>								
Furnace	10%			2022	\$500	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Floor</i>								
<i>Explanation : 1 Unit</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$1,900	
No Component	50%							
Exhaust Fans								
Roof	100%			2022	\$3,400	2	\$100	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2032	* *	1		

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : GREENPOINT MARINE TRANSFER STA.
Address : N. HENRY ST. & 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$747,800	\$477,500
Interior Architecture	\$570,000	\$155,300
Electrical	\$584,200	\$541,900
Mechanical	\$516,900	\$109,500
Total	\$2,418,900	\$1,284,200
Importance Code A	\$747,800	\$513,600
Importance Code B	\$1,671,100	\$770,600
Total	\$2,418,900	\$1,284,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$27,900			
Interior Architecture	\$91,900			\$500
Electrical	\$9,300	\$1,000	\$800	\$2,600
Mechanical	\$66,800	\$8,200	\$2,900	\$15,200
Total	\$195,900	\$9,200	\$3,700	\$18,300
Importance Code A	\$27,900	\$200		\$12,400
Importance Code B	\$140,000	\$9,000	\$3,700	\$6,000
Importance Code C	\$28,000			
Total	\$195,900	\$9,200	\$3,700	\$18,300



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

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

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

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

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	100%	Now	\$156,700	2046	**	5	\$209,100	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Building Is Unoccupied And Scheduled To Be Demolished. Report To Follow Is A Carryover From July 2010</i>								
<hr/>								
Windows								
Aluminum	10%	Now	\$27,900	2051	**	5	\$300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : At Office</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Office</i>								
Fiberglass Panel	90%	Now	\$186,400	2034	**	5	\$11,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Metal Rail	100%	Now	\$197,000	2031	**	5	\$268,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Roof								
Cast in Place Concrete	25%	Now	\$35,100	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
Metal Panel	75%	Now	\$172,700	2031	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garbage Disposal Area</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$144,200	LIFE	**	5	\$155,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$74,700	2041	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$32,800	2036	**	3	\$1,500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Asset # : 2017

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$12,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	5%	Now	\$2,200	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Equipment Room</i>								
Concrete Masonry Unit	35%			LIFE	**	5	\$2,800	
Glass: Single Pane	5%	Now	\$5,900	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	10%	Now	\$7,600	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Offices</i>								
SGFT/Glazed Masonry	25%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$31,200	2046	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$124,000	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lower Level</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Level</i>								
Exposed Struc: Steel	70%	4+	\$227,200	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Garbage Disposal Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$36,100	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 1200 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2024	\$15,400	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva 480v/208/120v</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$167,000	5	\$1,600	

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

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

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

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

Asset # : 2017

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2026	\$46,900	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$94,900	5	\$1,600	
Wiring								
Thermoplastic	100%			2026	\$53,900	1		
Motor Controllers								
Locally Mounted	10%			2024	\$3,700	5		
Motor Control Center	90%			2024	\$143,100	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,300	LIFE		**	5	\$900
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Water Main</i>					
			<i>Explanation : Corroded</i>					
Lighting								
Interior Lighting								
HID	40%			2021	\$41,800	10	\$700	
Incandescent	60%			2021	\$321,500	2	\$700	
Egress Lighting								
No Component	50%							
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$220,900	10	\$200	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2026		1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Level</i>					
			<i>Explanation : This Facility Being Used For Temporary Storage</i>					
Conversion Equipment								
Radiant Heater	5%			2021	\$11,300	2	\$1,200	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Office Only</i>					
			<i>Explanation : Elec. Radiant Heater</i>					
No Component	95%							
Distribution								
Steam Piping/Pump	100%	Now	\$18,000	2056		**	4	\$2,600
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					

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

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

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

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

Asset # : 2017

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	40%	Now	\$9,700	2046	**	1	\$6,100	
<i>Damaged, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Fan Coil Unit/Heat	60%	Now	\$23,100	2036	**	1	\$9,200	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2025	\$109,500	1		
Conversion Equipment								
Window/Wall Unit	5%			2019	\$5,300	1		
No Component	95%							
Ventilation								
Exhaust Fans								
Interior	60%	Now	\$159,900	2036	**	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	40%	Now	\$61,500	2056	**	1		
<i>Corroded, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
No Component	60%							
HW Heat Exchanger								
Low Temp	100%	Now	\$16,000	2056	**	4	\$5,200	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$111,800	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Lower Level</i>								
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire Suppression								
Standpipe								
Generic	100%	Now	\$183,700	2056	**	1-5	\$18,700	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,412,600	\$95,300
Interior Architecture	\$887,200	\$86,900
Electrical	\$232,000	
Mechanical	\$347,000	\$329,500
Total	\$2,878,800	\$511,700
Importance Code A	\$1,412,600	\$95,300
Importance Code B	\$1,389,400	\$416,400
Importance Code C	\$76,800	
Total	\$2,878,800	\$511,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$9,100
Interior Architecture	\$31,000	\$4,700		\$600
Electrical	\$4,000	\$300	\$400	\$73,300
Mechanical	\$80,100	\$18,800	\$6,700	\$27,200
Total	\$115,100	\$23,700	\$7,100	\$110,200
Importance Code A	\$3,100	\$3,100	\$3,100	\$12,700
Importance Code B	\$112,000	\$20,500	\$4,000	\$97,500
Importance Code C				
Total	\$115,100	\$23,700	\$7,100	\$110,200



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$3,600	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Slated For Demolition In Near Future</i>								
Masonry: Brick	80%	Now	\$685,000	LIFE	**	5	\$46,500	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Corners</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : South Facade, Southeast And Southwest Corners</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : West Facade</i>								
Metal Coiling Doors	10%			2031	**	5	\$18,200	
Windows								
Steel	100%	Now	\$398,100	2051	**	5	\$48,800	
<i>Air Infiltration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	100%	Now	\$174,000	LIFE	**	5	\$3,100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : South Facade, Corners, Coping</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Single Ply Membrane	100%	Now	\$155,400	2036				**
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Structurally Unstable Due To Rotted Wood Beams</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	80%	Now	\$121,000	LIFE		**	5	\$86,900
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 1st Floor, 2nd Floor</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
Vinyl Tile	10%	Now	\$41,200	2036		**	3	\$1,900
<i>Worn/Eroded, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 2nd Floor</i>								
Wood	10%			2029		**	5	\$9,300
<i>Deflection Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior Walls								
Cast Stone/Terra Cotta	15%			LIFE		**		
Concrete Masonry Unit	25%			LIFE		**	5	\$2,000
Gypsum Board	10%			LIFE		**	5	\$1,200
Masonry: Brick	50%	0-2	\$76,800	LIFE		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$39,200	2046	**	5	\$2,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	40%	Now	\$608,900	LIFE	**			
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wood Joist Framing System</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Wood Joist Framing System</i>								
Metal Panel	50%			LIFE	**	5	\$62,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Paint Peeling</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2046	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 200 Amps</i>								
Raceway								
Conduit	100%			2026	\$3,700	1		
Panelboards								
Molded Case Bkrs	80%			2025	\$11,700	5	\$800	
Molded Case Bkrs	20%			2034	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$4,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$4,000	1		
Motor Controllers								
Locally Mounted	100%			2024	\$28,100	5	\$300	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	60%			2021	\$42,600	10	\$18,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	20%			2021	\$53,000	10	\$200	
Incandescent	20%			2021	\$33,800	2	\$100	
Egress Lighting								
Exit, Service	50%			2021	\$4,400	1		
Exit, Battery	50%			2021	\$14,900	10	\$1,100	
Exterior Lighting								
HID	100%			2021	\$136,500	10	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Fuel Oil No 2	100%			2036	* *	5	\$10,300	
<i>Exposed Tank(s), Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Yard - One Tank 2500 Gallons</i>								
Conversion Equipment								
Furnace	10%			2026	\$4,000	1	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Mechanic Area</i>								
<i>Explanation : 2 Oil Fired Units</i>								
Steam Boiler	90%			2039	* *	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	90%	Now	\$20,400	2026	\$203,600	4	\$1,500	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Zone Valves, Various</i>								
No Component	10%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	50%	0-2	\$153,000	2046	**	1	\$4,800	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 2nd Floor</i>								
Fan Coil Unit/Heat	40%			2021	\$194,000	1	\$4,300	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout The Garage</i>								
<i>Explanation : Modine Units</i>								
Fan Coil Unit/Heat	10%			2026	\$48,500	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanic Area</i>								
<i>Explanation : 2 Oil Fired Units</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Window/Wall Unit	20%			2019	\$13,300	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%	Now	\$5,600	LIFE	**	2-5	\$3,700	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor</i>								
No Component	80%							
Exhaust Fans								
Roof	40%	Now	\$10,300	2036	**	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Wall Unit	40%	Now	\$19,600	2036	**	2	\$300	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Garage</i>								
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2026	\$19,400	1		
Galv Iron/Steel	80%			2024	\$77,400	1		
<i>Corroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Water Heater								
Electric	100%			2021	\$5,000	4	\$200	
Sanitary Piping								
Cast Iron	100%	Now	\$7,000	LIFE	**	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping Cast Iron	100%	Now	\$4,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Sump Pump(s) Submersible	100%	Now	\$6,500	2021	\$6,500	4	\$1,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe Generic	100%			2036	**	1-5	\$17,300	
Sprinkler Generic	100%			2036	**	1-2	\$9,300	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : MANHATTAN 12 GARAGE
Address : 301 WEST 215TH STREET @ NINTH AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0029.000 / 140 **Yr Built/Renovated** : 1983 / 2008
Area Sq Ft : 89,267 **Project Type** : SANITATION
Date of Survey : 04-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,ph
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$281,100	\$237,700
Interior Architecture	\$39,500	\$269,800
Electrical	\$908,300	\$182,500
Mechanical	\$39,300	\$1,911,400
Total	\$1,268,200	\$2,601,400
Importance Code A	\$281,100	\$413,500
Importance Code B	\$987,100	\$2,187,900
Total	\$1,268,200	\$2,601,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,600	\$1,100		
Interior Architecture	\$68,400		\$6,100	\$1,500
Electrical	\$5,600	\$24,100	\$1,500	\$1,500
Mechanical	\$95,000	\$33,000	\$18,300	\$8,700
Total	\$180,700	\$58,300	\$25,900	\$11,700
Importance Code A	\$15,600	\$5,200	\$4,000	\$4,000
Importance Code B	\$163,400	\$53,000	\$15,900	\$7,700
Importance Code C	\$1,700		\$6,100	
Total	\$180,700	\$58,300	\$25,900	\$11,700



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	53%			LIFE	**	5	\$34,800	
Concrete Masonry Unit	10%	Now	\$42,300	LIFE	**	5	\$6,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Pilar At Southeast Corner</i>								
Masonry: Brick	10%			LIFE	**	5	\$10,500	
Masonry: Granite	2%			LIFE	**	5	\$1,600	
Metal Sect. OHD	25%			2037	**	5	\$82,200	
Windows								
Aluminum	93%	Now	\$53,800	2040	**	5	\$6,600	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Glass Block	5%			LIFE	**	5	\$400	
Metal Louvers	2%			2027		10	\$1,800	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$8,400	
Metal Panel	5%			2044	**	5	\$2,200	
Metal Rail	20%	Now	\$11,600	2037	**	5	\$15,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	95%	Now	\$185,000	2032	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Shops</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse At West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Locker Rooms And Shops</i>								
Sloped Glazing	5%			LIFE	**	5	\$114,100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Over Locker Rooms</i>								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	65%	Now	\$39,500	LIFE	**	5	\$170,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Garage</i>								
Ceramic Tile	10%	Now	\$22,700	2033	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanics Restrooms</i>								
Quarry Tile	15%			2037	**	5	\$27,000	
Vinyl Tile	5%			2024	\$49,700	3	\$3,000	
Vinyl Tile	5%	Now	\$14,900	2024	\$49,700	3	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Interior Walls								
Ceramic Tile	7%			2033	**	5	\$3,400	
Concrete Masonry Unit	85%			LIFE	**	5	\$16,600	
Glass: Single Pane	3%			LIFE	**	5	\$1,100	
Metal Coiling Doors	5%			2040	**	5	\$12,200	
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$28,400	2029	**	5	\$6,000	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Exposed Struc: Steel	80%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$7,500	
Metal Panel	5%			LIFE	**	5	\$7,500	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	75%			2024	\$35,800	5	\$300	
Molded Case Bkrs	25%			2024	\$11,900	5	\$600	
Raceway								
Conduit	100%			2024	\$9,100	1		

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%			2023	\$23,400	5	\$1,900	
Molded Case Bkrs	20%			2032	* *	5	\$500	
Wiring								
Thermoplastic	100%			2024	\$19,900	1		
Motor Controllers								
Locally Mounted	45%			2022	\$28,500	5	\$300	
Locally Mounted	5%	2-4	\$3,200	2044	* *	5		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Motor Control Center	50%			2022	\$7,300	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	60%			2024	\$102,700	10	\$44,000	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 2nd Floor And Offices</i>								
HID	40%			2019	\$255,500	10	\$1,000	
Egress Lighting								
Emergency, Battery	50%			2019	\$52,700	10	\$9,700	
Exit, Service	50%			2019	\$10,500	1		
Exterior Lighting								
HID	100%			2019	\$329,200	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2019	\$270,900	1-3	\$16,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Station, Alarm Bells, Smoke Detectors.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	* *	5	\$24,800	
Conversion Equipment								
Hot Water Boiler	100%			2022	\$175,800	1	\$39,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$39,300	2032	**	4	\$3,900	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Boost Pumps And Pipings</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Circulation Pump, Ceiling Of Boiler Room</i>								
Terminal Devices								
Air Handler	20%	Now	\$16,900	2024	\$84,300	1	\$8,900	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : For Locker Room, Toilet Room, Penthouse</i>								
Convector/Radiator	10%			2022	\$73,800	1	\$2,600	
Unit Heater-Stm/HW	70%	Now	\$17,700	2024	\$353,400	4	\$5,100	
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Motors, Garage</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%	Now	\$31,100	2022	\$311,400	2	\$800	
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : For Locker Room, Toilet Room, Penthouse</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
Window/Wall Unit	8%			2018	\$12,900	1		
No Component	72%							
Heat Rejection								
Air Condenser Unit	20%			2024	\$8,700	2	\$11,200	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,600	
Exhaust Fans								
Roof	50%			2029	**	2	\$1,200	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2034	**	1		
Galv Iron/Steel	50%			2029	**	1		
Water Heater								
Gas Fired	100%			2023	\$18,200	2	\$1,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping								
Cast Iron	100%	Now	\$3,400	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Water Backup From Sewage At Boiler Room</i>					
			<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Leaking To Boiler Room</i>					
Storm Drain Piping								
Cast Iron	100%	Now	\$2,200	LIFE	**	1		
			<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>					
			<i>Location : Leaking To 2nd Floor Locker Room From Penthouse</i>					
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2034	**	1-5	\$40,400	
Sprinkler								
Generic	100%			2024	\$912,600	1-2	\$22,400	

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : MANHATTAN 3/3A GARAGE
Address : PIERS 36 - 299 SOUTH STREET BET CLINTON & MONTGOMERY STS.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGSP005.020 / 2403 **Yr Built/Renovated** : 1963 / 1996
Area Sq Ft : 172,400 **Project Type** : SANITATION
Date of Survey : 13-May-2015 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 241 **Lot** : 13 **BIN** : 1078939

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,527,400	\$343,300
Interior Architecture	\$477,300	\$442,100
Electrical		\$306,700
Mechanical	\$83,200	\$208,100
Total	\$3,087,800	\$1,300,200
Importance Code A	\$2,527,400	\$512,400
Importance Code B	\$560,500	\$742,000
Importance Code C		\$45,900
Total	\$3,087,800	\$1,300,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$13,400			
Interior Architecture		\$20,300	\$9,300	
Electrical	\$22,300	\$6,100	\$3,200	\$7,000
Mechanical	\$21,000	\$23,800	\$33,900	\$47,400
Total	\$56,800	\$50,200	\$46,400	\$54,300
Importance Code A	\$16,800	\$7,000	\$7,000	\$7,400
Importance Code B	\$39,900	\$43,200	\$30,100	\$47,000
Importance Code C			\$9,300	
Total	\$56,800	\$50,200	\$46,400	\$54,300



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	45%	Now	\$428,900	LIFE	**	5	\$33,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Truck Entrances</i>								
<i>Weepholes Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North End</i>								
<i>Explanation : Section Of Pier Is Occupird By A Private Tenant</i>								
Fiberglass Panel	20%			2035	**	5	\$88,900	
Metal Panel	20%			2046	**	5-10	\$162,900	
Metal Coiling Doors	15%	Now	\$394,000	2039	**	5	\$27,800	1
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Facde</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$53,500	
Metal Louvers	5%			2035	**	10	\$17,600	
Parapets								
Metal Panel	95%			2046	**	5	\$189,800	
Metal Rail	5%	Now	\$13,400	2031	**	5	\$18,300	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Walking Bridges Over Roof</i>								
Roof								
Built-Up (BUR)	65%	0-2	\$1,242,600	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Lunch Room, Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lunch Room, Second Floor Corridor, Garage</i>								
Skylight, Plastic	5%	Now	\$192,600	2039	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Spray-on Foam	30%			2034	**	5	\$171,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Leased Space At North End</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$335,100	LIFE	**	5	\$360,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	30%			2035	**	5	\$70,700	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	13%			2035	**	5	\$18,600	
Concrete Masonry Unit	80%			LIFE	**	5	\$45,900	
Glass: Single Pane	2%			LIFE	**	5	\$2,200	
Ceilings								
AcousTileConcealSpLn	10%	Now	\$106,800	2039	**	5	\$16,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Lunch Room, Second Floor Corridor</i>								
AcousTileSusp.Lay-In	15%			2039	**	5	\$40,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Second Floor Corridor</i>								
Exposed Struc: Steel	70%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage</i>								
Metal Panel	5%			LIFE	**	5	\$16,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2031	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 112.5kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$700	
Raceway								
Conduit	100%			2036	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2034	**	5	\$4,500	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$4,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Meter Room</i>								
Lighting								
Interior Lighting								
Fluorescent	65%			2034	**	10	\$93,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Fluorescent	5%			2034	**	10	\$7,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairway</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
HID	30%			2034	**	10	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : High Pressure Sodium</i>								
Egress Lighting								
Emergency, Battery	50%			2026		10	\$19,000	
Exit, Service	50%			2026		1		
Exterior Lighting								
HID	100%			2031	**	10	\$500	
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$20,400	2026	\$101,900	1	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entrance, Fuel Pump, Alleyway And Pier</i>								
<i>Explanation : Eight Cameras - Three Of Them Not Working</i>								
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2031	**	1-3	\$21,300	

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source							
Natural Gas	100%			2036	**	1	
Conversion Equipment							
Furnace	90%	0-2	\$3,400	2026	\$169,100	1	\$63,100
			<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>				
			<i>Location : Temperature Control Panel, Office Area</i>				
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>				
			<i>Location : Throughout</i>				
			<i>Explanation : 20 Units</i>				
No Component	10%						
Terminal Devices							
Air Handler	20%			2036	**	1	\$19,500
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : 3 Units</i>				
No Component	80%						
Air Conditioning							
Energy Source							
Electricity	100%			2034	**	1	
Conversion Equipment							
Exterior Pkg Unit - Cooling	20%			2031	**	2	\$1,900
Window/Wall Unit	15%			2021	\$47,400	1	
No Component	65%						
Heat Rejection							
Remote Air Cond	15%			2031	**	2	\$16,500
No Component	85%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$87,800
Exhaust Fans							
Roof	100%			2031	**	2	\$4,800
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2046	**	1	
Water Heater							
Gas Fired	100%			2021	\$35,800	2	\$2,300
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Backflow Preventer							
Generic	100%			2031	**	1	\$9,600
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	**	1-5	\$82,300

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%			2036	* *	1-2	\$44,100	
Fire Pump	Generic	100%			2029	* *	1	\$29,400	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : MANHATTAN 4, 4A, 7 GARAGE
Address : 650 WEST 57TH ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0069.000 / 14765 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 419,702 **Project Type** : SANITATION
Date of Survey : 20-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors G,GI,2,2I,3,3I,4,4I
Block : 1104 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$568,800	\$1,641,400
Interior Architecture	\$2,023,400	\$800,700
Electrical		\$146,900
Mechanical	\$104,000	\$213,700
Total	\$2,696,300	\$2,802,800
Importance Code A	\$568,800	\$1,641,400
Importance Code B	\$1,726,900	\$938,800
Importance Code C	\$400,600	\$222,600
Total	\$2,696,300	\$2,802,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$79,100	\$14,400		
Interior Architecture	\$61,000		\$33,500	
Electrical	\$23,000	\$17,600	\$16,800	\$16,800
Mechanical	\$105,000	\$74,300	\$96,400	\$105,700
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Total	\$292,800	\$130,900	\$171,300	\$147,200
Importance Code A	\$79,100	\$14,400		\$12,500
Importance Code B	\$198,800	\$116,500	\$161,400	\$134,800
Importance Code C	\$14,900		\$9,900	
Total	\$292,800	\$130,900	\$171,300	\$147,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	23%			LIFE	**	5	\$449,400	
Metal Panel	3%			2053	**	5-10	\$107,500	
Metal Sect. OHD	5%			2044	**	5	\$81,400	
Granite Panels	4%			LIFE	**	5	\$31,300	
Pre-Cast Concrete	64%	4+	\$215,300	LIFE	**	5	\$1,083,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Weathering Steel	1%			LIFE	**	1		
Windows								
Aluminum	90%	Now	\$8,800	2049	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 4th Floor Garage</i>								
Metal Louvers	10%			2036	**	10	\$7,500	
Parapets								
Concrete Masonry Unit	80%			LIFE	**	5-10	\$111,000	
Metal Rail	8%			2044	**	5-10	\$36,600	
Pre-Cast Concrete	12%			LIFE	**	5	\$38,200	
Roof								
IRMA/Protected Membrane	15%	4+	\$6,300	2035	**			
<i>Broken Paver Blocks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Terraced Roof - 4th Floor</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 100%</i>								
<i>Location : Terraced Roof - 4th Floor</i>								
Metal Panel	3%			2044	**	10	\$14,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Material Actually Metal Grilles Atop Emergency Ventilation Shafts</i>								
Modified Bitumen	80%			2035	**	10	\$214,100	
Skylight, Plastic	2%			2044	**	1		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$549,700	
Ceramic Tile	8%	4+	\$19,000	2040	**	5	\$25,100	
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Public Corridors</i>								
Sheet Vinyl/Rubber	5%			2035	**	5	\$47,100	
Traffic Topping	67%	2-4	\$254,900	2035	**	5	\$263,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : M4 And Broom Garages</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Cast in Place Concrete	10%			LIFE	**	10	\$165,600		
Ceramic Tile	3%			2040	**	5	\$19,900		
Concrete Masonry Unit	29%			LIFE	**	5	\$153,700		
Concrete Masonry Unit	55%	4+	\$158,100	LIFE	**	5	\$145,700		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>									
<i>Location : M4 Garage - West Elevation</i>									
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>									
<i>Location : Throughout</i>									
Glass: Single Pane	3%			LIFE	**	5	\$29,800		
Ceilings									
AcousTileSusp.Lay-In	13%			2044	**	5	\$80,500		
Exposed Struc: Steel	85%			LIFE	**	10	\$1,052,900		
Gypsum Board	2%			LIFE	**	5-10	\$42,600		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2057	**	5	\$1,800		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Ground Floor And Ground Floor Intermediate</i>									
<i>Explanation : Seven 4000 Amps, Three 3000 Amps, Thee 2000 Amps And Four 1200 Amps</i>									
<i>Main Disconnect Switch</i>									
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	\$12,300		
Stand-by Power									
Transfer Switches									
Automatic	100%			2047	**	1	\$129,100		
Lighting									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2047	**	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$24,900	
Distribution								
Steam Piping/Pump	100%			2053	**	4	\$20,700	
Terminal Devices								
Air Handler	5%			2037	**	1	\$13,000	
Convactor/Radiator	5%			2044	**	1	\$6,800	
Fan Coil Unit/Heat	90%			2035	**	1	\$122,000	
Air Conditioning								
Energy Source								
Electricity	100%			2052	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	40%			2040	**	1	\$181,700	
No Component	60%							
Terminal Devices								
Fan Coil - Cooling	40%			2035	**	1	\$54,200	
No Component	60%							

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Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$370,500
Exhaust Fans							
Roof	100%			2037	**	2	\$12,900
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2057	**	1	
HW Heat Exchanger							
HTHW/HW	100%			2057	**		
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Submersible	100%			2022	\$6,500	4	\$2,500
Sewage Ejector(s)							
Electric	100%			2037	**	4	\$1,600
Backflow Preventer							
Generic	100%			2037	**	1	\$25,700
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	60%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
	<i>Location : 3 Unit (B-4)</i>						
	<i>Explanation : 3 Units</i>						
Hydraulic	40%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
	<i>Location : 2 Units (G-3)</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2057	**	1-5	\$219,400
Sprinkler							
Generic	100%			2057	**	1-2	\$117,600
Fire Pump							
Generic	100%			2042	**	1	\$78,400

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.

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 : 04-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2196 **Lot** : 1 **BIN** : 1064485

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,055,300	\$324,900
Interior Architecture	\$3,215,400	\$499,600
Electrical	\$468,300	\$141,800
Mechanical	\$335,800	\$418,700
Total	\$8,074,800	\$1,385,000
Importance Code A	\$4,055,300	\$324,900
Importance Code B	\$2,895,300	\$1,060,100
Importance Code C	\$1,124,200	
Total	\$8,074,800	\$1,385,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$29,300	\$2,400	
Interior Architecture	\$36,200			\$1,700
Electrical	\$10,400	\$18,400		
Mechanical	\$36,300	\$50,700	\$7,400	\$8,800
Total	\$82,900	\$98,400	\$9,900	\$10,500
Importance Code A	\$5,600	\$35,700	\$8,000	\$5,600
Importance Code B	\$42,800	\$62,700	\$1,800	\$4,900
Importance Code C	\$34,400			
Total	\$82,900	\$98,400	\$9,900	\$10,500



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

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

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

Asset # : 13643

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$355,500	LIFE	**	5	\$67,000	1
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Crazing, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	80%	Now	\$808,100	LIFE	**	5	\$137,100	1
			<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Corners</i>					
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
Masonry: Granite	5%	Now	\$99,000	LIFE	**	5	\$6,400	
			<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Building Base</i>					
Metal Sect. OHD	10%	Now	\$313,600	2037	**	5	\$26,800	
			<i>Other Observation, Extent : Severe, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Broken/missing Elements</i>					
Windows								
Aluminum	20%			2040	**	5	\$4,800	
Steel	80%	Now	\$986,000	2049	**	5	\$120,800	1
			<i>Bent/Warped Elements, Extent : Severe, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
			<i>Deformed/Dented, Extent : Severe, Area Affected : 70%</i>					
			<i>Location : Throughout</i>					
			<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					

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

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

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

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

Asset # : 13643

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$43,500	LIFE	**	5	\$9,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Crazing, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%	Now	\$237,500	LIFE	**	5	\$10,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Corners</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	25%			2029	**	10	\$29,300	
Built-Up (BUR)	70%	Now	\$366,800	2034	**			1
<i>Blisters, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$845,200	2054	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Cast in Place Concrete	83%	Now	\$351,700	LIFE	**	5	\$252,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2027	\$131,600	5	\$7,000	
Steel Plate	2%	Now	\$247,900	LIFE	**	1		
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stairs</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Stairs</i>								
Vinyl Tile	10%			2024	\$115,500	3	\$7,000	

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

Asset # : 13643

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	25%	Now	\$490,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Old Incinerator Area</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Old Incinerator Area</i>								
Concrete Masonry Unit	10%	Now	\$34,400	LIFE	**	5	\$6,400	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office</i>								
Masonry: Brick	40%	Now	\$483,600	LIFE	**			
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multiple Locations</i>								
SGFT/Glazed Masonry	25%	Now	\$150,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Restroom Entrance</i>								
Ceilings								
Exposed Concrete	50%	Now	\$437,000	LIFE	**	5	\$10,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								
Exposed Struc: Steel	35%	Now	\$1,001,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
Plaster	15%	Now	\$53,500	LIFE	**	5	\$13,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Office</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	**	5	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								

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

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

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

Asset # : 13643

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	**	5	\$1,500	
Raceway								
Conduit	100%			2024	\$46,900	1		
Panelboards								
Molded Case Bkrs	100%			2023	\$94,900	5	\$1,500	
Wiring								
Braided Cloth	80%	2-4	\$43,100	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2024	\$10,800	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Lighting								
Interior Lighting								
Fluorescent	30%			2019	\$29,100	10	\$15,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%	Now	\$9,700	2034	**			
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps Not Functioning</i>						
HID	60%			2019	\$67,600	10	\$1,100	
Exterior Lighting								
HID	100%			2019	\$209,600	10	\$200	
Lightning Protection								
Arresters/Cabling								
Generic	100%	Now	\$118,900	2064	**	5	\$800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Stacks</i>						
		<i>Explanation : Not In Service</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2034	**	5	\$17,600	
Conversion Equipment								
Steam Boiler	100%			2037	**	1	\$56,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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

Asset # : 13643

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Steam Piping/Pump	100%	Now	\$206,000	2034	**	4	\$2,800	
<i>Corroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Boiler Room And Throughout</i>								
<i>Steam Traps Faulty, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	20%			2022	\$104,600	1	\$3,700	
Unit Heater-Stm/HW	30%	Now	\$3,100	2019	\$62,000	4	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 2nd Floor Locker Room</i>								
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Window/Wall Unit	10%			2018	\$11,400	1		
No Component	90%							
Ventilation								
Exhaust Fans								
Roof	50%			2019	\$67,800	2	\$900	
Wall Unit	10%	Now	\$1,700	2019	\$8,400	2	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Mechanical Repair Area</i>								
<i>Explanation : Lack Of Air Ventilation In Mechanical Repair Area</i>								
No Component	40%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2034	**	1		
Galv Iron/Steel	70%	Now	\$11,600	2022	\$116,000	1		
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Water Heater								
Gas Fired	100%			2019	\$12,900	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2019	\$5,400	1	\$3,500	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2024	\$198,100	1-5	\$29,700	

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

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

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

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

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

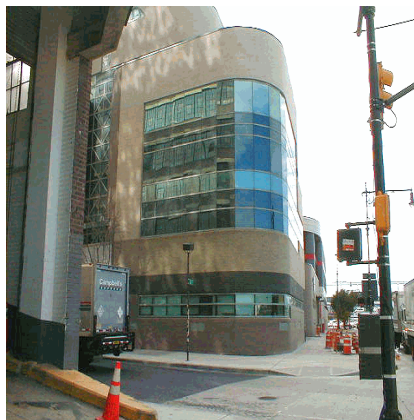
Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 : 03-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,1m,2,3m,3
Block : 670 **Lot** : 50 **BIN** : 1012267

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,344,700	\$391,100
Interior Architecture		\$362,500
Electrical		\$1,817,700
Mechanical		\$93,600
Total	\$1,344,700	\$2,664,900
Importance Code A	\$1,344,700	\$391,100
Importance Code B		\$2,233,700
Importance Code C		\$40,100
Total	\$1,344,700	\$2,664,900

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$68,300	\$53,100	\$3,400	
Interior Architecture	\$75,200		\$382,200	
Electrical	\$13,200	\$14,000	\$12,100	\$13,200
Mechanical	\$27,300	\$51,500	\$47,300	\$26,700
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$195,900	\$130,500	\$456,800	\$51,700
Importance Code A	\$78,100	\$63,300	\$13,100	\$9,700
Importance Code B	\$117,800	\$67,200	\$443,700	\$42,000
Importance Code C				
Total	\$195,900	\$130,500	\$456,800	\$51,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$106,800	LIFE	**	5	\$72,500	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	15%			2044	**	5-10	\$115,000	
Metal Sect. OHD	10%	Now	\$34,000	2037	**	5	\$17,400	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Explanation : Broken/missing Elements</i>								
Window Wall	10%			2044	**	5	\$41,800	
Windows								
Aluminum	40%			2040	**	5	\$6,800	
Metal Louvers	60%			2033	**	10	\$63,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$8,100	
Metal Panel	5%			2044	**	5	\$1,600	
Roof								
Built-Up (BUR)	55%	Now	\$482,200	2034	**			
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over Repair Shop</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Over Repair Shop</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Repair Shop</i>								
Metal Panel	35%	Now	\$755,700	2044	**			1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over Parking Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Parking Area</i>								
Paver: Asphalt	10%	Now	\$34,300	2027	\$171,500			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Garage</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Asphalt Poured	20%	Now	\$15,800	2037	**	5	\$14,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area Over Third Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area Over Third Floor</i>								
Carpet	10%			2020	\$367,500	3	\$44,200	
Cast in Place Concrete	10%	Now	\$29,900	LIFE	**	5	\$64,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stock Room In 1m</i>								
Cast in Place Concrete	40%			LIFE	**	5	\$258,000	
Ceramic Tile	20%			2033	**	5	\$59,000	
Interior Walls								
Concrete Masonry Unit	78%			LIFE	**	5	\$40,100	
Glass: Single Pane	2%			LIFE	**	5	\$1,900	
Gypsum Board	15%			LIFE	**	5	\$11,600	
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	20%			2037	**	5	\$59,000	
Exposed Struc: Steel	80%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area Over Third Floor, Repair Shops</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes</i>								
Transformers								
Dry Type	100%			2029	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 75 Kva, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$900	
Raceway								
Conduit	100%			2034	**	1		
Panelboards								
Fused Disc Sw	5%			2032	**	5	\$200	
Molded Case Bkrs	95%			2032	**	5	\$5,100	
Wiring								
Thermoplastic	100%			2034	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Sprinkler / Standpipe Room</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Stand-by Power								
Transfer Switches								
Automatic	100%			2029	**	1	\$63,100	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$54,200	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Repair Shop</i>						
Fluorescent	40%			2032	**	10	\$72,300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
HID	30%			2032	**	10	\$1,900	
Egress Lighting								
Emergency, Battery	50%			2024		10	\$23,800	
Exit, Service	50%			2024		1	\$10,700	
Exterior Lighting								
HID	100%			2024		10	\$600	
Alarm								
Security System								
No Component	70%							
Generic	30%			2024		1	\$23,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways And Outside</i>						
		<i>Explanation : C C T V Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024		1-3	\$39,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	80%			2032	**	1	\$77,900	
		<i>Recent Replace Evident, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Roof Level</i>						
		<i>Explanation : 14 Roof Top Package Units</i>						
Hot Water Boiler	20%			2029	**	1	\$19,500	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	20%			2032	**	4	\$1,900	
No Component	80%							
Terminal Devices								
Convactor/Radiator	10%			2037	**	1	\$6,400	
Unit Heater-Stm/HW	10%			2029	**	4	\$1,800	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	**	2	\$12,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 14 Package Units - Refrigerant 410 A</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$109,800	
Exhaust Fans								
Interior	60%			2029	**	2	\$3,600	
Roof	40%			2032	**	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022		2	\$2,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2029	**	1	\$12,100	
Fixtures								
Generic	100%							
Vertical Transport								

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

Asset # : 4517

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : (1) 1, 1m, 2, 2m, 3 (2) 1, 1m, 2, 2m</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2044		* *	1-5	\$99,300
Sprinkler								
Generic	100%			2044		* *	1-2	\$55,200
Fire Pump								
Generic	100%			2033		* *	1	\$36,800

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS - WEST DISTRICT 5 GARAGE
Address : 48-01 58 ROAD
Borough : QUEENS **Agency's Number** : S211-238
Program / Asset # : DOS0059.000 / 4518 **Yr Built/Renovated** : 1995 /
Area Sq Ft : 79,000 **Project Type** : SANITATION
Date of Survey : 22-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,1m
Block : 2600 **Lot** : 1 **BIN** : 4307983

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,605,700	\$132,800
Interior Architecture	\$584,400	\$204,300
Electrical	\$65,200	\$286,400
Mechanical	\$56,600	\$163,100
Total	\$2,311,800	\$786,600
Importance Code A	\$1,662,200	\$132,800
Importance Code B	\$649,600	\$653,800
Total	\$2,311,800	\$786,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,400			\$8,300
Interior Architecture	\$31,100	\$8,100		\$700
Electrical	\$11,100	\$2,400	\$3,600	\$1,900
Mechanical	\$19,700	\$8,500	\$13,300	\$8,900
Total	\$64,300	\$19,000	\$16,900	\$19,900
Importance Code A	\$4,000	\$3,900	\$4,100	\$12,200
Importance Code B	\$32,300	\$14,000	\$12,900	\$7,700
Importance Code C	\$28,000	\$1,100		
Total	\$64,300	\$19,000	\$16,900	\$19,900



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	80%	Now	\$131,000	LIFE	**	5	\$10,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	15%	0-2	\$169,200	2045	**	5	\$4,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 70%</i>								
<i>Location : All Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Facades</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Window Wall	5%	Now	\$2,400	2045	**	5	\$1,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	100%			2041	**	5	\$16,700	
Parapets								
Concrete Masonry Unit	90%	Now	\$398,000	LIFE	**	5	\$17,700	1
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Suspect Improper Construction</i>								
Pre-Cast Concrete	10%	Now	\$60,800	LIFE	**	5	\$10,900	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Suspect Improper Construction</i>								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$846,700	2035		**		
	<i>Ponding, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Bulkheads, Locker Rooms, Second Floor</i>							
Sloped Glazing	5%			LIFE		**	5	\$132,800
Interior								
Floors								
Cast in Place Concrete	60%			LIFE		**	5	\$153,200
Cast in Place Concrete	20%	Now	\$47,400	LIFE		**	5	\$51,100
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Wash Bay</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Wash Bay</i>							
	<i>Explanation : Drains Were Not Designed To Handle Excessive Dirt From Trucks.</i>							
Ceramic Tile	12%			2034		**	5	\$14,000
Terrazzo	3%			LIFE		**	5	\$2,700
Vinyl Tile	5%			2030		**	3	\$2,900
Interior Walls								
Ceramic Tile	5%			2034		**	5	\$2,200
Concrete Masonry Unit	75%			LIFE		**	5	\$12,900
Concrete Masonry Unit	3%	Now	\$28,000	LIFE		**	5	\$500
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Free Standing Wall In Wash Bay Area</i>							
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Garage Garage Near Parking Area, Free Standing Wall In Wash Bay Area</i>							
Glass: Single Pane	2%			LIFE		**	5	\$600
Gypsum Board	5%			LIFE		**	5	\$1,300
SGFT/Glazed Masonry	10%			LIFE		**		

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$138,300	2045	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Office Area, Second Floor Corridor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area Locker Rooms</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Locker Rooms, Second Floor, Lunch Room</i>								
Exposed Struc: Steel	83%	4+	\$398,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
Gypsum Board	2%	Now	\$2,300	LIFE	**	5	\$2,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads And Locker Rooms</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$300	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Fused Disc Sw	2%			2033	**	5		
Molded Case Bkrs	98%			2033	**	5	\$2,000	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	25%			2030	**	5	\$100	
Motor Control Center	75%			2030	**	5	\$1,600	

Ground

Grounding Devices
Not Accessible

100%
Other Observation, Extent : Light, Area Affected : 100%
Location : Watermeter Room
Explanation : Covered With Insulation

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2030	**	10	\$50,700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2030	**	10	\$14,500	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
HID	9%			2030	**	10	\$200	
HID	1%	Now	\$6,300	2035	**			
<i>Not in Service, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
Egress Lighting								
Emergency, Battery	18%			2025	\$16,800	10	\$3,100	
Emergency, Battery	2%	Now	\$1,900	2035	**			
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage</i>								
Exit, Service	80%			2030	**	1		
Exterior Lighting								
HID	100%			2030	**	10	\$200	
Alarm								
Security System								
No Component	80%							
Generic	20%			2025	\$46,700	1	\$5,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : C C T V Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2025	\$239,700	1-3	\$14,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Manual Pull Stations, Horns, Strobe Lights, Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	80%			2045	**	1		
Interruptible Gas/Dual Fuel	20%			2045	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	60%	Now	\$56,600	2035	**	1	\$21,100	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof - According To Building Maintenance, Replacement Parts Are No Longer Available</i>								
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 17 Old Units</i>								
Furnace	20%			2030	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Explanation : 12 Modine Heaters</i>								
Hot Water Boiler	20%			2030	**	1	\$7,800	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2033	**	4	\$800	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%	Now	\$7,300	2030	**	1	\$4,600	
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$5,100	2025	\$101,800	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : For The Office, Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$44,100	
Exhaust Fans								
Roof	100%			2025	\$61,300	2	\$2,400	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2045	**	1		
Galv Iron/Steel	20%			2038	**	1		

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

**DEPARTMENT OF SANITATION - 827
QUEENS - WEST DISTRICT 5 GARAGE**

Asset # : 4518

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Gas Fired	100%			2024	\$17,900	2	\$1,200	
Sanitary Piping								
Cast Iron	100%	Now	\$3,400	LIFE	* *	1		
		<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Wash Bay Area</i>						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2030	* *	1	\$4,800	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2045	* *	1-2	\$22,100	
Chemical System								
No Component	95%							
Generic	5%			2023	\$1,300	1-3	\$2,500	

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS 11 GARAGE
 Address : 75-05 DOUGLASTON PKWY.
 Borough : QUEENS Agency's Number : N/A
 Program / Asset # : DOS0039.000 / 4135 Yr Built/Renovated : 1991 /
 Area Sq Ft : 100,228 Project Type : SANITATION
 Date of Survey : 18-May-2015 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2
 Block : 7860 Lot : 1 BIN : 4445411

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,073,200	\$58,200
Interior Architecture	\$565,800	\$354,300
Electrical	\$1,135,500	\$114,000
Mechanical	\$169,000	\$375,900
Total	\$2,943,400	\$902,300
Importance Code A	\$1,073,200	\$153,800
Importance Code B	\$1,740,600	\$748,500
Importance Code C	\$129,600	
Total	\$2,943,400	\$902,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$17,500	\$17,500		
Interior Architecture			\$12,400	
Electrical	\$11,000	\$7,700	\$7,500	\$9,900
Mechanical	\$17,200	\$7,700	\$18,000	\$24,800
Total	\$45,700	\$32,900	\$37,900	\$34,700
Importance Code A	\$22,500	\$22,400	\$5,000	\$5,200
Importance Code B	\$23,200	\$10,500	\$22,500	\$29,600
Importance Code C			\$10,500	
Total	\$45,700	\$32,900	\$37,900	\$34,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	78%	Now	\$426,000	LIFE	**	5	\$58,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Metal Coiling Doors	15%			2039	**	5	\$35,000	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	
Window Wall	5%	Now	\$17,500	2046	**	5	\$7,000	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	95%			2042	**	5	\$6,100	
Metal Louvers	5%			2035	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$5,600	
Masonry: Brick Cavity	48%			LIFE	**	5	\$4,800	
Pre-Cast Concrete	2%			LIFE	**	5	\$1,300	
Roof								
Built-Up (BUR)	95%	Now	\$533,900	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Over Garage</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lunch Room, Locker Room, Offices, Exercise Room</i>								
Skylight, Plastic	5%	Now	\$113,200	2039	**	1		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Over Garage</i>								

Interior

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

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

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DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset #: 4135

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$213,300	LIFE	**	5	\$229,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Queens 11 And Ramp</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Ground Water</i>								
Ceramic Tile	15%	Now	\$42,600	2035	**	5	\$11,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Corridor</i>								
Terrazzo	5%			LIFE	**	5	\$5,900	
Vinyl Tile	10%			2026	\$124,600	3	\$5,600	
Interior Walls								
Cast in Place Concrete	10%	Now	\$129,600	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Cast in Place Concrete	45%			LIFE	**			
Ceramic Tile	10%			2035	**	5	\$21,000	
Concrete Masonry Unit	15%			LIFE	**	5	\$12,600	
Gypsum Board	10%			LIFE	**	5	\$12,600	
Masonry: Brick	5%			LIFE	**			
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$118,500	2046	**	5	\$7,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Lunch Room, Exercise Room</i>								
Exposed Struc: Steel	70%			LIFE	**			
Exposed Struc: Steel	10%	Now	\$61,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Telephone Room, Boiler Room, Queens 13 Garage Floor</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Queens 13 Garage Floor, Boiler Room</i>								
Gypsum Board	10%			LIFE	**	5	\$18,800	

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

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

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

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

DEPARTMENT OF SANITATION - 827

QUEENS 11 GARAGE

Asset # : 4135

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 2000 Amperes Each</i>								
<i>Enclosure Corroded</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$71,600	5	\$400	
Raceway								
Conduit	80%			2036	**	1		
Conduit	20%			2026	\$2,900	1		
Panelboards								
Fused Disc Sw	5%			2034	**	5	\$100	
Molded Case Bkrs	87%			2025	\$38,100	5	\$2,300	
Molded Case Bkrs	8%	2-4	\$3,500	2051	**	5	\$100	
<i>Enclosure Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage</i>								
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	5%			2024	\$4,600	5		
Motor Control Center	95%			2024	\$19,900	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,500	
Lighting								
Interior Lighting								
Fluorescent	58%			2031	**	10	\$53,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2031	**	10	\$9,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	2%			2026	\$4,300	10	\$1,800	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Case</i>								
HID	30%			2031	**	10	\$1,000	
Egress Lighting								
Emergency, Battery	20%			2026	\$26,400	10	\$4,800	
Exit, Service	80%			2031	**	1		
Exterior Lighting								
HID	100%			2031	**	10	\$300	

Alarm

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

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

Alarm

Security System

No Component

80%

Generic

20%

Now

\$59,200

2036

* *

1

\$6,700

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

Fire/Smoke Detection

Generic, Digital

100%

2021

\$1,013,800

1-3

\$63,600

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

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

Heating

Energy Source

Natural Gas

100%

2046

* *

1

Conversion Equipment

Furnace

80%

2026

\$95,700

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

\$1,500

No Component

80%

Terminal Devices

Convactor/Radiator

15%

2031

* *

1

\$4,900

Fan Coil Unit/Heat

5%

2026

\$73,300

1

\$1,600

No Component

80%

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

20%

2026

\$129,100

2

\$1,200

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

No Component

80%

Ventilation

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Ventilation							
Distribution							
Ductwork/Diffusers	20%	0-2	\$169,000	LIFE	**	2-5	\$11,200
	<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
	<i>Location : Various Locations</i>						
	<i>Faulty Air Intake, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : At Fresh Air Intake Points</i>						
	<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout</i>						
Ductwork/Diffusers	80%			LIFE	**	2-5	\$44,700
Exhaust Fans							
Roof	100%			2026	\$77,800	2	\$3,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : Repairs In Progress</i>						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2046	**	1	
Water Heater							
Gas Fired	25%	0-2	\$5,700	2026	\$5,700	2	\$300
	<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
	<i>Location : Boiler Room, 1 Of 2 Defective Hot Water Heater</i>						
Gas Fired	75%			2021	\$17,100	2	\$1,100
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Sump Pump(s)							
Rigid Piping	100%			2026	\$10,800	4	\$2,500
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Boiler Room</i>						
	<i>Explanation : Repairs In Progress</i>						
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%			2046	**	1-2	\$28,100

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$6,279,000	\$353,000
Interior Architecture	\$2,179,300	\$237,300
Electrical	\$89,900	\$1,899,900
Mechanical	\$481,600	\$3,093,800
Total	\$9,029,700	\$5,584,100
Importance Code A	\$6,427,400	\$1,875,000
Importance Code B	\$1,719,100	\$3,709,100
Importance Code C	\$883,200	
Total	\$9,029,700	\$5,584,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$50,500			
Interior Architecture	\$40,900			\$2,600
Electrical	\$9,500		\$1,700	\$800
Mechanical	\$46,100	\$16,900	\$18,800	\$14,600
Total	\$147,100	\$16,900	\$20,500	\$17,900
Importance Code A	\$52,800	\$9,200	\$9,200	\$9,200
Importance Code B	\$81,900	\$7,700	\$11,300	\$8,700
Importance Code C	\$12,400			
Total	\$147,100	\$16,900	\$20,500	\$17,900



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$94,400	LIFE	**	5	\$42,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	25%	Now	\$1,262,700	LIFE	**	5	\$42,900	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Bulkheads</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : East Facade</i>								
Masonry: Brick	50%	Now	\$505,100	LIFE	**	5	\$85,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Window Lintels And Doors</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Corners Of North Facade</i>								
Masonry: Granite	5%	Now	\$99,000	LIFE	**	5	\$6,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	0-2	\$190,000	2032	**	5	\$26,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%	Now	\$55,300	LIFE	**	5	\$27,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Window Sills And Lintels</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : South East Windows</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South East Corner</i>								
<i>Explanation : Vegetative Growth</i>								

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

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

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

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

Asset # : 2002

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Windows								
Metal Louvers	3%	0-2	\$2,100	2030	**			
	<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Steel	97%	Now	\$1,195,500	2052	**	5	\$146,500	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Thermally Inefficient, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i>							
	<i>Location : Exterior Window Frames</i>							
Parapets								
Masonry: Brick	50%	Now	\$132,000	LIFE	**	5	\$5,900	1
	<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Corners</i>							
	<i>Horizontal Cracks, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : East Facade At Incinerator And Boiler Room</i>							
	<i>Spalling, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : East Facade</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : East Side Parapets</i>							
	<i>Explanation : Netting Installed On Parapets</i>							
Masonry: Limestone	7%	Now	\$16,800	LIFE	**	5	\$1,000	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Coping</i>							
Pre-Cast Concrete	43%			LIFE	**	5	\$63,300	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$209,600	2037		**		
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Under Canopy</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	30%			2035		**	10	\$35,100
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Atop Furnace</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Atop Furnace</i>								
<i>Explanation : Work Almost Complete But Job Does Not Appear Active</i>								
Skylight, Metal/Glass	15%	Now	\$2,535,500	2057		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Upper Roof</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Upper Roof</i>								
Under Construction	15%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Above Boiler Room</i>								
<i>Explanation : Construction Underway</i>								
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$330,500	LIFE		**	5	\$237,300
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement, Garage Area And Boiler Room</i>								
Ceramic Tile	5%	Now	\$26,300	2036		**	5	\$3,500
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Terrazzo	2%			LIFE		**	5	\$4,300
Vinyl Tile	15%	Now	\$173,200	2037		**	3	\$7,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%	Now	\$196,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	30%	Now	\$206,700	LIFE	**	5	\$19,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Plaster	10%	Now	\$12,400	LIFE	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	40%	Now	\$480,400	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Interior Window Sills In Garage Area</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$49,400	2047	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Locker Room And Kitchen/lounge</i>								
Exposed Concrete	85%	Now	\$742,900	LIFE	**	5	\$18,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room and Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$38,400	5	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room - 2nd Floor</i>								
<i>Explanation : Two 3000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	100%			2025	\$15,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 45 Kva 480/277v Pri - 208/120v Sec</i>								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2027	\$150,300	5	\$1,700	
Molded Case Bkrs	30%			2037	**	5	\$700	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2027	\$84,900	1		
Conduit	10%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,700	5	\$200	
Fused Disc Sw	5%			2035	**	5	\$100	
Molded Case Bkrs	55%			2026	\$64,200	5	\$1,300	
Molded Case Bkrs	30%			2035	**	5	\$700	
Wiring								
Braided Cloth	60%	2-4	\$89,900	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	10%			2037	**	1		
Thermoplastic	30%			2027	\$44,900	1		
Motor Controllers								
Locally Mounted	5%			2032	**	5		
Locally Mounted	15%			2025	\$194,200	5	\$100	
Motor Control Center	80%			2025	\$1,035,900	5	\$2,000	
Ground								
Grounding Devices								
Generic	100%	Now	\$9,300	LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$25,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway And Locker Room</i>								
HID	65%			2032	**	10	\$2,000	
Incandescent	5%			2022	\$47,200	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$11,200	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	30%			2032	**	10	\$100	
HID	70%			2022	\$239,900	10	\$200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Steam Boiler	75%	Now	\$148,400	2025	\$1,483,600	1	\$62,100	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Controllers, 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Supplies Both Central Repair Shop And Police Repair Shop</i>								
<i>Explanation : 2 Units. Boilers Also Supply Other Nearby Buildings</i>								
Steam Boiler	25%			2044	**	1	\$23,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	100%			2027	\$1,122,800	4	\$6,900	
Terminal Devices								
Convactor/Radiator	70%	Now	\$239,500	2032	**	1	\$18,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Unit Heater-Stm/HW	30%	Now	\$50,700	2027	\$101,400	4	\$2,600	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	20%			2037	**	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Newly Installed.</i>								
Window/Wall Unit	10%			2022	\$18,700	1		
No Component	70%							
Terminal Devices								
Fan Coil - Cooling	10%			2027	\$21,000	1	\$3,000	
No Component	90%							
Heat Rejection								
Remote Air Cond	10%			2027	\$16,300	2	\$6,500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%	Now	\$43,100	LIFE	**	2-5	\$31,100	
<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	40%							
Exhaust Fans								
Interior	60%			2022	\$60,200	2	\$1,700	
Wall Unit	40%			2022	\$54,900	2	\$1,100	

Plumbing

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

Asset # : 2002

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galv Iron/Steel	100%			2025	\$271,000	1		
Water Heater Electric	100%			2022	\$14,100	4	\$800	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2018	\$6,500	4	\$2,500	
Sewage Ejector(s) Compressed Air	100%	Now	\$27,800	2057	* *	4	\$1,600	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Pneumatic System</i>						
		<i>Not in Service, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : 1 Unit In Ejector Room</i>						
Backflow Preventer Generic	100%			2032	* *	1	\$5,700	
Fire Suppression								
Standpipe No Component	50%							
Generic	50%			2053	* *	1-5	\$23,400	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS DISTRICT 14 GARAGE
Address : 51-10 ALMEDA AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0065.000 / 14558 **Yr Built/Renovated** : 2004 / 2010
Area Sq Ft : 62,100 **Project Type** : SANITATION
Date of Survey : 14-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,PEN
Block : 15980 **Lot** : 2 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$291,000	\$206,100
Interior Architecture	\$116,700	
Total	\$407,600	\$206,100
Importance Code A	\$291,000	\$206,100
Importance Code B	\$116,700	
Total	\$407,600	\$206,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$80,000		\$24,000	
Interior Architecture	\$74,400		\$6,300	\$10,000
Electrical	\$3,700	\$3,500	\$2,600	\$2,500
Mechanical	\$45,900	\$8,900	\$14,700	\$9,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$208,000	\$16,400	\$51,600	\$25,700
Importance Code A	\$82,500	\$3,100	\$26,400	\$3,100
Importance Code B	\$96,400	\$13,200	\$25,200	\$20,900
Importance Code C	\$29,100			\$1,700
Total	\$208,000	\$16,400	\$51,600	\$25,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Alum/Vinyl Siding	10%	Now	\$15,800	2047		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead At Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Actually An Aluminum Panel Cladding System</i>								
Metal/Glass Curt Wall	10%			LIFE	**	5	\$36,600	
Metal Sect. OHD	15%			2040	**	5	\$45,700	
Pre-Cast Concrete	65%			LIFE	**	5	\$412,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Entry Facade</i>								
Windows								
Aluminum	95%			2043	**	5	\$12,400	
Metal Louvers	5%			2036	**	10	\$4,100	
Parapets								
Concrete Masonry Unit	70%			LIFE	**	5-10	\$19,900	
Metal/Glass Curt Wall	10%			2047	**	5	\$2,000	
Metal: Cage/Fence	5%			2040	**	5-10	\$2,000	
Pre-Cast Concrete	15%	Now	\$2,700	LIFE	**	5	\$4,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Under Coping Stone - Throughout</i>								
Roof								
Modified Bitumen	85%	Now	\$38,400	2032		**		
<i>Blisters, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Expansions Joints</i>								
Skylight, Plastic	13%	Now	\$46,500	2040	**	1		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
Sloped Glazing	2%			LIFE	**	5	\$42,300	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$36,500	
Ceramic Tile	20%			2036	**	5	\$16,700	
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Corridors Throughout</i>								
Sheet Vinyl/Rubber	10%			2032	**	5	\$12,500	
Traffic Topping	60%	Now	\$12,100	2032	**	5	\$31,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North East Corner Of Garage From Ground Water Back Up</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$16,900	
Ceramic Tile	10%			2036	**	5	\$3,400	
Concrete Masonry Unit	15%			LIFE	**	5	\$4,100	
Glass: Single Pane	2%			LIFE	**	5	\$1,000	
Glazed Ceramic Panel	5%			LIFE	**	10	\$1,500	
SGFT/Glazed Masonry	48%			LIFE	**	10	\$8,100	
Ceilings								
AcousTileSusp.Lay-In	15%			2040	**	5	\$12,500	
Exposed Concrete	5%			LIFE	**	5-10	\$5,200	
Exposed Struc: Steel	70%			LIFE	**	10	\$116,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Long Span Trusses And Metal Deck</i>								
Metal Panel	10%			LIFE	**	5	\$20,800	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2053	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amps & 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	30%			2053	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
Transformers								
Dry Type	50%			2044	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Kva, Two 30kva 480/277v Pri - 208/120lv Sec</i>								
Liquid Filled	50%			2044	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : No Ratings Available</i>								
Switchgear / Switchboard								
Air Circuit Breaker	70%			2053	**	5	\$200	
Fused Disc Sw	30%			2053	**	5	\$100	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5	\$100	
Molded Case Bkrs	90%			2052	**	5	\$1,500	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	10%			2044	**	5		
Motor Control Center	90%			2044	**	5	\$1,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2044	**	1	\$19,100	
Lighting								
Interior Lighting								
Fluorescent	35%			2035	**	10	\$17,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway And Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$2,600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallway</i>								
HID	60%			2035	**	10	\$1,100	
Egress Lighting								
Emergency, Service	30%			2035	**	1		
Emergency, Battery	20%			2035	**	10	\$2,700	
Exit, LED	40%			2062	**	1		
Exit, Service	10%			2035	**	1		
Exterior Lighting								
HID	100%			2035	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$2,300	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$3,800	

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	75%			2032	**	1	\$20,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 8 Heating And Ventilation Units Covering The Garage Area</i>							
Hot Water Boiler	10%			2044	**	1	\$2,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : 5 Units Covering The Offices Area</i>							
Radiant Heater	15%			2035	**	2	\$3,900	
Distribution								
Ductwork/Diffusers	75%			LIFE	**	2-5	\$36,900	
Hot Wtr Piping/Pump	10%			2049	**	4	\$300	
No Component	15%							
Terminal Devices								
Fan Coil Unit/Heat	25%			2035	**	1	\$4,500	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	90%			2049	**	1		
Natural Gas	10%			2053	**	1		
Conversion Equipment								
Absorption	10%			2035	**	1	\$6,000	
Chiller/Direct Fire								
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 9 Units, Using Ammonia And Water As A Refrigerant</i>							
No Component	90%							
Distribution								
Chilled Wtr Pipe/Pump	10%			2053	**	4	\$300	
No Component	90%							
Terminal Devices								
Fan Coil - Cool/Heat	10%			2035	**	1	\$1,800	
No Component	90%							
Heat Rejection								
Air Condenser Unit	10%			2035	**	2	\$3,900	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$49,200	
Exhaust Fans								
Roof	100%			2035	**	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater Gas Fired	100%			2026	\$12,600	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
<i>Explanation : 2 Tanks Of 400 Gallons Each And One Tank Of 80 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2022	\$6,500	4	\$2,500	
Backflow Preventer Generic	100%			2035	* *	1	\$3,400	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : L-2</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe Generic	100%			2053	* *	1-5	\$28,100	
Sprinkler Generic	100%			2053	* *	1-2	\$15,600	

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$380,900	\$319,000
Interior Architecture		\$431,400
Electrical		\$429,900
Mechanical	\$104,800	\$136,700
Total	\$485,700	\$1,317,000
Importance Code A	\$380,900	\$319,000
Importance Code B	\$104,800	\$696,900
Importance Code C		\$301,000
Total	\$485,700	\$1,317,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$22,100			\$5,400
Interior Architecture	\$30,300	\$500	\$5,600	\$7,400
Electrical	\$600	\$1,300	\$800	\$1,600
Mechanical	\$28,700	\$17,600	\$12,800	\$23,700
Total	\$81,800	\$19,400	\$19,200	\$38,100
Importance Code A	\$30,700	\$2,500	\$2,500	\$7,900
Importance Code B	\$51,000	\$17,000	\$16,700	\$30,200
Importance Code C				
Total	\$81,800	\$19,400	\$19,200	\$38,100



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	65%			LIFE	**	5	\$56,700	
Metal Coiling Doors	30%	Now	\$289,800	2039	**	5	\$40,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East And South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And South Facades</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$5,700	
Window Wall	3%			2046	**	5	\$9,800	
Windows								
Aluminum	95%	Now	\$91,000	2034	**	5	\$5,600	
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Windows At Locker Room</i>								
Glass Block	5%			LIFE	**	5	\$400	
Parapets								
Masonry: Brick Cavity	95%			LIFE	**	5	\$4,400	
Metal Panel	5%			2046	**	5	\$900	
Roof								
Single Ply Membrane	95%	Now	\$22,100	2026	\$221,500			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Windows Facing Garage Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Garage Floor At Junction With Upper Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Roof</i>								
<i>Explanation : Solar Panels</i>								
Skylight, Plastic	5%			2039	**	1		
Interior								
Floors								
Cast in Place Concrete	60%			LIFE	**	5	\$97,700	
Cast in Place Concrete	20%	Now	\$30,300	LIFE	**	5	\$32,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Floor</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Floor</i>								
Ceramic Tile	15%			2035	**	5	\$11,200	
Vinyl Tile	5%			2031	**	3	\$1,400	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$10,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Room</i>								
Fabric on Framing	10%			2027	\$301,000	5	\$1,500	

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	20%			2031	**	5	\$14,900	
Exposed Struc: Steel	80%			LIFE	**			

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

Location : Garage Floor

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

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

Switchgear / Switchboard

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

Conduit	100%			2036	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2036	**	1		
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Motor Controllers

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

Ground

Grounding Devices

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

Location : Boiler Room

Explanation : Covered With Insulation

Lighting

Interior Lighting

Fluorescent	20%			2026	\$21,300	10	\$9,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Offices

Explanation : T-8 Lamps

HID	80%			2026	\$317,700	10	\$1,300	
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Egress Lighting

Emergency, Battery	5%			2026	\$3,300	10	\$600	
Exit, Service	95%			2026	\$12,500	1		

Exterior Lighting

Under Construction	100%							
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Alarm

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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$112,300

1-3

\$6,800

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

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

Heating

Energy Source

Natural Gas

40%

2036

* *

1

Interruptible Gas/Dual

60%

2036

* *

1

Fuel

Conversion Equipment

Furnace

40%

0-2

\$7,100

2026

\$23,700

1

\$8,900

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

Hot Water Boiler

60%

2046

* *

1

\$14,800

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

Distribution

Hot Wtr Piping/Pump

60%

2034

* *

4

\$2,200

No Component

40%

Terminal Devices

Air Handler

40%

2021

\$104,800

1

\$12,300

Convactor/Radiator

20%

2024

\$91,800

1

\$3,200

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

Conversion Equipment

Exterior Pkg Unit -
Cooling

20%

0-2

\$9,000

2026

\$44,900

2

\$500

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

Window/Wall Unit

10%

2021

\$10,000

1

No Component

70%

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Heat Rejection							
Remote Air Cond	20%			2026	\$17,400	2	\$6,900
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$27,700
Exhaust Fans							
Interior	20%	0-2	\$3,200	2026	\$10,700	2	\$200
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
Roof	80%			2026	\$30,900	2	\$1,200
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2036	* *	1	
Water Heater							
Gas Fired	100%			2019	\$11,300	2	\$700
Sanitary Piping							
Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	* *	1	
Backflow Preventer							
Generic	100%			2026	\$4,700	1	\$3,100
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%			2036	* *	1-5	\$26,000
Sprinkler							
Generic	100%			2036	* *	1-2	\$13,900

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS EAST 7 GARAGE
Address : 120-01 31 AVENUE BTWN: 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.000 / 139 **Yr Built/Renovated** : 1983 / 1986
Area Sq Ft : 107,975 **Project Type** : SANITATION
Date of Survey : 16-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 4346 **Lot** : 75 **BIN** : 4438018

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$911,900	\$741,200
Interior Architecture	\$866,600	\$446,100
Electrical		\$646,900
Mechanical	\$94,700	\$371,000
Total	\$1,873,300	\$2,205,200
Importance Code A	\$911,900	\$834,000
Importance Code B	\$852,800	\$1,266,300
Importance Code C	\$108,600	\$104,900
Total	\$1,873,300	\$2,205,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$6,300		\$2,000	
Interior Architecture	\$54,500			\$4,700
Electrical	\$7,900	\$600	\$2,200	\$2,200
Mechanical	\$63,000	\$14,700	\$43,900	\$15,600
Total	\$131,700	\$15,300	\$48,000	\$22,500
Importance Code A	\$7,900	\$3,600	\$3,600	\$3,600
Importance Code B	\$102,200	\$11,700	\$44,400	\$18,900
Importance Code C	\$21,700			
Total	\$131,700	\$15,300	\$48,000	\$22,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	65%	0-2	\$195,000	LIFE	**	5	\$30,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Metal Coiling Doors	35%	Now	\$289,300	2032	**	5	\$40,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Perimeter Garage Doors</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	95%	Now	\$248,600	2052	**	5	\$3,000	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2030	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	90%			LIFE	**	5-10	\$49,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$12,500	
Roof								
Modified Bitumen	98%	Now	\$140,100	2027	\$700,400			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Roof Penetrations</i>								
Skylight, Plastic	2%			2032	**	1		
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$518,100	LIFE	**	5	\$278,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Garage Area</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Entry Door Aprons</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Floor Drains</i>								
Ceramic Tile	5%			2036	**	5	\$7,500	
Terrazzo	5%			LIFE	**	5	\$11,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : First Floor</i>								
Vinyl Tile	5%			2027	\$62,300	3	\$3,800	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	**	5	\$125,900	
Glass: Single Pane	2%			LIFE	**	5	\$6,300	
Metal Panel	3%			LIFE	**	10	\$2,800	
SGFT/Glazed Masonry	15%			LIFE	**	10	\$15,700	
Wood	5%	Now	\$45,600	LIFE	**	5	\$42,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout First Floor</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$17,800	2032	**	5	\$11,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices And First Floor Hallway.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Offices And Telephone Service Room.</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$9,400	
Exposed Struc: Steel	80%			LIFE	**	10	\$240,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amps</i>								
Transformers								
Dry Type	100%			2025	\$15,400	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 75 Kva 480/277v Pri -208/120v Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2027	\$71,600	5	\$500	
Raceway								
Conduit	100%			2027	\$14,600	1		
Panelboards								
Fused Disc Sw	10%			2026	\$4,400	5	\$200	
Molded Case Bkrs	90%			2026	\$39,400	5	\$2,600	
Wiring								
Thermoplastic	100%			2027	\$31,900	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2025	\$9,100	5	\$100	
Motor Control Center	90%			2025	\$18,900	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,200	
Lighting								
Interior Lighting								
Fluorescent	20%			2035	* *	10	\$19,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Hallway And Locker Room</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	* *	10	\$5,000	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanic Shop</i>								
HID	75%			2035	* *	10	\$2,600	
Egress Lighting								
Emergency, Battery	20%			2022	\$28,400	10	\$5,200	
Emergency, Battery	30%			2032	* *	10	\$7,800	
Exit, Service	40%			2022	\$11,400	1		
Exit, Service	10%			2032	* *	1		
Exterior Lighting								
HID	100%			2022	\$398,200	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$109,200	1-3	\$6,900	

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

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	30%			2044	**	1	\$16,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Boilers</i>							
Radiant Heater	20%			2027	\$92,900	2	\$10,000	
Under Construction	50%							
Distribution								
Hot Wtr Piping/Pump	40%			2043	**	4	\$3,200	
No Component	60%							
Terminal Devices								
Convactor/Radiator	40%			2040	**	1	\$14,000	
Fan Coil Unit/Heat	30%	0-2	\$94,700	2032	**	1	\$9,400	
	<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	40%			2027	\$278,200	2	\$2,600	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Harsh Environment Affects Coil Life. using 410a Refrigerant.</i>							
No Component	60%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$175,600	
Ventilation								
Exhaust Fans								
Under Construction	100%							
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$24,500	2	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 2 Units Share Storage Tank</i>							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$14,700	LIFE	**	1		
	<i>Leak Evident, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
Generic	100%			2032	* *	1	\$6,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%	Now	\$7,500	2047	* *	1-5	\$38,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Garage</i>						
		<i>Explanation : 1 Connection Recently Used For Fire, Connected Hose Ice Filled</i>						
Sprinkler								
Generic	100%			2047	* *	1-2	\$30,200	
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Relief Valve Not Working</i>						

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS EAST 7A GARAGE ANNEX
Address : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0022.010 / 13725 **Yr Built/Renovated** : 2005 /
Area Sq Ft : 100,534 **Project Type** : SANITATION
Date of Survey : 16-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 4346 **Lot** : 75 **BIN** : 4802407

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$566,800	\$131,500
Interior Architecture	\$326,000	\$75,200
Mechanical	\$36,000	
Total	\$928,700	\$206,700
Importance Code A	\$602,800	\$131,500
Importance Code B	\$326,000	\$75,200
Total	\$928,700	\$206,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$34,300			
Interior Architecture	\$54,200		\$12,200	\$1,800
Electrical	\$3,700	\$900	\$2,400	\$900
Mechanical	\$82,000	\$16,000	\$37,700	\$15,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$178,200	\$20,900	\$56,300	\$21,700
Importance Code A	\$37,800	\$5,000	\$5,000	\$5,000
Importance Code B	\$126,400	\$15,900	\$51,300	\$15,000
Importance Code C	\$14,000			\$1,800
Total	\$178,200	\$20,900	\$56,300	\$21,700



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$24,100	
Masonry: Brick Cavity	70%			LIFE	**	5	\$168,800	
Metal Panel	3%	Now	\$4,300	2047	**	5	\$6,800	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West Facade</i>								
<i>Explanation : This Component Is Actually Steel Plate</i>								
Metal Coiling Doors	25%	Now	\$167,000	2040	**	5	\$47,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	15%			2043	**	5	\$400	
Metal Louvers	85%			2036	**	10	\$15,800	
Parapets								
Masonry: Brick Cavity	85%			LIFE	**	5-10	\$177,500	
Masonry: Brick Cavity	10%			LIFE	**	5-10	\$20,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : North East And South East Corners Of Parapet</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$19,200	
Roof								
Modified Bitumen	91%	Now	\$146,000	2032	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Over Garage Area</i>								
Paver: Asphalt	5%			2036	**	10	\$21,200	
Skylight, Metal/Glass	1%	Now	\$8,100	2047	**			
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor Lobby</i>								
Skylight, Plastic	3%			2040	**	1		

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Ceramic Tile	15%			2040	**	5	\$22,600	
Traffic Topping	10%	Now	\$36,500	2032	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Wash Bay Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wash Bay Area</i>								
<i>Explanation : Floor Drain Is Inadequate Designed. Finished Topping Delaminating</i>								
Traffic Topping	70%	2-4	\$63,800	2032	**	5	\$65,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout Garage Area</i>								
Vinyl Tile	5%			2032	**	3	\$2,800	
Interior Walls								
Ceramic Tile	10%			2036	**	5	\$3,600	
Concrete Masonry Unit	73%			LIFE	**	5	\$20,800	
Glass: Single Pane	2%			LIFE	**	5	\$1,100	
Gypsum Board	5%			LIFE	**	5-10	\$3,000	
Masonry: Brick	10%			LIFE	**	10	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	20%	Now	\$23,800	2040	**	5	\$15,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room And Control Room</i>								
Exposed Struc: Steel	75%			LIFE	**	10	\$225,700	
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Roof Penetrations Above Garage Floor</i>								
Gypsum Board	5%			LIFE	**	5-10	\$25,900	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$400	
Raceway								
Conduit	100%			2047	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,400	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	10%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$2,500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,000	
Lighting								
Interior Lighting								
Fluorescent	15%			2032	**	10	\$13,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices And Locker Room</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2032	**	10	\$4,600	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
HID	80%			2035	**	10	\$2,600	
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$12,100	
Exit, LED	40%			2055	**	1		
Exit, Service	10%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	
Alarm								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$3,800	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$6,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

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

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Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	50%			2032	**	1	\$24,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Gas Fired Roof Top Units And Gas Fired Unit Heaters Hung In Garage Space</i>								
Furnace	30%	0-2	\$36,000	2037	**	1	\$13,400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Ceiling And Roof Defective Gas Fired Space Heaters, Defective Hv Unit Temperature Controls</i>								
Hot Water Boiler	20%			2040	**	1	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers Serve Office Areas</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2043	**	4	\$1,500	
No Component	80%							
Terminal Devices								
Air Handler	10%			2032	**	1	\$6,200	
Fan Coil Unit/Heat	10%			2032	**	1	\$3,300	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	10%			2049	**	1		
Natural Gas	10%			2053	**	1		
No Component	80%							
Conversion Equipment								
Absorption Chiller/Direct Fire	15%	Now	\$7,900	2032	**	1	\$14,700	
<i>Leak Evident, Extent : Severe, Area Affected : 70%</i>								
<i>Location : 5 Out 8 Not Working On The Roof.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 8 Chiller Units, Using R-717</i>								
<i>Repairs In Progress For 2 Of 8 Units.</i>								
Split Unit	5%			2035	**			
No Component	80%							
Distribution								
Chilled Wtr Pipe/Pump	20%			2047	**	4	\$1,500	
No Component	80%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2032	**	1	\$12,400	
No Component	80%							
Heat Rejection								
Remote Air Cond	100%			2032	**	2	\$70,000	
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$88,800	
Exhaust Fans								
Roof	100%	Now	\$3,900	2032	**	2	\$2,500	
<i>Malfunctioning, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%			2022	\$22,800	2	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 - 500 Gallon Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2032	**	1	\$6,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1, M, 2.</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2053	**	1-5	\$50,700	
Sprinkler								
Generic	100%			2053	**	1-2	\$28,200	

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 : 31-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,1m
Block : 11884 **Lot** : 1 **BIN** : 4257531

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$3,545,000	\$257,100
Interior Architecture	\$1,436,100	\$330,200
Electrical	\$1,001,100	\$156,700
Mechanical	\$49,600	\$479,400
Total	\$6,031,900	\$1,223,500
Importance Code A	\$3,545,000	\$302,000
Importance Code B	\$2,404,800	\$921,400
Importance Code C	\$82,000	
Total	\$6,031,900	\$1,223,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$400
Interior Architecture		\$900		\$1,800
Electrical	\$8,200	\$1,200	\$46,800	
Mechanical	\$55,600	\$6,400	\$36,800	\$6,900
Total	\$63,800	\$8,500	\$83,600	\$9,000
Importance Code A	\$5,400	\$4,700	\$4,900	\$5,100
Importance Code B	\$58,400	\$3,000	\$78,800	\$4,000
Importance Code C		\$900		
Total	\$63,800	\$8,500	\$83,600	\$9,000



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	50%	Now	\$364,500	LIFE	**	5	\$61,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Door Openings</i>								
Metal Coiling Doors	50%	Now	\$1,713,800	2030	**	5	\$96,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
Windows								
Aluminum	5%			2041	**	5	\$800	
Steel	95%	Now	\$805,100	2050	**	5	\$98,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : West And East Facades</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West And East Facades</i>								
Roof								
Single Ply Membrane	100%	Now	\$661,600	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West And East Side</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Queens 10 Garage</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garages, Mezzanines</i>								

Interior

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	90%	Now	\$257,600	LIFE	**	5	\$277,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage 12</i>								
Vinyl Tile	10%	2-4	\$117,000	2035	**	3	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Personnel Areas</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Personnel Areas</i>								
Interior Walls								
Ceramic Tile	3%			2034	**	5	\$1,700	
Concrete Masonry Unit	60%			LIFE	**	5	\$13,700	
Concrete Masonry Unit	22%	Now	\$82,000	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Walls At East West Facades</i>								
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face Of Exterior Wall Of West Facade</i>								
<i>Explanation : Worn Eroded</i>								
Gypsum Board	10%			LIFE	**	5	\$3,400	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	10%	0-2	\$111,300	2045	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
Exposed Struc: Steel	30%	4+	\$434,700	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garages</i>								
Plaster	60%	2-4	\$433,500	LIFE	**	5	\$52,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garages</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garages</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garages</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage Ceilings</i>								
<i>Explanation : This Component Is Actually Concrete Gypsum Planks</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$2,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room/ Garage 12</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$71,600	5	\$500	
<hr/>								
Raceway								
Conduit	90%			2025	\$13,200	1		
Conduit	10%	2-4	\$1,500	2055	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage 12</i>								
<hr/>								
Panelboards								
Fused Disc Sw	10%	2-4	\$4,400	2050	**	5	\$100	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rolling Doors</i>								
<hr/>								
Molded Case Bkrs								
	90%			2024	\$39,400	5	\$2,500	
<hr/>								
Wiring								
Thermoplastic	100%			2025	\$31,900	1		
<hr/>								
Motor Controllers								
Locally Mounted	50%			2023	\$45,700	5	\$400	
Motor Control Center	50%			2023	\$10,500	5	\$1,400	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	25%			2020	\$50,300	10	\$21,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room And Offices</i>								
<i>Explanation : T-8 Lamps</i>								
<hr/>								
HID	70%			2020	\$525,900	10	\$2,100	
HID	5%	Now	\$37,600	2035	**			
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area</i>								
<hr/>								
Egress Lighting								
Exit, Service	90%			2020	\$22,300	1		
Exit, Service	10%	Now	\$1,500	2033	**	1		
<i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<hr/>								
Exterior Lighting								
HID	100%			2020	\$387,300	10	\$300	

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

Heating

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

Maintenance \$ are aggregated over a ten-year period. Site 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			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	80%			2035	**	1		
Interruptible Gas/Dual Fuel	20%			2035	**	1		
Conversion Equipment								
Furnace	40%	Now	\$2,200	2030	**	1	\$16,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ignition, Various Areas In Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : 26 Units</i>								
Furnace	40%	Now	\$2,200	2025	\$44,900	1	\$16,800	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Ignition, Various Areas In Garage</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout Garage</i>								
<i>Explanation : 26 Units</i>								
Hot Water Boiler	20%			2042	**	1	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 2 Boiler Rooms</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2033	**	4	\$900	
No Component	80%							
Terminal Devices								
Air Handler	10%	0-2	\$49,600	2035	**	1	\$5,200	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
Convactor/Radiator	10%			2023	\$86,800	1	\$3,000	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	5%			2030	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit Using Refrigerant 410a</i>								
Window/Wall Unit	15%			2020	\$28,400	1		
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Fan Rooms</i>								
<i>Explanation : 3 Abandoned Internal Package Units</i>								
No Component	80%							
Ventilation								

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	20%	4+	\$7,900	LIFE	**	2-5	\$10,500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Rooms</i>								
<i>Explanation : Registers And Diffusers Need Cleaning</i>								
No Component	80%							
Exhaust Fans								
Roof	100%	Now	\$7,300	2025	\$73,100	2	\$2,300	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$274,600	1		
Water Heater								
Oil Fired	100%			2023	\$28,500	1	\$2,700	
Sanitary Piping								
Cast Iron	100%	Now	\$20,000	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chronic Sewage Clogs At Northwest Side</i>								
Storm Drain Piping								
Cast Iron	100%	Now	\$6,400	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Outside Garage 8 And 12</i>								
Sump Pump(s)								
Submersible	100%			2018	\$6,500	4	\$2,500	
Backflow Preventer								
Generic	100%			2025	\$8,900	1	\$5,800	
Fixtures								
Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS ENFORCEMENT 1
Address : 51-15 FLUSHING AVENUE (FRONT)
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0066.000 / 14757 **Yr Built/Renovated** :
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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$38,600	\$128,800
Interior Architecture		\$91,900
Electrical		\$48,400
Total	\$38,600	\$269,100
Importance Code A	\$38,600	\$128,800
Importance Code B		\$140,300
Total	\$38,600	\$269,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$79,800		\$34,900	
Interior Architecture	\$53,000		\$7,200	\$2,000
Electrical	\$8,100			\$100
Mechanical	\$1,400	\$800	\$1,800	\$800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$146,200	\$4,700	\$47,900	\$6,900
Importance Code A	\$80,200	\$400	\$35,300	\$400
Importance Code B	\$47,700	\$4,300	\$12,100	\$6,500
Importance Code C	\$18,300		\$400	
Total	\$146,200	\$4,700	\$47,900	\$6,900



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	**	5	\$4,700	
Masonry: Brick	80%	4+	\$28,000	LIFE	**	5	\$19,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
Masonry: Fieldstone	8%	Now	\$16,000	LIFE	**	5	\$1,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear (West) Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Slate Panels	5%	Now	\$24,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Decorative Banding - All Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sills And Decorative Banding Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
<i>Explanation : Vegetative Growth</i>								
Windows								
Aluminum	100%	Now	\$38,600	2026	\$128,800	5	\$1,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 3rd Floor Windows</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Protective Metal Grilles</i>								
Parapets								
Masonry: Brick	9%	Now	\$200	LIFE	**	5		
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 3rd Floor (Attic) Wall At Stair And Offices</i>								
Metal Panel	1%			2037	**	5		
No Component	90%							
Roof								
Metal Panel	93%			2040	**	10	\$34,900	
Modified Bitumen	7%	Now	\$8,100	2037	**			
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Attic (Office) Area</i>								
Interior								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	10%	Now	\$16,200	2029	**	3	\$2,000	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 3rd Floor Attic Offices</i>								
Ceramic Tile	5%			2030	**	5	\$700	
Vinyl Tile	85%	0-2	\$18,400	2027	\$91,900	3	\$4,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$800	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,300	
Gypsum Board	55%			LIFE	**	5-10	\$15,400	
Plaster	30%	Now	\$7,700	LIFE	**	5	\$1,500	
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 3rd Floor Attic Offices</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2040	**	5	\$13,000	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2027	\$13,600	1		
Panelboards								
Fused Disc Sw	2%			2026	\$300	5		
Molded Case Bkrs	98%			2026	\$14,300	5	\$200	
Wiring								
Thermoplastic	100%			2027	\$17,800	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2022	\$48,400	10	\$8,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Exit, Service	100%			2022	\$2,800	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	100%			2022	\$32,100	10		
Mechanical								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$2,700	
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$4,300	
Terminal Devices								
Convactor/Radiator	100%			2032	**	1	\$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Window/Wall Unit	90%			2025	\$15,700	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$1,500	
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	\$1,300	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2032	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2032	**	1	\$500	
Fixtures								
Generic	100%							

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

Maintenance \$ are aggregated over a 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 : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS NORTH BORO REPAIR SHOP
Address : 52-07 58TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0019.000 / 4430 **Yr Built/Renovated** : 1985 / 2009
Area Sq Ft : 189,270 **Project Type** : SANITATION
Date of Survey : 21-May-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez,2
Block : 2347 **Lot** : 55 **BIN** : 4054170

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$200,200	\$58,200
Interior Architecture	\$45,700	\$446,300
Electrical	\$104,200	\$1,192,800
Mechanical		\$1,165,100
Total	\$350,100	\$2,862,400
Importance Code A	\$200,200	\$58,200
Importance Code B	\$149,900	\$2,758,100
Importance Code C		\$46,200
Total	\$350,100	\$2,862,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture		\$34,700	\$7,000	\$7,400
Interior Architecture	\$27,300	\$11,300	\$6,400	\$18,800
Electrical	\$3,500	\$6,000	\$4,200	\$32,400
Mechanical	\$63,200	\$27,100	\$60,100	\$55,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$101,900	\$86,900	\$85,600	\$121,700
Importance Code A	\$9,400	\$44,100	\$16,300	\$17,100
Importance Code B	\$65,300	\$42,800	\$67,200	\$104,600
Importance Code C	\$27,300		\$2,100	
Total	\$101,900	\$86,900	\$85,600	\$121,700



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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2035	**	5	\$14,000	
Masonry: Brick Cavity	78%			LIFE	**	5	\$58,200	
Metal Panel	5%			2046	**	5-10	\$25,600	
Metal Coiling Doors	10%			2039	**	5	\$23,300	
Pre-Cast Concrete	2%			LIFE	**	5	\$4,800	
Windows								
Aluminum	85%			2042	**	5	\$5,400	
Glass Block	10%			LIFE	**	5	\$400	
Metal Louvers	5%			2035	**	10	\$2,000	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$4,500	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Brick Cavity	43%			LIFE	**	5	\$4,300	
Metal Panel	2%			2046	**	5	\$800	
Metal Rail	10%			2039	**	5-10	\$18,000	
Stucco Cement	5%			2039	**	5	\$1,300	
Roof								
Metal Panel	5%			2039	**	10	\$11,500	
Modified Bitumen	25%	0-2	\$53,600	2031	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Area Above 2nd Floor Offices</i>								
<i>Ponding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Areas - Roof Improperly Pitched</i>								
<i>Reflective Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Traffic Topping	70%			2034	**	10	\$146,600	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Top Deck Parking Surfaces</i>								
<i>Explanation : Recent 2011 Repair Defective. Surface And Slab To Be Repaired Under Warranty</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2025	\$280,500	3	\$33,800	
Cast in Place Concrete	55%			LIFE	**	5	\$180,500	
Cast in Place Concrete	10%	Now	\$45,700	LIFE	**	5	\$32,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock Near Tire Shop</i>								
Ceramic Tile	2%			2035	**	5	\$3,000	
Panel/Paver: Cer/Brk	3%			2042	**	5	\$10,100	
Vinyl Tile	15%			2026	\$186,900	3	\$8,400	
Interior Walls								
Ceramic Tile	2%			2035	**	5	\$4,200	
Concrete Masonry Unit	53%			LIFE	**	5	\$44,500	
Concrete Masonry Unit	2%	Now	\$27,300	LIFE	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Section At Tire Shop Entrance</i>								
Glass: Single Pane	5%			LIFE	**	5	\$7,900	
Gypsum Board	13%			LIFE	**	5	\$16,400	
Plaster	15%			LIFE	**	5	\$9,400	
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	25%			2031	**	5	\$37,500	
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Exposed Struc: Steel	60%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$9,400	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2 Main Service Switches Rated @ 2000 Amperes Each</i>								
Transformers								
Dry Type	100%			2031	**	5	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Storage Room</i>								
<i>Explanation : 112.5 Kva, 480/208/120v And 2- 30 Kva</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	**	5	\$800	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2036	**	1		
Panelboards								
Fused Disc Sw	10%			2034	**	5	\$400	
Molded Case Bkrs	90%			2034	**	5	\$4,500	
Wiring								
Thermoplastic	100%			2036	**	1		
Motor Controllers								
Locally Mounted	10%			2031	**	5	\$100	
Motor Control Center	90%			2031	**	5	\$4,600	
Ground								
Grounding Devices Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Water Meter Room</i>						
		<i>Explanation : Connected To Metal Water Pipe - Point Of Contact Not Visible - Covered With Insulation</i>						
Lighting								
Interior Lighting								
Fluorescent	60%			2031	**	10	\$104,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices And Locker Room</i>						
		<i>Explanation : T-8 Lamps</i>						
HID	40%			2031	**	10	\$2,500	
Egress Lighting								
Emergency, Battery	50%			2031	**	10	\$22,800	
Exit, Service	50%			2031	**	1		
Exterior Lighting								
HID	100%			2026		10	\$600	
Alarm								
Security System								
No Component	80%							
Generic	20%			2026	\$111,800	1	\$14,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Exterior And Hallways</i>						
		<i>Explanation : Cctv Camera And Intrusion Alarm</i>						
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2026	\$382,900	1-3	\$23,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Smoke Detectors, Strobe Lights, Bells And Manual Pull Stations</i>						

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating							
Energy Source							
Natural Gas	100%			2036	**	1	
Conversion Equipment							
Furnace	85%			2034	**	1	\$79,500
		<i>Other Observation, Extent : Light, Area Affected : 85%</i>					
		<i>Location : Throughout</i>					
		<i>Explanation : 3 New Roof Top Package Units, 12 Induct Units, 20 Ceiling Mount Units</i>					
Hot Water Boiler	15%			2031	**	1	\$14,000
		<i>Other Observation, Extent : Light, Area Affected : 15%</i>					
		<i>Location : Basement Boiler Room</i>					
		<i>Explanation : 1 Unit</i>					
Distribution							
Hot Wtr Piping/Pump	15%			2034	**	4	\$2,100
No Component	85%						
Terminal Devices							
Convactor/Radiator	15%			2031	**	1	\$9,200
Fan Coil Unit/Heat	25%			2026		1	\$15,300
No Component	60%						
Air Conditioning							
Energy Source							
Electricity	100%			2034	**	1	
Conversion Equipment							
Reciprocating Compr/Chiller	40%			2034	**	1	\$35,100
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>					
		<i>Location : Roof</i>					
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 2 New Units.</i>					
Ext Pkg Unit - Heating/Cooling	30%			2034	**	2	\$3,500
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 3 New Roof Top Package Units. R-410a</i>					
No Component	30%						
Distribution							
Chilled Wtr Pipe/Pump	40%			2036	**	4	\$3,700
No Component	60%						
Terminal Devices							
Air Handler/Cool/Ht	40%			2026		1	\$46,800
No Component	60%						
Heat Rejection							
Air Condenser Unit	40%			2034	**	2	\$52,700
No Component	60%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$105,500

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation							
Exhaust Fans							
Interior	80%	Now	\$16,300	2026	\$163,500	2	\$3,700
	<i>Not in Service, Extent : Severe, Area Affected : 20%</i>						
	<i>Location : 1st Floor Repair Shop</i>						
Roof	20%			2026	\$29,400	2	\$1,200
Plumbing							
H/C Water Piping							
Brass/Copper	70%			2036	**	1	
Galv Iron/Steel	30%			2031	**	1	
Water Heater							
Gas Fired	100%			2024	\$43,000	2	\$2,800
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Storm Drain Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : (1) C, 1, M, 2 (1) C, 1, M</i>						
	<i>Explanation : 2 Units</i>						
Fire Suppression							
Standpipe							
Generic	100%			2036	**	1-5	\$99,000
Sprinkler							
Generic	100%			2036	**	1-2	\$53,000

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS WEST 1 GARAGE / QW1
Address : 34-28 21ST ST.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0048.000 / 4188 **Yr Built/Renovated** : 1931 / 1982
Area Sq Ft : 36,900 **Project Type** : SANITATION
Date of Survey : 08-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 523 **Lot** : 12 **BIN** : 4005787

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,378,800	\$36,500
Interior Architecture	\$1,324,800	\$94,200
Electrical		\$136,100
Mechanical	\$97,300	\$90,600
Total	\$2,800,800	\$357,400
Importance Code A	\$1,378,800	\$36,500
Importance Code B	\$1,033,600	\$320,900
Importance Code C	\$388,500	
Total	\$2,800,800	\$357,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$41,800			
Interior Architecture	\$31,800		\$3,100	\$300
Electrical	\$9,400		\$2,400	
Mechanical	\$54,100	\$3,400	\$18,500	\$3,600
Total	\$137,100	\$3,400	\$24,000	\$3,900
Importance Code A	\$43,300	\$1,600	\$1,700	\$1,600
Importance Code B	\$93,800	\$1,800	\$22,300	\$2,300
Importance Code C				
Total	\$137,100	\$3,400	\$24,000	\$3,900



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$119,700	LIFE	**	5	\$10,900	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Building Base</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Foundation And Supporting Soil</i>								
<i>Explanation : Structural Issues With Building's Foundation Are Not Addressed In This Architectural Report</i>								
Masonry: Brick	72%	Now	\$553,400	LIFE	**	5	\$31,300	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 50%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade, West Facade</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
Masonry: Limestone	3%	Now	\$139,200	LIFE	**	5	\$1,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Window Sills</i>								
Wood Overhead Doors	20%	Now	\$268,700	2045	**	5	\$21,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : East Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$297,800	2050	**	5	\$36,500	1
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Over The Years A Number Of Windows Have Been Removed And Openings Blocked Up</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	25%	Now	\$19,500	LIFE	* *	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And South Facades</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
Masonry: Limestone	5%	Now	\$7,100	LIFE	* *	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
No Component	70%							
Roof								
Metal, Corrugated	100%	Now	\$15,200	2030	* *	1		
<i>Deformed/Dented, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Gutters At West Facade</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	87%	Now	\$437,600	LIFE	**	5	\$94,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Garage Area</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout Garage Area And At Truck Wash Bay</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Garage Area And At Truck Wash Bay</i>								
<i>Uneven Surface, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Garage Area</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Garage Area</i>								
<i>Explanation : Structural Issues With Floor Slab And Building Foundation Not Addressed In This Architectural Survey</i>								
Ceramic Tile	3%	Now	\$11,200	2034	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilet Rooms</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Toilet Rooms</i>								
Quarry Tile	5%			2030	**	5	\$3,700	
Vinyl Tile	5%	Now	\$20,600	2035	**	3	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Room, Lunch Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Locker Room, Lunch Room</i>								
Interior Walls								
Concrete Masonry Unit	25%	Now	\$43,700	LIFE	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Side Near Northeast Entrance</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : At Windows In Lunch Room And Throughout</i>								
Masonry: Brick	75%	Now	\$344,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : West Side Columns And Throughout</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Columns And Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Northeast Corner In Mechanics Room And Various Locations Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2030	**	5	\$2,500	
Exposed Struc: Steel	90%	4+	\$458,400	LIFE	**			

Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : Garage Area

Metal Panel	5%	0-2	\$40,400	LIFE	**	5	\$3,100	
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Bent/Warped Elements, Extent : Moderate, Area Affected : 25%

Location : Locker Room

Deformed/Dented, Extent : Light, Area Affected : 20%

Location : Locker Room

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2025	\$1,400	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- 400 Amperes For Equipment Power Panel And 1- 600 Amperes For Lighting And Power

Switchgear / Switchboard

Fused Disc Sw	100%			2025	\$23,900	5	\$200	
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Raceway

Conduit	80%			2025	\$2,900	1		
Conduit	20%			2051	**	1		

Panelboards

Fused Disc Sw	5%			2033	**	5		
Molded Case Bkrs	10%			2024	\$1,500	5	\$100	
Molded Case Bkrs	85%			2047	**	5	\$800	

Wiring

Thermoplastic	70%			2025	\$5,600	1		
Thermoplastic	30%			2051	**	1		

Motor Controllers

Locally Mounted	50%			2023	\$14,100	5	\$100	
Locally Mounted	50%			2030	**	5	\$100	

Ground

Grounding Devices

Generic	100%	2-4	\$9,300	LIFE	**	5	\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : East Side Interior Wall

Explanation : Corroded

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	15%			2025	\$10,600	10	\$4,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Locker Room, Office And Lounge</i>								
HID	85%			2033	**	10	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : Metal Halide Fixtures</i>								
Egress Lighting								
Emergency, Battery	10%			2025	\$4,400	10	\$800	
Emergency, Battery	40%			2033	**	10	\$3,200	
Exit, Service	25%			2020	\$2,200	1		
Exit, Service	25%			2033	**	1		
Exterior Lighting								
HID	100%			2025	\$136,100	10	\$100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2035	**	1		
Conversion Equipment								
Hot Water Boiler	100%	4+	\$1,500	2030	**	1	\$14,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$32,500	2033	**	4	\$1,600	
<i>Corroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Boiler Room</i>								
<i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 1 Of 3 Defective Hot Water Pumps</i>								

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2025	\$69,700	1	\$8,200	
Convactor/Radiator	20%			2030	**	1	\$2,100	
Unit Heater-Stm/HW	5%			2033	**	4	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Garage</i>								
Unit Heater-Stm/HW	10%			2025	\$20,900	4	\$300	
Unit Heater-Stm/HW	25%	Now	\$52,200	2035	**	4	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Main Garage Area</i>								
<i>Explanation : The Unit Heaters Are Beyond Their Useful Life Cycle Rating</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		
Conversion Equipment								
Window/Wall Unit	15%			2020	\$10,000	1		
No Component	85%							
Terminal Devices								
Direct Expansion	5%	Now	\$800	2035	**	1		
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Southwest Roll-up Door, 1 Of 2 Defective Spilt Ac Unit</i>								
Direct Expansion	5%			2030	**	1		
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	40%			LIFE	**	2-5	\$7,400	
No Component	60%							
Exhaust Fans								
Interior	50%	Now	\$17,900	2035	**	2	\$400	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area, Multiple Mechanical And / Or Electrical Defects</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Garage Area, The Exhaust Fans Are Beyond Their Useful Life Cycle Rating</i>								
Wall Unit	50%			2025	\$24,400	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		
Water Heater								
Gas Fired	100%			2023	\$7,500	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%	Now	\$45,100	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Near West Central Roll-up Door, Clogged Zip Trench</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout Main Garage Area</i>								
<i>Explanation : Sewer Water Overwhelms Zip Trenches Whenever There Is A Heavy Rain Down Pour</i>								
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	15%							
Generic	85%			2035	**	1-5	\$14,200	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : QUEENS WEST 5-A BROOM GARAGE
 Address : 58-02 48 STREET
 Borough : QUEENS Agency's Number : N/A
 Program / Asset # : DOS0059.010 / 13422 Yr Built/Renovated : 1999 /
 Area Sq Ft : 37,000 Project Type : SANITATION
 Date of Survey : 24-Jul-2014 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1,2
 Block : 2600 Lot : 1 BIN : 4307983

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$772,100	
Interior Architecture	\$149,200	\$91,900
Electrical		\$248,700
Mechanical		\$47,700
Total	\$921,300	\$388,300
Importance Code A	\$772,100	
Importance Code B	\$149,200	\$388,300
Total	\$921,300	\$388,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$33,400			\$3,800
Interior Architecture	\$15,500	\$3,500		\$500
Electrical	\$33,900	\$1,200	\$1,500	\$1,000
Mechanical	\$41,600	\$3,800	\$6,400	\$3,900
Total	\$124,400	\$8,500	\$8,000	\$9,200
Importance Code A	\$60,600	\$1,800	\$1,900	\$5,600
Importance Code B	\$59,400	\$6,700	\$6,000	\$3,600
Importance Code C	\$4,400			
Total	\$124,400	\$8,500	\$8,000	\$9,200



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%	Now	\$39,000	LIFE	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade, Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade</i>								
Metal Coiling Doors	35%	0-2	\$156,800	2045	**	5	\$4,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North And South Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North And South Facades</i>								
Window Wall	5%	Now	\$900	2045	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Windows								
Aluminum	97%			2041	**	5	\$7,600	
Metal Louvers	3%			2034	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	90%	Now	\$212,300	LIFE	**	5	\$9,400	1
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corners</i>								
Pre-Cast Concrete	10%	Now	\$32,400	LIFE	**	5	\$5,800	1
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Copings</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Copings</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Copings</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	100%	Now	\$364,000	2035	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Around Mechanical Units</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Perimeter</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Bulkheads, Second Floor, Lunch Room, Garage</i>								
Interior								
Floors								
Cast in Place Concrete	78%	Now	\$85,400	LIFE	**	5	\$91,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Garage</i>								
Ceramic Tile	13%			2034	**	5	\$7,000	
Terrazzo	2%			LIFE	**	5	\$800	
Vinyl Tile	7%			2030	**	3	\$1,900	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	**	5	\$6,500	
Concrete Masonry Unit	10%	Now	\$4,400	LIFE	**	5	\$800	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage At West Side</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$63,900	2045	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Locker Rooms, Lunch Room, Second Floor, Garage</i>								
Exposed Struc: Steel	83%			LIFE	**			
Gypsum Board	2%	Now	\$10,600	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bulkheads</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPARTMENT OF SANITATION - 827
QUEENS WEST 5-A BROOM GARAGE
Asset # : 13422

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2035	**	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2035	**	5	\$200	
Raceway								
Conduit	100%			2035	**	1		
Panelboards								
Molded Case Bkrs	100%			2033	**	5	\$1,000	
Wiring								
Thermoplastic	100%			2035	**	1		
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$100	
Motor Control Center	50%			2030	**	5	\$500	
Ground								
Grounding Devices								
Not Accessible	100%							
	<i>Other Observation, Extent : Light, Area Affected : 0%</i>							
	<i>Location :</i>							
	<i>Explanation : Covered With Insulation</i>							
Lighting								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$10,200	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Garage</i>							
Fluorescent	70%			2033	**	10	\$23,800	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	20%			2033	**	10	\$1,600	
Exit, Service	80%			2033	**	1		
Exterior Lighting								
HID	100%			2025		10	\$136,500	\$100
Alarm								
Security System								
No Component	70%							
Generic	30%	Now	\$32,800	2035	**	1	\$3,700	
	<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Outside</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025		1-3	\$112,300	\$6,800
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
	<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station</i>							

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	80%			2045	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Electric Room</i>								
<i>Explanation : 2 Gas Fired Furnaces Found In Electric Room - Not In Use - Hazardous Condition If Activated</i>								
Interruptible Gas/Dual Fuel	20%			2045	**	1		
Conversion Equipment								
Furnace	60%	Now	\$26,500	2035	**	1	\$9,900	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Not in Service, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Roof - According To Building Maintenance, Replacement Parts Are No Longer Available</i>								
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Roof</i>								
<i>Explanation : 9 Gas Fired Heating And Ventilating Units</i>								
Furnace	20%			2030	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Ceiling Of Garage</i>								
<i>Explanation : 6 Modine Units</i>								
Hot Water Boiler	20%			2030	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2041	**	4	\$400	
No Component	80%							
Terminal Devices								
Convector/Radiator	15%			2038	**	1	\$1,800	
Fan Coil Unit/Heat	5%			2025		1	\$600	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$2,400	2025	\$47,700	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1 Out Of 2 Units On Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	80%							
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$6,200	LIFE	* *	2-5	\$20,600
<i>Damaged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage</i>								
	Exhaust Fans	100%	Now	\$2,900	2030	* *	2	\$900
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Plumbing								
	H/C Water Piping							
	Brass/Copper	80%			2045	* *	1	
	Galv Iron/Steel	20%			2038	* *	1	
	Water Heater							
	Gas Fired	100%			2024	\$8,400	2	\$500
	Sanitary Piping							
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1	
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Wash Bay Area</i>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	* *	1	
	Backflow Preventer							
	Generic	100%			2030	* *	1	\$2,300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%			2045	* *	1-2	\$10,400
	Chemical System							
	No Component	98%						
	Generic	2%			2023	\$500	1-3	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Garage</i>								
<i>Explanation : Fuel Station</i>								

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$891,900	\$184,300
Interior Architecture	\$1,078,200	\$129,200
Electrical	\$377,100	\$526,000
Mechanical	\$161,900	
Total	\$2,509,100	\$839,500
Importance Code A	\$891,900	\$220,400
Importance Code B	\$1,375,500	\$619,100
Importance Code C	\$241,700	
Total	\$2,509,100	\$839,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$900
Interior Architecture	\$53,600			
Electrical	\$9,300	\$700	\$700	\$33,700
Mechanical	\$31,500	\$900	\$2,200	\$1,700
Total	\$94,500	\$1,500	\$2,900	\$36,300
Importance Code A	\$1,100		\$1,100	\$100
Importance Code B	\$74,000	\$1,500	\$1,800	\$36,200
Importance Code C	\$19,300			
Total	\$94,500	\$1,500	\$2,900	\$36,300



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

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

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

DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	25%	Now	\$263,500	LIFE	**	5	\$20,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : No Access To Interior Due To Safety Issue With Hazardous Condition Inside.</i>								
<i>Data Shown Is From Previous July 2010 Survey.</i>								
Metal Panel	75%	Now	\$207,100	2036	**	5	\$184,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$278,700	2051	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	75%	Now	\$101,400	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roll Roofing	25%	0-2	\$41,200	2028	**	5	\$8,500	
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$120,000	LIFE	**	5	\$129,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$65,800	2041	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$57,700	2036	**	3	\$2,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$14,300	2041	**	5	\$300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	65%	Now	\$74,700	LIFE	**	5	\$4,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	7%	Now	\$5,000	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%	Now	\$167,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$54,900	2046	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	25%	Now	\$109,200	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	60%	4+	\$428,900	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	Now	\$34,300	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$36,100	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : This Facility Is Closed And No Access Due To Safety And Health Issues. this Data Is Old.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$167,000	5	\$200	
Raceway								
Conduit	100%			2026	\$46,900	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$94,900	5	\$1,400	
Wiring								
Thermoplastic	100%			2026	\$53,900	1		

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

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

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

DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	20%			2024	\$7,300	5	\$100	
Motor Control Center	80%			2024	\$127,200	5	\$1,200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	5%			2021	\$4,000	10	\$2,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	70%			2021	\$64,500	10	\$1,100	
Incandescent	25%			2021	\$118,000	2	\$300	
Egress Lighting								
Emergency, Battery	50%			2021	\$20,500	10	\$5,600	
No Component	50%							
Exterior Lighting								
HID	100%			2021	\$194,600	10	\$200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	100%			2036	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : D S N Y Presently Stores Sanitation Equipment That Has Come In Contact With Hazardous Materials - Access To Interior Not Permitted</i>								
<i>Explanation : This Building Is Currently Not In Use - Data Is From Prior July 2010 Survey</i>								
Conversion Equipment								
Heat Pump	40%			2024	\$16,500	2	\$5,700	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : 1st Level</i>								
<i>Explanation : 6 Units</i>								
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
Conversion Equipment								
Heat Pump	40%			2024	\$700	2	\$1,100	
No Component	60%							

Plumbing

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DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA
Asset # : 2018

Mechanical		Current Repair		Future Replacement		Maintenance		
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	15%	Now	\$20,300	2056	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : 1st Level Office Area</i>					
No Component	85%							
Sanitary Piping								
Cast Iron	100%	Now	\$9,900	LIFE	**	1		
			<i>Corroded, Extent : Severe, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
Fixtures								
Generic	100%							
			<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Fire Suppression								
Standpipe Generic	100%	Now	\$161,900	2056	**	1-5	\$16,500	
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Chemical System								
Not Accessible	100%							

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,030,800	\$173,000
Interior Architecture	\$239,100	
Electrical		\$768,100
Mechanical	\$453,200	
Total	\$1,723,200	\$941,100
Importance Code A	\$1,030,800	\$209,100
Importance Code B	\$692,300	\$732,000
Total	\$1,723,200	\$941,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,100	\$5,100		\$16,100
Interior Architecture	\$3,900	\$29,400	\$5,000	\$37,500
Electrical	\$30,900	\$1,400	\$1,200	\$13,400
Mechanical	\$25,600	\$8,400	\$39,200	\$16,400
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$142,800	\$91,600	\$92,800	\$130,700
Importance Code A	\$35,100	\$7,100		\$16,200
Importance Code B	\$103,800	\$84,600	\$90,300	\$114,500
Importance Code C	\$3,900		\$2,500	
Total	\$142,800	\$91,600	\$92,800	\$130,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$255,500	LIFE	**	5	\$43,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Bulkheads</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkheads</i>								
Masonry: Limestone	10%			LIFE	**	5	\$4,300	
Metal Panel	10%			2046	**	5-10	\$39,700	
Granite Panels	5%			LIFE	**	5	\$2,200	
Windows								
Aluminum	40%			2034	**	5	\$10,200	
Metal Clad	60%	Now	\$775,300	2051	**	5	\$47,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	45%	Now	\$10,400	LIFE	**	5	\$1,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade, South Facade</i>								
Masonry: Brick	40%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Stucco On Brick</i>								
Masonry: Limestone	5%			LIFE	**	5	\$300	
Metal Panel	5%			2046	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	73%	Now	\$16,400	2026	\$81,900			
	<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Main Roof</i>							
	<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Main Roof</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Corridor Near Lockers</i>							
Modified Bitumen	20%			2026	\$16,400	10	\$2,900	
Modified Bitumen	5%			2021	\$4,100	10	\$700	
Skylight, Metal/Glass	2%	Now	\$8,300	2036	**			
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Roof Stair</i>							
Interior								
Floors								
Carpet	45%			2022	\$561,200	3	\$67,500	
Cast in Place Concrete	5%			LIFE	**	5	\$10,900	
Ceramic Tile	5%			2035	**	5	\$5,000	
Terrazzo	5%			LIFE	**	5	\$3,900	
Vinyl Tile	5%	Now	\$41,500	2036	**	3	\$1,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
Vinyl Tile	5%			2031	**	3	\$1,900	
Vinyl Tile	30%			2031	**	3	\$11,300	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,000	
Glass: Single Pane	2%			LIFE	**	5	\$1,500	
Gypsum Board	40%			LIFE	**	5	\$23,800	
Gypsum Board	5%			LIFE	**	5	\$3,000	
Metal Panel	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	5%	Now	\$3,900	LIFE	**	5	\$1,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof Stair</i>							
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Roof Stair</i>							
Plaster	35%			LIFE	**	5	\$10,400	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$197,600	2046	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
AcousTileConcealSpLn	55%			2031	**	5	\$68,800	
AcousTileSusp.Lay-In	5%			2031	**	5	\$5,000	
AcousTileSusp.Lay-In	5%			2039	**	5	\$5,000	
Gypsum Board	5%			LIFE	**	5	\$6,300	
Plaster	5%			LIFE	**	5	\$3,100	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$36,100	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Electrical Service Rated @ 2500 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$167,000	5	\$300	
Raceway								
Conduit	90%			2026	\$101,000	1		
Conduit	10%			2046	**	1		
Panelboards								
Fused Disc Sw	5%			2025	\$5,800	5	\$100	
Molded Case Bkrs	35%			2034	**	5	\$600	
Molded Case Bkrs	50%			2025	\$58,400	5	\$900	
Molded Case Bkrs	10%			2042	**	5	\$200	
Wiring								
Braided Cloth	20%	2-4	\$30,100	2051	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2026	\$75,300	1		
Thermoplastic	30%			2046	**	1		
Motor Controllers								
Locally Mounted	50%			2024	\$34,100	5	\$200	
Locally Mounted	50%			2031	**	5	\$200	

Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	80%			2034	**	10	\$49,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	20%			2031	**	10	\$12,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting Emergency, Battery	40%			2034	**	10	\$6,500	
Exit, Service	60%			2034	**	1		
Exterior Lighting HID	100%			2026	\$247,100	10	\$200	
Alarm								
Fire/Smoke Detection No Component	80%							
Generic, Analog	20%			2034	**	1-3	\$8,300	
Mechanical								
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	**	5	\$4,000	
Distribution Steam Piping/Pump	100%	Now	\$45,600	2036	**	4	\$3,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement, Throughout</i>								
Terminal Devices Convactor/Radiator	40%			2031	**	1	\$8,600	
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Each Floor</i>								
<i>Explanation : Air Handlers Covered Under A C</i>								
Air Conditioning								
Energy Source Electricity	100%			2034	**	1		
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$87,000	

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$277,300	2036	**	1	\$37,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Each Floor / Mechanical Room</i>								
Heat Rejection								
Air Condenser Unit	100%	0-2	\$130,400	2036	**	2	\$37,200	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Units - Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms, Each Floor</i>								
<i>Explanation : 12 Units In Door, Air Cooled Condenser Through Louvers R-22 Is Used</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$11,200	
No Component	70%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms, Each Floor</i>								
<i>Explanation : Fresh Air Provided Through A C Air Handlers</i>								
Exhaust Fans								
Roof	20%			2026	\$10,400	2	\$400	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2036	**	1		
Galv Iron/Steel	90%			2031	**	1		
HW Heat Exchanger								
Low Temp	100%	0-2	\$20,300	2056	**	4	\$6,600	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2026	\$10,800	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units B-12 And 2 Units 1-12 And</i>								
<i>Explanation : 4 Units</i>								
Fire Suppression								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Fire Suppression	Standpipe							
	Generic	100%			2036	* *	1-5	\$34,900
	Sprinkler							
	No Component	90%						
	Generic	10%			2036	* *	1-2	\$1,900

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$4,420,600	\$241,600
Interior Architecture	\$1,947,400	\$220,600
Electrical	\$217,000	\$170,300
Mechanical	\$90,600	\$1,432,000
Total	\$6,675,500	\$2,064,500
Importance Code A	\$4,420,600	\$241,600
Importance Code B	\$1,952,300	\$1,822,900
Importance Code C	\$302,600	
Total	\$6,675,500	\$2,064,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				\$1,500
Interior Architecture	\$46,100			\$21,300
Electrical	\$27,900	\$200	\$1,100	\$46,800
Mechanical	\$42,600	\$11,100	\$13,100	
Total	\$116,700	\$11,400	\$14,200	\$69,600
Importance Code A	\$25,900	\$7,500	\$7,500	\$7,600
Importance Code B	\$68,100	\$3,900	\$6,700	\$61,900
Importance Code C	\$22,700			
Total	\$116,700	\$11,400	\$14,200	\$69,600



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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$1,473,300	LIFE	**	5	\$125,000	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	10%	2-4	\$769,700	2046	**	5	\$21,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Steel	100%	Now	\$951,500	2051	**	5	\$116,600	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$36,600	LIFE	**	5	\$5,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$187,100	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	55%	Now	\$353,600	2036	**			1
<i>Debris Present, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Roof, North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roll Roofing	35%	2-4	\$159,500	2028	**	5	\$33,000	
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%	Now	\$489,400	2036	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$307,300	LIFE	**	5	\$220,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$44,900	2035	**	5	\$3,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$98,500	2036	**	3	\$4,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	35%	Now	\$109,800	LIFE	**	5	\$6,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Wash Bay Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : In Electrical Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	35%	Now	\$192,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**			
Plaster	10%	Now	\$22,700	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$23,400	2039	**	5	\$3,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$74,600	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	50%	Now	\$610,100	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Wood	35%	Now	\$509,300	LIFE	**			
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$2,500	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 2000 Amperes.</i>								

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$47,700	5	\$400	
Raceway								
Conduit	100%			2026	\$9,100	1		
Panelboards								
Fused Disc Sw	10%			2025	\$2,900	5	\$200	
Molded Case Bkrs	90%			2025	\$26,300	5	\$2,100	
Wiring								
Braided Cloth	30%	2-4	\$6,000	2051	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2026	\$14,000	1		
Motor Controllers								
Locally Mounted	80%			2024	\$50,600	5	\$500	
Locally Mounted	20%	2-4	\$12,600	2046	**	5	\$100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,300	LIFE	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	1%			2021	\$1,700	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	94%			2034	**	10	\$68,300	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	**	10	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2021	\$52,200	10	\$9,600	
Exit, Service	50%			2021	\$10,400	1		
Exterior Lighting								
HID	50%			2021	\$163,100	10	\$100	
HID	50%			2034	**	10	\$100	

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

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Estimates are rounded to the nearest hundred dollars.

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2052	* *	5	\$24,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Under Ground In Parking Lot</i>								
<i>Explanation : 1 8000 Gallon Tank</i>								
<hr/>								
Conversion Equipment								
Furnace	10%			2026	\$9,500	1	\$3,900	
Steam Boiler	85%			2043	* *	1	\$66,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Steam Boiler	5%	0-2	\$18,800	2046	* *	1	\$3,500	
<i>Damaged, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Boiler Room, Defective Boiler Section</i>								
<hr/>								
Distribution								
Steam Piping/Pump	10%	0-2	\$54,100	2056	* *	4	\$400	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steam Piping/Pump	90%			2026	\$486,500	4	\$5,300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Terminal Devices								
Convactor/Radiator	10%			2024	\$73,100	1	\$2,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Convactor/Radiator	5%	0-2	\$36,600	2046	* *	1	\$1,200	
<i>Damaged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Administrative Spaces</i>								
Fan Coil Unit/Heat	50%			2026	\$579,600	1	\$12,800	
Fan Coil Unit/Heat	20%			2031	* *	1	\$5,100	
No Component	15%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
<hr/>								
Conversion Equipment								
Window/Wall Unit	15%			2021	\$23,900	1		
No Component	85%							
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$8,800	
No Component	80%							

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 1 GARAGE
Asset # : 2004

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Roof	100%			2026	\$61,500	2	\$2,400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$231,200	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Water Heater								
Gas Fired	100%			2024	\$18,000	2	\$1,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor And 2nd Floor</i>					
			<i>Explanation : 3 Units</i>					
Sanitary Piping								
Cast Iron	95%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Cast Iron	5%	0-2	\$8,400	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>					
			<i>Location : Floor Drain In North West Corner Of Garage Floor</i>					
Storm Drain Piping								
Cast Iron	60%			LIFE	**	1		
			<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>					
			<i>Location : Throughout The Interior Of The Building</i>					
Cast Iron	40%			LIFE	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Around The Perimeter Of The Building</i>					
			<i>Explanation : Aluminium Leaders And Scuppers</i>					
Sump Pump(s)								
Rigid Piping	100%			2026	\$10,800	4	\$2,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : West Side Of The Building Near The Men Locker Room</i>					
			<i>Explanation : Sump Pump Observed</i>					
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$41,400	

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 : 07-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2520 **Lot** : 1 **BIN** : 5041599

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,353,500	\$157,500
Interior Architecture	\$252,200	\$725,400
Electrical	\$44,100	\$386,000
Mechanical	\$314,500	\$1,038,900
Total	\$1,964,300	\$2,307,700
Importance Code A	\$1,353,500	\$229,400
Importance Code B	\$610,800	\$2,078,300
Total	\$1,964,300	\$2,307,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$35,900	\$3,700		
Interior Architecture	\$47,200			\$1,300
Electrical	\$23,700	\$2,400	\$1,800	\$2,200
Mechanical	\$42,100	\$22,800	\$16,600	\$5,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$152,900	\$32,800	\$22,300	\$12,600
Importance Code A	\$50,600	\$7,100	\$3,300	\$3,300
Importance Code B	\$55,100	\$25,600	\$19,000	\$9,300
Importance Code C	\$47,200			
Total	\$152,900	\$32,800	\$22,300	\$12,600



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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 2 GARAGE/BORO OFFC

Asset # : 2005

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$138,300	LIFE	**	5	\$93,800	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Deteriorated Control Joints And Rusted Relieving Angles</i>								
Metal Panel	5%	0-2	\$2,100	2034	**	5	\$11,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wash Bay</i>								
Metal Coiling Doors	13%	Now	\$169,000	2029	**	5	\$23,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Wash Bay</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wash Bay</i>								
Metal Coiling Doors	2%			2044	**	5	\$7,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$644,700	2049	**	5	\$7,900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Vertical Pivot Type Windows Have Deformed And Have Torn Weather Seals</i>								
Parapets								
Concrete Masonry Unit	10%	Now	\$800	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Miss/Damaged Copings, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations</i>								
Masonry: Brick	90%	Now	\$15,800	LIFE	**	5	\$5,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	94%	Now	\$401,500	2034	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Flashing Has Deteriorated</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Isolated Locations</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Womens Bathrooms, Storage And Male Locker Room</i>								
Skylight, Plastic	1%	0-2	\$17,200	2037	**	1		1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	5%			LIFE	**	5	\$63,700	
Interior								
Floors								
Cast in Place Concrete	70%	Now	\$35,600	LIFE	**	5	\$153,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$37,900	2027	\$94,800	5	\$2,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : At Showers</i>								
Quarry Tile	14%			2022	\$393,800	5	\$21,000	
Terrazzo	1%			LIFE	**	5	\$800	
Vinyl Tile	10%	Now	\$49,900	2024	\$83,200	3	\$3,800	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	10%	Now	\$11,000	2033	**	5	\$2,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Shower Rooms</i>								
Concrete Masonry Unit	65%	Now	\$11,500	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$1,700	LIFE	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	15%	0-2	\$23,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$79,200	2044	**	5	\$5,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mens Locker Room Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Mens Locker Room Throughout</i>								
Exposed Struc: Steel	85%			LIFE	**			
Gypsum Board	5%	2-4	\$49,500	LIFE	**	5	\$6,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	**	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2034	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2032	**	5	\$200	
Molded Case Bkrs	90%			2032	**	5	\$1,800	
<hr/>								
Wiring								
Thermoplastic	100%			2034	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	98%			2034	**	10	\$60,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2034	**	10		
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2024		10	\$8,100	
Exit, Service	50%			2024		1	\$10,900	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
HID	20%			2024	\$55,100	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Wall</i>								
<i>Explanation : Photocell Controlled</i>								
HID	80%	Now	\$22,000	2029	**			
<i>Sensor/Timer Malfunction, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Exterior Wall</i>								
Alarm								
Security System								
No Component	80%							
Generic	20%	Now	\$44,100	2034	**	1	\$5,000	
<i>Devices Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$226,600	1-3	\$14,200	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	90%	Now	\$14,400	2024	\$71,900	1	\$26,800	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Wash Area And Throughout The Garage</i>								
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : 7 Big Package Units On Roof, 14 Modine Unit Heaters For Garage</i>								
<i>Explanation : 21 Units</i>								
Hot Water Boiler	10%			2022	\$14,700	1	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Ductwork/Diffusers	90%	Now	\$87,900	LIFE	**	2-5	\$33,600	
<i>Corroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Garage, Offices, Locker Rooms</i>								
<i>Other Observation, Extent : Severe, Area Affected : 90%</i>								
<i>Location : All Areas</i>								
<i>Explanation : Innadequate Air Temperature Control</i>								
Hot Wtr Piping/Pump	10%			2023	\$32,800	4	\$500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convectur/Radiator	10%	Now	\$61,800	2044	**	1	\$1,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Offices, Locker Rooms - Inadequate Temperature Controls</i>								
No Component	90%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,600	2024	\$86,200	2	\$700	
<i>Not in Service, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
Window/Wall Unit	5%			2019	\$6,700	1		
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$112,900	LIFE	**	2-5	\$37,300	
<i>Damaged, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wash Area And Garage North Entrance</i>								
Exhaust Fans								
Roof	100%	Now	\$52,000	2034	**	2	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	40%			2034	**	1		
Galv Iron/Steel	60%			2022	\$117,200	1		
Water Heater								
Gas Fired	100%			2023	\$15,200	2	\$1,000	
Sanitary Piping								
Cast Iron	100%	Now	\$14,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Wash Area</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%	Now	\$1,100	2019	\$10,800	4	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Pump Room</i>								
Fixtures								
Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler								
	Generic	100%			2024	\$763,500	1-2	\$18,800	
Chemical System	No Component	97%							
	Generic	3%			2018	\$800	1-3	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 3%</i> <i>Location : Garage</i> <i>Explanation : For Fuel Stations</i>									

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Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$2,475,800	\$111,200
Interior Architecture	\$570,300	\$193,400
Electrical	\$555,600	\$47,700
Mechanical	\$36,700	\$569,000
Total	\$3,638,300	\$921,400
Importance Code A	\$2,475,800	\$111,200
Importance Code B	\$996,900	\$810,200
Importance Code C	\$165,700	
Total	\$3,638,300	\$921,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$9,700			
Interior Architecture	\$43,900			\$2,100
Electrical		\$1,300	\$1,300	\$38,900
Mechanical	\$71,600	\$10,800	\$19,600	\$51,400
Total	\$125,300	\$12,000	\$20,900	\$92,400
Importance Code A	\$21,800	\$3,700	\$3,700	\$3,800
Importance Code B	\$85,900	\$8,400	\$17,300	\$88,600
Importance Code C	\$17,600			
Total	\$125,300	\$12,000	\$20,900	\$92,400



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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP

Asset # : 130

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	75%	Now	\$780,500	LIFE	**	5	\$60,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
Metal Coiling Doors	25%	0-2	\$896,200	2031	**	5	\$50,500	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : North Facade, South Facade</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	97%	Now	\$206,900	2042	**	5	\$8,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%	Now	\$4,600	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	95%	Now	\$49,800	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	0-2	\$5,200	2036	**	5	\$700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	97%	Now	\$456,900	2036	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Locker Rooms, Garage Area</i>								
Skylight, Plastic	3%	Now	\$85,400	2039	**	1		
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Garage Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Garage Area</i>								

Interior

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP

Asset # : 130

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	80%	0-2	\$179,600	LIFE	**	5	\$193,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	0-2	\$20,900	2035	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	15%	0-2	\$137,700	2036	**	3	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : First And Second Floor Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First And Second Floor Corridors</i>								
Interior Walls								
Ceramic Tile	5%	0-2	\$12,100	2035	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	85%	0-2	\$165,700	LIFE	**	5	\$15,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$5,500	LIFE	**	5	\$2,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$87,300	2046	**	5	\$5,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Locker Rooms</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : First Floor Corridor And Second Floor</i>								
Exposed Struc: Steel	85%			LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%	0-2	\$5,500	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP

Asset # : 130

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$4,700	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1600 Amps</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2026	\$47,700	5	\$400	
Raceway								
Conduit	100%			2026	\$30,600	1		
Panelboards								
Fused Disc Sw	10%			2025	\$3,800	5	\$200	
Molded Case Bkrs	90%			2025	\$33,900	5	\$2,000	
Wiring								
Thermoplastic	100%			2026	\$27,100	1		
Motor Controllers								
Locally Mounted	10%			2024	\$1,400	5	\$100	
Motor Control Center	90%			2024	\$12,600	5	\$2,000	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	65%			2021	\$127,200	10	\$44,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 And T-8 Lamps</i>								
HID	35%			2021	\$25,200	10	\$800	
Egress Lighting								
Emergency, Battery	40%			2021	\$38,900	10	\$7,100	
Exit, Service	60%			2021	\$4,800	1		
Exterior Lighting								
HID	100%			2021	\$303,800	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%	0-2	\$41,700	2036	**	1-3	\$2,300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Heating

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP

Asset # : 130

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	25%			2036	**	1		
Interruptible Gas/Dual Fuel	75%			2046	**	1		
<hr/>								
Conversion Equipment								
Furnace	15%			2026	\$13,200	1	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Garage</i>								
<i>Explanation : 6 Gas Fire Modine Heaters</i>								
Furnace	10%	Now	\$8,800	2036	**	1	\$3,300	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 1 Roof Top Unit, Roof</i>								
Hot Water Boiler	75%			2039	**	1	\$27,400	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	75%			2034	**	4	\$4,100	
No Component	25%							
<hr/>								
Terminal Devices								
Air Handler	15%			2026	\$58,300	1	\$6,900	
Convactor/Radiator	10%			2024	\$68,100	1	\$2,400	
Unit Heater-Stm/HW	50%			2026	\$232,900	4	\$5,100	
No Component	25%							
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2034	**	1		
<hr/>								
Conversion Equipment								
Reciprocating Compr/Chiller	15%			2021	\$36,700	1	\$5,100	
Exterior Pkg Unit - Cooling	15%			2026	\$49,900	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	10%	0-2	\$33,300	2036	**	2	\$400	
<i>Abandoned in Place, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Water Leaking To Locker Room</i>								
Split Unit	10%			2026	\$33,300			
No Component	50%							
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	15%			2026	\$26,400	4	\$800	
No Component	85%							

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND 3 GARAGE BOROUGH REPAIR SHOP

Asset # : 130

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Fan Coil - Cool/Heat	15%	Now	\$5,100	2026	\$102,400	1	\$3,200	
	<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Office Area</i>							
No Component	85%							
Heat Rejection								
Air Condenser Unit	25%			2021	\$18,000	2	\$12,900	
No Component	75%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$41,200	
Exhaust Fans								
Roof	100%	Now	\$2,900	2026	\$57,300	2	\$1,800	
	<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	**	1		
HW Heat Exchanger								
Low Temp	100%			2036	**	4	\$7,300	
Sanitary Piping								
Cast Iron	100%	Now	\$7,800	LIFE	**	1		
	<i>Cracked, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : It Needs To Be Confirmed - North Side Of Building</i>							
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2021	\$10,800	4	\$1,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	**	1-5	\$38,600	
Sprinkler								
Generic	100%			2036	**	1-2	\$20,700	

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$121,800	\$866,500
Interior Architecture	\$585,900	\$314,800
Electrical		\$41,300
Total	\$707,700	\$1,222,500
Importance Code A	\$121,800	\$866,500
Importance Code B	\$585,900	\$356,000
Total	\$707,700	\$1,222,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$19,500		\$22,500	
Interior Architecture	\$33,200		\$1,400	\$3,000
Electrical	\$3,700	\$900	\$2,600	\$900
Mechanical	\$36,100	\$4,800	\$12,200	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$96,400	\$9,600	\$42,600	\$12,700
Importance Code A	\$19,700	\$200	\$22,700	\$200
Importance Code B	\$57,600	\$9,400	\$19,600	\$12,400
Importance Code C	\$19,100		\$200	
Total	\$96,400	\$9,600	\$42,600	\$12,700



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

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$71,900	
Fiberglass Panel	15%			2036	**	5	\$80,900	
Metal Panel	70%			2047	**	5-10	\$691,700	
Metal Coiling Doors	10%			2040	**	5	\$44,900	
Windows								
Aluminum	95%			2043	**	5	\$1,000	
Metal Louvers	5%			2036	**	10	\$300	
Parapets								
Metal Panel	100%			2047	**	5	\$98,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Base Of Parapet Wall</i>								
<i>Explanation : Paint Peeling</i>								
Roof								
Metal Panel	98%	2-4	\$45,500	2040	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 35%</i>								
<i>Location : Seams Of Main Roof Deck</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Entry Portico</i>								
Skylight, Plastic	2%	0-2	\$19,000	2040	**	1		
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	90%			LIFE	**	5	\$629,500	
Ceramic Tile	2%			2036	**	5	\$3,200	
Quarry Tile	1%			2040	**	5	\$2,400	
Vinyl Tile	7%	0-2	\$4,600	2032	**	3	\$4,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	20%			LIFE	**	10	\$9,900	
Ceramic Tile	2%			2040	**	5	\$400	
Concrete Masonry Unit	15%			LIFE	**	5	\$2,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Stair And Mezzanine Deck In Transfer Area</i>								
Gypsum Board	3%	4+		LIFE	**	5	\$400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Stair</i>								
Metal Panel	60%	4+	\$8,000	LIFE	**			
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Transfer Area</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair Railings Throughout</i>								
<i>Explanation : Paint Peeling</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$9,400	2040	**	5	\$12,000	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : In Front Of Womens Locker Room And Control Room (2nd Floor)</i>								
Exposed Struc: Steel	85%			LIFE	**	10	\$271,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling Entire</i>								
<i>Explanation : Exposed Metal Decking And Trusses</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2047	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps, Main Disconnect Switch</i>								
<hr/>								
Transformers								
Dry Type	100%			2040	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 75 Kw 480/277v Pri - 208/120v Sec</i>								
<hr/>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	**	5	\$2,600	
<hr/>								
Raceway								
Conduit	100%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2043	**	5	\$200	
Molded Case Bkrs	90%			2043	**	5	\$2,400	
<hr/>								
Wiring								
Thermoplastic	100%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	10%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$2,500	
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	45%			2032	**	10	\$41,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Offices, Locker Room And Hallway</i>								
<i>Explanation : T-8 Lamps</i>								
HID	55%			2032	**	10	\$1,800	

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

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

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

DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

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

Lighting

Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$12,100	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$300	

Alarm

Security System								
No Component	90%							
Generic	10%			2032	**	1	\$3,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$6,200	

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

Heating

Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	5%			2035	**	1	\$2,500	
			<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Gas Fired Package Roof Top Units</i>					
No Component	95%							
Terminal Devices								
Fan Coil Unit/Heat	5%			2032	**	1	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Equipment And Water Meter Rooms</i>					
			<i>Explanation : Cabinet Unit Heaters Are Utilized For Heating The Electrical Equipment And Other Metering Rooms</i>					
No Component	95%							

Air Conditioning

Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	10%			2032	**	2	\$600	
No Component	90%							

Ventilation

Distribution								
Ductwork/Diffusers	5%			LIFE	**	2-5	\$4,400	
Ductwork/Diffusers	95%			LIFE	**	2-5	\$83,900	
Exhaust Fans								
Roof	100%			2032	**	2	\$3,100	

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.

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DEPARTMENT OF SANITATION - 827
STATEN ISLAND TRANSFER STATION
Asset # : 13883

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2053	* *	1	
Water Heater							
Electric	10%			2025	\$1,500	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	\$1,600
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

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

Maintenance \$ are aggregated over a 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 : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : W. 135TH MARINE TRANSFER STATION
Address : 135TH ST & 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 : 03-Jun-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2101 **Lot** : 120 **BIN** : 1062477

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,893,000	\$326,300
Interior Architecture	\$1,531,400	\$149,300
Electrical	\$106,400	
Total	\$3,530,800	\$475,500
Importance Code A	\$1,893,000	\$326,300
Importance Code B	\$1,593,600	\$149,300
Importance Code C	\$44,200	
Total	\$3,530,800	\$475,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture				
Interior Architecture	\$46,400			\$1,000
Mechanical		\$13,600		
Total	\$46,400	\$13,600		\$1,000
Importance Code A				
Importance Code B		\$13,600		\$1,000
Importance Code C	\$46,400			
Total	\$46,400	\$13,600		\$1,000



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

DEPARTMENT OF SANITATION - 827
W. 135TH MARINE TRANSFER STATION
Asset # : 123

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	20%	Now	\$162,200	2039	**	5	\$42,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 2 Level Structure Has Been Extensively Vandalized, Many Components Are Missing</i>								
Metal Panel	75%	Now	\$299,000	2034	**	5	\$159,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deformed/Dented, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : The Building Is Presently Vacant. Many Components Have Been Vandalized.</i>								
Window Wall	5%	Now	\$266,500	2054	**	5	\$10,600	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Offices</i>								
Windows								
Aluminum	100%	Now	\$278,700	2049	**	5	\$3,400	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal: Cage/Fence	100%	Now	\$223,900	2029	**	5	\$124,100	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Cast in Place Concrete	20%	Now	\$38,100	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	80%	Now	\$624,700	2044	**			
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

Interior

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

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

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

DEPARTMENT OF SANITATION - 827
W. 135TH MARINE TRANSFER STATION
Asset # : 123

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	85%	Now	\$207,900	LIFE	**	5	\$149,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$76,000	2039	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%	Now	\$66,700	2034	**	3	\$3,000	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	15%	Now	\$18,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%	Now	\$44,200	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices</i>								
Concrete Masonry Unit	50%			LIFE	**	5	\$4,100	
Metal Panel	25%	Now	\$27,500	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Steel Members At Lower Level</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Section Of Garbage Disposal Area</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$63,400	2044	**	5	\$4,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Electrical Room</i>								
Exposed Concrete	25%			LIFE	**	5	\$3,100	
Exposed Struc: Steel	65%	0-2	\$1,073,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting								
HID	100%	Now	\$106,400	2034	**			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
W. 135TH MARINE TRANSFER STATION
Asset # : 123

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating							
Conversion Equipment							
No Component	50%						
No Component	50%						
Air Conditioning							
Conversion Equipment							
No Component	90%						
No Component	10%						
Ventilation							
Exhaust Fans							
Interior	5%			2019	\$13,600	2	\$100
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
		<i>Location : Throughout</i>					
No Component	95%						
Plumbing							
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : W. 59TH ST. MARINE TRANSFER STA.
Address : 59TH ST. & 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 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$164,600	\$396,200
Interior Architecture	\$307,000	\$220,700
Electrical		\$1,365,600
Mechanical	\$315,200	\$779,200
Total	\$786,800	\$2,761,800
Importance Code A	\$164,600	\$692,300
Importance Code B	\$622,200	\$2,069,500
Total	\$786,800	\$2,761,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$24,400			
Interior Architecture	\$53,400			\$1,000
Electrical	\$40,100	\$500	\$1,600	\$1,700
Mechanical	\$67,500	\$8,400	\$13,800	\$10,600
Total	\$185,500	\$8,800	\$15,400	\$13,300
Importance Code A	\$24,400	\$5,600		\$5,600
Importance Code B	\$130,900	\$3,300	\$15,400	\$7,700
Importance Code C	\$30,100			
Total	\$185,500	\$8,800	\$15,400	\$13,300



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

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

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	25%	0-2	\$18,900	2036	**	5	\$99,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Building Entire</i>								
<i>Explanation : Under Construction. Slated For Completion 2018. Report To Follow Is A Carryover From July 2012</i>								
Metal Panel	75%	0-2	\$55,700	2047	**	5	\$297,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	0-2	\$5,600	2043	**	5	\$3,400	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Fiberglass Panel	10%			2036	**	1		
Metal Panel	90%			2040	**	10	\$108,900	
Interior								
Floors								
Cast in Place Concrete	90%	0-2	\$51,200	LIFE	**	5	\$220,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	3%	Now	\$6,400	2036	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Vinyl Tile	7%	Now	\$65,200	2037	**	3	\$2,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Offices</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**	10	\$3,600	
Concrete Masonry Unit	10%	4+	\$3,100	LIFE	**	5	\$1,100	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Top Of Foot Ramp To Upper Level</i>								
Fiberglass Panel	35%	0-2	\$7,500	LIFE	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%	0-2	\$600	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	40%	0-2	\$15,400	LIFE	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$13,300	2040	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	85%			LIFE	**	10	\$190,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%	0-2	\$3,700	LIFE	**	5	\$14,000	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$38,400	5	\$2,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Amps Main Disconnect Switch, Building Is Under Construction No Access</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$214,800	5	\$2,200	
Raceway								
Conduit	100%			2027	\$94,300	1		
Panelboards								
Fused Disc Sw	10%			2026	\$11,700	5	\$200	
Molded Case Bkrs	90%			2026	\$105,100	5	\$2,000	
Wiring								
Thermoplastic	100%			2027	\$149,800	1		
Motor Controllers								
Locally Mounted	5%			2025	\$3,700	5		
Motor Control Center	95%			2025	\$223,200	5	\$2,200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,500	
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$51,100	10	\$27,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
HID	60%			2022	\$89,100	10	\$1,500	
Egress Lighting								
Emergency, Battery	50%			2022	\$33,100	10	\$9,000	
Exit, Service	50%			2022	\$4,100	1		

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

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

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting								
HID	100%			2022	\$313,900	10	\$300	
Alarm								
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2022	\$86,100	1-3	\$5,400	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	100%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Everything Under Construction, So No Acces For Survey. I Keep The Same Data From Last Survey By Ms July 09,2012.</i>								
Conversion Equipment								
Radiant Heater	80%			2027	\$257,700	2	\$27,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 10 Units</i>								
No Component	20%							
Distribution								
Ductwork/Diffusers	80%			LIFE	**	2-5	\$52,900	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	10%	Now	\$23,000	2032	**	2	\$400	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Window/Wall Unit	5%			2022	\$7,500	1		
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,100	
<i>Not in Service, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	80%			2022	\$303,100	2	\$1,800	
Roof	20%			2022	\$11,600	2	\$500	
Plumbing								

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

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

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

DEPARTMENT OF SANITATION - 827
W. 59TH ST. MARINE TRANSFER STA.
Asset # : 2015

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
H/C Water Piping Brass/Copper	100%			2027	\$218,500	1	
Water Heater Electric	100%			2022	\$11,300	4	\$700
Sanitary Piping Cast Iron	100%			LIFE	* *	1	
Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
Sewage Ejector(s) Compressed Air	100%			2037	* *	4	\$1,600
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe Generic	100%	Now	\$261,000	2057	* *	1-5	\$26,600
			<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
			<i>Location : Throughout</i>				
Fire Pump Generic	100%	Now	\$54,200	2042	* *	1	\$12,600
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>				
			<i>Location : Barge Area</i>				
			<i>Explanation : Obsolete</i>				

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : 59TH ST MARINE TRANSFER STATION NORTH PIER
Address : W 59TH STREET HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.010 / 1843 **Yr Built/Renovated** : 1901 / 1996
Area Sq Ft : 49,400 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$491,700	\$97,800
Total	\$491,700	\$97,800
Importance Code A	\$97,800	\$97,800
Importance Code B	\$393,900	
Total	\$491,700	\$97,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$56,300		\$28,900	\$18,000
Total	\$56,300		\$28,900	\$18,000
Importance Code A	\$49,800			
Importance Code B	\$6,500		\$28,900	\$18,000
Total	\$56,300		\$28,900	\$18,000



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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER
Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	65%			LIFE	**	5	\$119,700	
No Component	35%							
Pile Caps								
Concrete	5%			LIFE	**	5	\$300	
Timber	1%	4+	\$24,500	LIFE	**	4	\$3,900	
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Timber	4%			LIFE	**	4	\$23,300	
Not Accessible	90%							
Piles and Bracing								
Concrete	5%			LIFE	**	5	\$15,600	
			<i>Erosion, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Tidal Zone Of Inshore Pedestals</i>					
Steel	5%			LIFE	**	5	\$75,900	
			<i>Corrosion, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Splash Zone</i>					
Timber	5%			LIFE	**	4-5	\$20,600	
			<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
Not Accessible	85%							
Fender								
Buffer								
Rubber	60%			2036	**	4-5	\$26,100	
No Component	40%							
Facing								
Timber	10%	Now	\$114,300	2042	**	3	\$6,500	
			<i>Broken, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Along Portions Of South Face</i>					
			<i>Surface Wearing/Scaling, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : South End</i>					
Timber	30%			2036	**	3	\$26,100	
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	15%	Now	\$108,200	2042	**	4	\$13,500	
			<i>Missing Part, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Several Sections Along North Side</i>					
Timber	35%			2036	**	4	\$31,500	
Not Accessible	50%							

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

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

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

**DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION NORTH PIER**

Asset # : 1843

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	15%	Now	\$171,400	2042	**	4	\$6,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side</i>								
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : West End</i>								
Timber	45%			2036	**	4	\$18,700	
Not Accessible	40%							
Deck Elements								
Railing								
Steel	80%			2025				
No Component	20%							
Coping/Curb								
Timber	90%			LIFE	**			
No Component	10%							

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

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

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

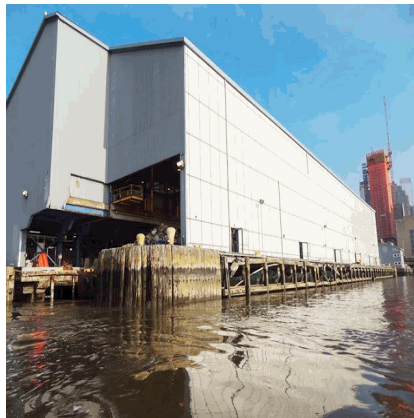
Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : 59TH ST MARINE TRANSFER STATION SOUTH PIER
Address : W 59TH STREET HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0004.020 / 2857 **Yr Built/Renovated** :
Area Sq Ft : 8,052 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$81,000	
Total	\$81,000	
Importance Code B	\$81,000	
Total	\$81,000	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$67,700		\$16,400	\$7,400
Total	\$67,700		\$16,400	\$7,400
Importance Code A	\$15,500			
Importance Code B	\$52,200		\$16,400	\$7,400
Total	\$67,700		\$16,400	\$7,400



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

DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER
Asset # : 2857

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	40%			LIFE	**	5	\$12,000	
		<i>Cracking, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Steel	5%			2028	**	5	\$3,400	
Not Accessible	55%							
Pile Caps								
Concrete	10%			LIFE	**	5	\$100	
Not Accessible	90%							
Piles and Bracing								
Steel	5%			LIFE	**	5	\$12,400	
		<i>Corrosion, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Splash Zone</i>						
Timber	5%			LIFE	**	4-5	\$3,400	
Not Accessible	90%							
Fender								
Buffer								
Rubber	45%			2036	**	4-5	\$9,200	
No Component	55%							
Facing								
Timber	35%			2036	**	3	\$14,400	
		<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Timber	5%	Now	\$18,000	2042	**	3	\$1,500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : At East And West Ends</i>						
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	20%	Now	\$27,200	2042	**	4	\$8,500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : South Face</i>						
Timber	50%			2036	**	4	\$21,300	
Not Accessible	30%							
Piles								
Timber	15%	Now	\$81,000	2042	**	4	\$2,900	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
Timber	45%			2036	**	4	\$8,800	
Not Accessible	40%							
Deck Elements								

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

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

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

**DEPARTMENT OF SANITATION - 827
59TH ST MARINE TRANSFER STATION SOUTH PIER**

Asset # : 2857

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

Deck Elements

Coping/Curb

Timber

98%

LIFE

* *

Timber

2% Now

\$3,400

LIFE

* *

Loose Connections, Extent : Moderate, Area Affected : 100%

Location : Isolated Elements On North Side

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Piers	\$6,417,800	\$125,000
Total	\$6,417,800	\$125,000
Importance Code A	\$4,492,900	\$125,000
Importance Code B	\$1,924,900	
Total	\$6,417,800	\$125,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$36,600		\$32,600	\$7,200
Total	\$36,600		\$32,600	\$7,200
Importance Code A	\$27,500			
Importance Code B	\$9,000		\$32,600	\$7,200
Total	\$36,600		\$32,600	\$7,200



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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER

Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	45%	Now	\$1,043,100	LIFE	**	5	\$33,900	
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Offshore 400 Feet Of Pier</i>								
<i>Explanation : Collapsed/failed</i>								
Concrete	25%	4+	\$579,500	LIFE	**	5	\$18,800	
<i>Cracking, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Inshore 500 Feet Of Pier</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout Inshore 500 Feet Of Pier</i>								
Not Accessible	30%							
Firewalls								
Concrete	90%			LIFE	**	5-10	\$8,200	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : 215 Feet From Inshore End Of Pier</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 215 Feet From Inshore End Of Pier</i>								
Not Accessible	10%							
Pile Caps								
Timber	45%	Now	\$903,500	LIFE	**	4	\$143,000	
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Offshore 400 Feet Of Pier</i>								
<i>Explanation : Failed/collapsed</i>								
Timber	35%	4+	\$702,700	LIFE	**	4	\$111,200	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Isolated Throughout Inshore 500 Feet Of Pier</i>								
Not Accessible	20%							
Piles and Bracing								
Timber	40%	Now	\$1,264,000	LIFE	**	4-5	\$72,500	
<i>Missing Pile, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Isolated Locations At Inshore 500 Feet Of Pier</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Offshore 400 Feet Of Pier</i>								
<i>Explanation : Collapsed/Failed</i>								
Timber	15%			LIFE	**	4-5	\$50,600	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Isolated Throughout</i>								
Not Accessible	45%							
Fender								
Buffer								
Rubber	95%			2040	**	4-5	\$45,700	
Rubber	5%	Now	\$9,000	2042	**	4-5	\$1,500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Inshore End Of Pier, North Side</i>								

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

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

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

DEPARTMENT OF SANITATION - 827
BROOKLYN SANITATION GARAGE CONCRETE PIER
Asset # : 1818

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Facing Timber	30%	Now	\$631,700	2042	**	3	\$21,600	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : North Side Of Pier</i>								
No Component	70%							
Wales and Chocks								
Timber	55%	Now	\$219,200	2042	**	4	\$54,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inshore 280 Feet Of Pier, North Side And Offshore 615 Feet Of Pier, South Side</i>								
<i>Explanation : Failed</i>								
Timber	15%			2036	**	4	\$14,900	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inshore End Of Pier, South Side</i>								
No Component	30%							
Piles								
Timber	85%	Now	\$1,073,900	2042	**	4	\$39,100	
<i>Missing Pile, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire North Side Of Pier And Offshore 615 Feet Of Pier, South Side</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 12 Steel Pipe Piles With Corrosion Above Water At Offshore End Of Pier</i>								
<i>Explanation : Corrosion</i>								
Timber	10%			2036	**	4	\$4,600	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Inshore End Of Pier, South Side</i>								
Not Accessible	5%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST
Address : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT
Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DOS000B.SI1 / 4153 Yr Built/Renovated : 1948 /
Area Sq Ft : 2,205 Project Type : SANITATION
Date of Survey : 18-Mar-2013 Landmark Status : NONE
Areas Surveyed :
Block : 5900 Lot : 500 BIN :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$537,200	
Total	\$537,200	
Importance Code A	\$316,900	
Importance Code B	\$174,100	
Importance Code C	\$46,200	
Total	\$537,200	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$50,100			\$2,000
Total	\$50,100			\$2,000
Importance Code A	\$16,400			
Importance Code B	\$33,700			\$2,000
Total	\$50,100			\$2,000



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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST

Asset # : 4153

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	5%	Now	\$9,800	LIFE	**	5	\$500	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Timber	10%	0-2	\$19,600	LIFE	**	5	\$900	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Timber	85%	4+	\$166,900	LIFE	**	5	\$7,900	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Pile Caps								
Timber	20%	4+	\$13,100	LIFE	**	4	\$3,500	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
Timber	75%			LIFE	**	4	\$13,000	
Timber	5%	Now	\$3,300	LIFE	**	4	\$900	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Isolated From Impact</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Near Mid-point Of Catwalk</i>						
		<i>Explanation : Fire Damage</i>						
Piles and Bracing								
Timber	45%	4+	\$77,500	LIFE	**	4-5	\$4,400	
		<i>Rotting/Splitting, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Throughout</i>						
Timber	25%	Now	\$43,100	LIFE	**	4-5	\$2,500	
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 80%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Near Mid-point Of Catwalk</i>						
		<i>Explanation : Fire Damage</i>						
Not Accessible	30%							
Coping/Curb								
Timber	90%	4+	\$41,500	LIFE	**			
		<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : This Is A Primary Structural Girder</i>						
		<i>Explanation : Note</i>						
Timber	10%	Now	\$4,600	LIFE	**			
		<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : First 50 Feet On North Side</i>						
Fender								

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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-EAST

Asset # : 4153

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	5%			2033	**	3-5	\$15,200	
<i>Corrosion, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Timber	10%	Now	\$48,500	2039	**	4	\$1,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	15%	4+	\$72,800	2033	**	4	\$2,700	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Timber	20%			2033	**	4	\$3,500	
No Component	50%							
Deck Elements								
Railing								
Timber	30%	4+	\$15,800	2019			\$31,700	
<i>Worn, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	20%	Now	\$10,600	2019			\$21,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Several Locations Throughout South Side</i>								
No Component	50%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST
Address : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS000B.SI2 / 4154 **Yr Built/Renovated** : 1948 /
Area Sq Ft : 3,020 **Project Type** : SANITATION
Date of Survey : 18-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 500 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$748,100	\$94,100
Total	\$748,100	\$94,100
Importance Code A	\$365,800	
Importance Code B	\$382,400	\$94,100
Total	\$748,100	\$94,100

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$36,900			\$8,800
Total	\$36,900			\$8,800
Importance Code A				
Importance Code B	\$36,900			\$8,800
Total	\$36,900			\$8,800



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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST

Asset # : 4154

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Timber	5%	Now	\$13,400	LIFE	**	5	\$600	
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
	<i>Missing Part, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Timber	95%	4+	\$255,400	LIFE	**	5	\$12,100	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Pile Caps								
Timber	30%	4+	\$27,000	LIFE	**	4	\$7,100	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated</i>							
Timber	50%			LIFE	**	4	\$11,900	
Timber	5%	Now	\$4,500	LIFE	**	4	\$1,200	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	15%	0-2	\$13,500	LIFE	**	4	\$3,600	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Piles and Bracing								
Timber	20%	4+	\$47,200	LIFE	**	4-5	\$2,700	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	2%	Now	\$4,700	LIFE	**	4-5	\$300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated Throughout</i>							
Timber	38%			LIFE	**	4-5	\$5,100	
Not Accessible	40%							
Fender								
Facing								
Timber	15%	4+	\$86,600	2033	**	3	\$4,900	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
No Component	70%							
Not Accessible	15%							
Wales and Chocks								
Timber	30%			2033	**	4	\$13,600	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	70%							

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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 MOORING DOCK & CATWALK-WEST
Asset # : 4154

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	5%			2033	**	3-5	\$18,000	
<i>Corrosion, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout Tops Of Piles</i>								
Timber	30%	Now	\$173,100	2039	**	4	\$6,300	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Isolated Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Not Accessible	15%							
Deck Elements								
Railing								
Steel	20%	2-4	\$28,200	2024	\$94,100			
<i>Buckling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Corrosion, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	50%	4+	\$37,600	2019	\$37,600			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	30%							
Coping/Curb								
Timber	70%	4+	\$44,200	LIFE	**			
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	25%			LIFE	**			
Timber	5%	Now	\$3,200	LIFE	**			
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated</i>								

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

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

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

Print Date: 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : FRESH KILLS, PLANT #2 MOORING DK MOORING DOCK & CATWALKS
Address : FRESH KILLS, STATEN ISLAND NORTH SIDE OF THE RIVER
Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DOS000B.SI4 / 4156 Yr Built/Renovated : 1948 /
Area Sq Ft : 3,485 Project Type : SANITATION
Date of Survey : 21-Mar-2013 Landmark Status : NONE
Areas Surveyed :
Block : 2685 Lot : 1 BIN :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$493,200	
Total	\$493,200	
Importance Code A	\$68,300	
Importance Code B	\$425,000	
Total	\$493,200	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$46,500			\$4,700
Total	\$46,500			\$4,700
Importance Code A				
Importance Code B	\$46,500			\$4,700
Total	\$46,500			\$4,700



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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK MOORING DOCK & CATWALKS
Asset # : 4156

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Timber	2%	Now	\$6,200	LIFE	**	5	\$300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated</i>								
Timber	20%	2-4	\$62,100	LIFE	**	5	\$2,900	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	78%			LIFE	**	5	\$11,400	
<i>Aging, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Timber	100%			LIFE	**	4	\$27,400	
Piles and Bracing								
Timber	100%			LIFE	**	4-5	\$15,600	
Fender								
Facing								
Timber	10%	Now	\$91,300	2039	**	3	\$3,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western End Of West Catwalk And Isolated Throughout</i>								
Timber	30%	2-4	\$274,000	2039	**	3	\$9,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	50%							
Not Accessible	10%							
Wales and Chocks								
Timber	10%	Now	\$34,600	2039	**	4	\$4,300	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Exposed Sections</i>								
No Component	50%							
Not Accessible	40%							
Piles								
Timber	5%			2033	**	4	\$1,000	
Not Accessible	95%							
Deck Elements								
Railing								
Timber	20%	Now	\$11,900	2019			\$23,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated</i>								
Timber	30%			2018			\$35,700	
No Component	50%							
Coping/Curb								
Timber	100%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : FRESH KILLS, WEST MOORING DOCK & CATWALK
Address : GREAT FRESH KILLS, STATEN ISLAND W. AND S. MOST CATWALK AREAS
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DOS000B.SI5 / 4157 **Yr Built/Renovated** : 1948 /
Area Sq Ft : 27,344 **Project Type** : SANITATION
Date of Survey : 21-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 5900 **Lot** : 100 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$3,273,900	\$1,826,200
Total	\$3,273,900	\$1,826,200
Importance Code A	\$1,463,100	\$168,100
Importance Code B	\$1,524,700	\$1,658,100
Importance Code C	\$286,200	
Total	\$3,273,900	\$1,826,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$412,300	\$5,700		\$3,400
Total	\$412,300	\$5,700		\$3,400
Importance Code A				
Importance Code B	\$412,300	\$5,700		\$3,400
Total	\$412,300	\$5,700		\$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
FRESH KILLS, WEST MOORING DOCK & CATWALK

Asset # : 4157

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Timber	2%	Now	\$48,700	LIFE	**	5	\$2,300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	48%	4+	\$701,100	LIFE	**	5	\$55,100	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	50%			LIFE	**	5	\$57,400	
Pile Caps								
Timber	2%	Now	\$16,300	LIFE	**	4	\$4,300	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	20%	4+	\$162,900	LIFE	**	4	\$43,000	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	78%			LIFE	**	4	\$167,600	
Piles and Bracing								
Timber	5%	Now	\$106,800	LIFE	**	4-5	\$6,100	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	20%	4+	\$427,300	LIFE	**	4-5	\$24,500	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	35%			LIFE	**	4-5	\$42,900	
Not Accessible	40%							
Coping/Curb								
Timber	50%			LIFE	**			
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : This Is A Primary Structural Girder</i>							
	<i>Explanation : Note</i>							
Timber	49%	4+	\$280,400	LIFE	**			
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Timber	1%	Now	\$5,700	LIFE	**			
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : One Location Between Two Southern Catwalks And One Location South Of Abandoned Floating Dock</i>							
Fender								

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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, WEST MOORING DOCK & CATWALK

Asset # : 4157

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Steel	5%			2033	**	3-5	\$195,700	
	<i>Corrosion, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Timber	10%	Now	\$376,100	2027	\$626,800	4	\$22,800	
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Timber	10%	4+	\$376,100	2027	\$626,800	4	\$22,800	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	5%			2027	\$313,400	4	\$17,100	
No Component	50%							
Not Accessible	20%							
Deck Elements								
Railing								
Timber	2%	Now	\$16,400	2018	\$27,300			
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Isolated</i>							
Timber	8%	2-4	\$65,400	2018	\$109,000			
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Timber	40%	4+	\$327,100	2018	\$545,100			
	<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
No Component	50%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : GREENPOINT MARINE TRANSFER STA. BARGE DOCKS
Address : N. HENRY ST. & 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 : 22-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2508 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$43,000			\$13,700
Total	\$43,000			\$13,700
Importance Code A				
Importance Code B	\$43,000			\$13,700
Total	\$43,000			\$13,700



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

DEPARTMENT OF SANITATION - 827
GREENPOINT MARINE TRANSFER STA. BARGE DOCKS

Asset # : 1819

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	5%			LIFE	**	5	\$2,100	
Timber	30%			LIFE	**	5	\$28,000	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Walkways Throughout</i>								
No Component	20%							
Not Accessible	45%							
Pile Caps								
Concrete	10%			LIFE	**	5	\$200	
Timber	20%			LIFE	**	4	\$35,000	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
Not Accessible	70%							
Piles and Bracing								
Timber	10%			LIFE	**	4-5	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Above Mhw Elevation</i>								
<i>Explanation : Checking</i>								
Not Accessible	90%							
Fender								
Buffer								
Rubber	5%			2037	**	4-5	\$1,800	
No Component	95%							
Facing								
Timber	63%			2033	**	3	\$44,200	
Timber	2%	Now	\$15,400	2039	**	3	\$1,100	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At North Side Of West Face Of Facility</i>								
No Component	15%							
Not Accessible	20%							
Piles								
Timber	12%			2033	**	4	\$4,000	
<i>Worn, Extent : Light, Area Affected : 20%</i>								
<i>Location : Isolated Above Mlw Elevation</i>								
Timber	3%	Now	\$16,600	2039	**	4	\$1,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Offshore Mooring/ Berthing Dolphins</i>								
No Component	75%							
Not Accessible	10%							
Deck Elements								
Railing								
Steel	20%			2022				
No Component	80%							

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

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

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

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

Asset # : 1819

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

Deck Elements

Coping/Curb

Timber

100%

LIFE

* *

Rotting/Splitting, Extent : Moderate, Area Affected : 5%

Location : Along West Side Of Facility

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

Maintenance \$ are aggregated over a 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 : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS
Address : HAMILTON AVE & GOWANUS BAY
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS0009.010 / 2873 **Yr Built/Renovated** :
Area Sq Ft : 40,086 **Project Type** : SANITATION
Date of Survey : 29-Jan-2008 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 2 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$79,300	\$37,300
Total	\$79,300	\$37,300
Importance Code A		\$37,300
Importance Code B	\$79,300	
Total	\$79,300	\$37,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$16,400	\$12,100	\$16,700	\$3,000
Total	\$16,400	\$12,100	\$16,700	\$3,000
Importance Code B	\$16,400	\$12,100	\$16,700	\$3,000
Total	\$16,400	\$12,100	\$16,700	\$3,000



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

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

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

DEPARTMENT OF SANITATION - 827
HAMILTON AVENUE MTS BARGE DOCKS
Asset # : 2873

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	50%			LIFE	**	5	\$37,300	
			<i>Cracking, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Throughout</i>					
Not Accessible	50%							
Pile Caps								
Not Accessible	100%							
Piles and Bracing								
Not Accessible	100%							
Coping/Curb								
Timber	100%			LIFE	**			
Fender Buffer								
Rubber	15%			2028	**	4-5	\$9,100	
No Component	85%							
Facing								
Timber	10%	4+	\$13,200	2028	**	3	\$9,000	
			<i>Worn, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Timber	40%			2028	**	3	\$36,200	
Not Accessible	50%							
Wales and Chocks								
Timber	20%			2028	**	4	\$25,000	
Not Accessible	80%							
Piles								
Timber	10%			2028	**	4	\$5,800	
Timber	5%	4+	\$79,300	2034	**	4	\$2,900	
			<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Not Accessible	85%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : NORTH SHORE MARINE TRANSFER STA. BARGE DOCKS
Address : FLUSHING BAY BET 30TH & 31ST AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DOS0010.010 / 1805 **Yr Built/Renovated** :
Area Sq Ft : 22,248 **Project Type** : SANITATION
Date of Survey : 28-Oct-2004 **Landmark Status** : NONE
Areas Surveyed :
Block : 4346 **Lot** : 75 **BIN** :

CAPITAL

Total

Importance Code

Total

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
NORTH SHORE MARINE TRANSFER STA. BARGE DOCKS

Asset # : 1805

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural							
Deck							
Under Construction	100%						
Deck Surface							
Under Construction	100%						
Firewalls							
Under Construction	100%						
Pile Caps							
Under Construction	100%						
Piles and Bracing							
Under Construction	100%						
Fender							
Buffer							
Under Construction	100%						
Facing							
Under Construction	100%						
Wales and Chocks							
Under Construction	100%						
Piles							
Under Construction	100%						

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Piers	\$568,000	
Total	\$568,000	
Importance Code B	\$568,000	
Total	\$568,000	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$14,900			\$12,600
Total	\$14,900			\$12,600
Importance Code A	\$9,300			
Importance Code B	\$5,600			\$12,600
Total	\$14,900			\$12,600



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

DEPARTMENT OF SANITATION - 827
S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS

Asset # : 1820

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	30%			LIFE	**	5	\$18,500	
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout Concrete Access Walkways</i>						
Not Accessible	70%							
Pile Caps								
Concrete	2%			LIFE	**	5		
		<i>Erosion, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At Top Of Exposed Pile Caps At Offshore End Of Slip</i>						
Not Accessible	98%							
Piles and Bracing								
Not Accessible	100%							
Fender Facing								
Timber	20%	Now	\$206,600	2042	**	3	\$7,100	
		<i>Broken, Extent : Severe, Area Affected : 60%</i>						
		<i>Location : Throughout Interior Bay And At Offshore</i>						
		<i>Missing Part, Extent : Severe, Area Affected : 40%</i>						
		<i>Location : Throughout Interior Bay And At Offshore</i>						
Timber	35%	2-4	\$361,500	2042	**	3	\$12,400	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Throughout</i>						
		<i>Worn, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Splash Zone</i>						
Timber	45%			2036	**	3	\$21,200	
Wales and Chocks								
Steel	5%			2036	**	3-5	\$2,400	
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Splash Zone</i>						
Not Accessible	95%							
Deck Elements								
Coping/Curb								
Timber	50%			LIFE	**			
		<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Isolated Throughout</i>						
No Component	50%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : SANITATION GARAGE BKLYN 10 & 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 : 22-Jan-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$1,221,400	
Total	\$1,221,400	
Importance Code A	\$747,300	
Importance Code B	\$474,100	
Total	\$1,221,400	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers				
Total				
Importance Code A				
Importance Code B				
Total				



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

DEPARTMENT OF SANITATION - 827
SANITATION GARAGE BKLYN 10 & 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	25%	Now	\$141,100	LIFE	**	5	\$4,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Concrete	55%	4+	\$93,200	LIFE	**	5	\$10,100	
<i>Cracking, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Not Accessible	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Covered With Fill</i>								
Pile Caps								
Timber	35%	4+	\$85,600	LIFE	**	4	\$27,100	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	50%			LIFE	**	4	\$38,700	
Timber	15%	Now	\$73,400	LIFE	**	4	\$11,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Piles and Bracing								
Timber	35%	4+	\$161,600	LIFE	**	4-5	\$15,400	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Timber	20%			LIFE	**	4-5	\$8,800	
Timber	25%	Now	\$192,400	LIFE	**	4-5	\$11,000	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At West End Of Asset</i>								
Not Accessible	20%							
Fender								
Wales and Chocks								
Timber	65%	Now	\$73,400	2039	**	4	\$18,300	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	35%	4+	\$39,500	2037	**	4	\$9,900	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Piles								
Timber	65%	Now	\$232,700	2039	**	4	\$8,500	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapse At West End Of Asset And Throughout</i>								
Timber	15%	2-4	\$16,100	2037	**	4	\$2,000	
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	20%							
Deck Elements								

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

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

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

DEPARTMENT OF SANITATION - 827
SANITATION GARAGE BKLYN 10 & 7 TIMBER PILE SUPPORTED PLATFORM
Asset # : 14149

Piers	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Coping/Curb								
Timber	65%	4+	\$40,200	LIFE		* *		
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	35%	Now	\$72,200	LIFE		* *		
	<i>Broken, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Broken At Collapse And Missing Along West</i>							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : W. 135TH MARINE TRANSFER STATION BARGE DOCKS
Address : 135TH ST & 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 : 05-Mar-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Piers	\$35,300	\$65,400
Total	\$35,300	\$65,400
Importance Code A		\$65,400
Importance Code B	\$35,300	
Total	\$35,300	\$65,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Piers	\$55,600			\$10,000
Total	\$55,600			\$10,000
Importance Code A				\$10,000
Importance Code B	\$55,600			
Total	\$55,600			\$10,000



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

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

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

DEPARTMENT OF SANITATION - 827
W. 135TH MARINE TRANSFER STATION BARGE DOCKS

Asset # : 1841

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Deck								
Concrete	20%			LIFE	**	5	\$8,300	
Timber	70%			LIFE	**	5	\$65,400	
<i>Surface Wearing/Scaling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Pile Caps								
Concrete	10%			LIFE	**	5	\$200	
Timber	15%			LIFE	**	4	\$26,200	
<i>Rotting/Splitting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Random</i>								
Not Accessible	75%							
Piles and Bracing								
Timber	5%			LIFE	**	4-5	\$5,000	
Not Accessible	95%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Wraps On The Majority Of Accessible Piles</i>								
Fender								
Buffer								
Rubber	7%			2037	**	4-5	\$2,800	
No Component	90%							
Not Accessible	3%							
Facing								
Timber	38%			2033	**	3	\$30,700	
Timber	2%	Now	\$35,300	2039	**	3	\$1,200	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	10%							
Not Accessible	50%							
Wales and Chocks								
Timber	10%	4+	\$26,800	2039	**	4	\$8,400	
<i>Rotting/Splitting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Random</i>								
No Component	90%							
Piles								
Timber	8%			2033	**	4	\$3,100	
Timber	2%	Now	\$21,200	2039	**	4	\$800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
No Component	80%							
Not Accessible	10%							
Deck Elements								
Coping/Curb								
Timber	100%			LIFE	**			

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : BULKHEAD
Address : 135TH ST. & HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH2 / 1828 **Yr Built/Renovated** :
Linear Ft : 221 **Project Type** : SANITATION
Date of Survey : 28-Feb-2013 **Landmark Status** : NONE
Areas Surveyed :
Block : 2101 **Lot** : 120 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$38,600	
Total	\$38,600	
Importance Code A	\$38,600	
Total	\$38,600	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$2,400		\$1,100	
Total	\$2,400		\$1,100	
Importance Code A	\$2,400			
Importance Code B			\$1,100	
Importance Code C				
Total	\$2,400		\$1,100	



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

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

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

DEPARTMENT OF SANITATION - 827

BULKHEAD

Asset # : 1828

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	5%			LIFE	**	5		
			<i>Cracking, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : At South End</i>					
			<i>Explanation : Gravity Wall At South End</i>					
No Component	95%							
Revetment								
Stone	70%			LIFE	**	5	\$900	
No Component	30%							
			<i>Other Observation, Extent : Light, Area Affected : 0%</i>					
			<i>Location : North End</i>					
			<i>Explanation : Natural Shoreline</i>					
Sheet Piles								
Steel	65%			LIFE	**			
Steel	30%	4+	\$38,600	LIFE	**			
			<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Tidal Zone</i>					
			<i>Missing Coating, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Tidal Zone</i>					
No Component	5%							
Pile Caps								
Concrete	95%			LIFE	**	5	\$600	
			<i>Cracking, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Concrete	5%	4+	\$2,400	LIFE	**	5		
			<i>Spalling, Extent : Light, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
Backfill								
Fill								
Not Accessible	100%							
Surface								
Brick Pavers	90%			2040	**	5	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Behind Steel Sheet Pile Wall</i>					
			<i>Explanation : Settlement</i>					
No Component	10%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : BULKHEAD BTWN PIERS 98 & 99
Address : 59TH ST. & HUDSON RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS000B.MH4 / 1830 **Yr Built/Renovated** :
Linear Ft : 190 **Project Type** : SANITATION
Date of Survey : 10-Dec-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 1109 **Lot** : 99 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$62,800	\$88,800
Total	\$62,800	\$88,800
Importance Code A	\$62,800	
Importance Code B		\$88,800
Total	\$62,800	\$88,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$64,500		\$1,100	\$14,200
Total	\$64,500		\$1,100	\$14,200
Importance Code A				
Importance Code B	\$64,500		\$1,100	\$14,200
Total	\$64,500		\$1,100	\$14,200



*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
BULKHEAD BTWN PIERS 98 & 99
Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top Concrete	100%	4+	\$62,800	LIFE	**	5	\$700	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Erosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : In Tidal Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 53 Ft To 63 Ft From North End</i>								
<i>Explanation : Erosion</i>								
Piles and Bracing Not Accessible	100%							
Lowlevel Pile Caps Timber	5%			LIFE	**			
<i>Rotting/Splitting, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Backfill								
Fill Not Accessible	100%							
Surface Concrete	100%			2040	**	5	\$2,200	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Traverse Crack Approximately 125 Ft From North End</i>								
Fender								
Piles Timber	90%	Now	\$31,500	2042	**	4	\$4,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Above Mlw</i>								
<i>Missing Pile, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Above Mlw</i>								
Not Accessible	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Not Accessible Below Water</i>								
Wales and Chocks Timber	100%	Now	\$33,000	2042	**	4	\$10,300	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Deck Elements								

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

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

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

DEPARTMENT OF SANITATION - 827
BULKHEAD BTWN PIERS 98 & 99
Asset # : 1830

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Deck Elements									
	Railing								
	Steel	50%			2025	\$88,800			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Steel Mesh In Timber Frame</i>							
	Timber	50%			2021	\$14,200			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>							
		<i>Location : Throughout</i>							
		<i>Explanation : Weathering</i>							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL
Address : 52ND ST. & GOWANUS BAY FOOT OF CONCRETE PIER
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : DOS000B.BN1 / 1821 **Yr Built/Renovated** :
Linear Ft : 585 **Project Type** : SANITATION
Date of Survey : 05-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 803 **Lot** : 5 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$1,890,800	
Total	\$1,890,800	
Importance Code A	\$1,810,100	
Importance Code B	\$38,700	
Importance Code C	\$42,000	
Total	\$1,890,800	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$37,000	\$100		\$300
Total	\$37,000	\$100		\$300
Importance Code A				
Importance Code B	\$37,000	\$100		\$300
Importance Code C				
Total	\$37,000	\$100		\$300



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

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

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

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL

Asset # : 1821

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall Concrete	25%	Now	\$1,152,400	LIFE	**	5	\$600	
<i>Cracking, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Above Tidal Zone</i>								
<i>Spalling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : In Tidal Zone</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Emergency H-pile Bracing Installed To Temporarily Support Wall</i>								
<i>Explanation : Bracing</i>								
No Component	60%							
Not Accessible	15%							
Revetment								
Stone	10%	4+	\$42,000	LIFE	**	5	\$400	
<i>Settlement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Top And Mid Slope</i>								
No Component	90%							
Sheet Piles								
Timber	30%	4+	\$657,700	LIFE	**	4	\$3,300	
<i>Rotting/Splitting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Above Mean Low Water Elevation</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Fill Loss Through Sheet Piles Evident By Settlement/Sinkholes In Asphalt</i>								
<i>Explanation : Fill Loss</i>								
No Component	40%							
Not Accessible	30%							
Wales								
Not Accessible	100%							
Backfill								
Fill								
Topsoil	25%	Now	\$30,800	2067	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inshore Of Gravity Wall And Along Timber Bulkhead</i>								
<i>Explanation : Sinkholes</i>								
Not Accessible	75%							

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

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

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

DEPARTMENT OF SANITATION - 827
DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL

Asset # : 1821

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Asphalt	50%	Now	\$25,800	2042	**	5	\$1,700	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sinkholes At Inshore Of Gravity Wall And Along Timber Bulkhead</i>								
Asphalt	10%			2036	**	5	\$700	
<i>Cracking, Extent : Light, Area Affected : 25%</i>								
<i>Location : Isolated Throughout</i>								
Asphalt	25%	0-2	\$12,900	2042	**	5	\$800	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Along Timber Bulkhead</i>								
Not Accessible	15%							
Deck Elements								
Railing								
Fencing	70%			2028	**	3	\$200	
<i>Not Plumb, Extent : Light, Area Affected : 25%</i>								
<i>Location : Within Parking Lot Area</i>								
Fencing	20%	Now	\$6,200	2032	**	3		
<i>Displaced Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inshore Of Sinkholes At Gravity Wall And East End Of Timber Bulkhead</i>								
No Component	10%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 & 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 : 18-Mar-2013 Landmark Status : NONE
 Areas Surveyed :
 Block : 5900 Lot : 500 BIN :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$701,700	\$35,300
Total	\$701,700	\$35,300
Importance Code B	\$516,400	\$35,300
Importance Code C	\$185,300	
Total	\$701,700	\$35,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$11,600	\$600		\$5,900
Total	\$11,600	\$600		\$5,900
Importance Code B	\$11,600	\$600		\$5,900
Total	\$11,600	\$600		\$5,900



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 & PAD #2
Asset # : 1804

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb								
Steel	30%	4+	\$42,800	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Steel	15%			LIFE		**		
Steel	50%	Now	\$142,600	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western Half</i>								
<i>Explanation : Broken And Displaced</i>								
No Component	5%							
Sheet Piles								
Steel	5%			LIFE		**		
<i>Corrosion, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Not Accessible	95%							
Backfill								
Fill								
Topsoil	10%	Now	\$6,300	2064		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 250 Feet From East And Throughout Along Edge Of Coping</i>								
<i>Explanation : Sinkhole</i>								
Not Accessible	90%							
Surface								
Asphalt	20%			2027	\$17,600	5	\$2,300	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Concrete	10%			2027	\$35,300	5	\$1,100	
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gravel	5%			2027	\$4,200	2-5	\$200	
Topsoil	10%	Now	\$5,300	2024	\$5,300	5	\$200	
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Face</i>								
Topsoil	55%			2022	\$29,000	5	\$2,600	
Fender								
Facing								
Timber	10%	4+	\$114,800	2039		**	3	\$3,900
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Timber	35%	Now	\$401,600	2039		**	3	\$13,800
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout But Primarily On The Western Half</i>								
No Component	5%							
Not Accessible	50%							

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

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

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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 & PAD #2
Asset # : 1804

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fender								
Piles								
Timber	5%			2027	\$9,200	4	\$1,800	
No Component	5%							
Not Accessible	90%							

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 : 21-Mar-2013 Landmark Status : NONE
Areas Surveyed :
Block : 2685 Lot : 1 BIN :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$1,142,600	\$116,200
Total	\$1,142,600	\$116,200
Importance Code A	\$639,000	
Importance Code B	\$441,000	\$116,200
Importance Code C	\$62,600	
Total	\$1,142,600	\$116,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$27,400			\$5,000
Total	\$27,400			\$5,000
Importance Code B	\$27,400			\$5,000
Total	\$27,400			\$5,000



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

DEPARTMENT OF SANITATION - 827
FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD
Asset # : 4155

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb								
Steel	20%	4+	\$31,300	LIFE		**		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Steel	60%			LIFE		**		
Steel	20%	Now	\$31,300	LIFE		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 100 Feet</i>								
<i>Explanation : Displaced Due To Impact</i>								
Sheet Piles								
Steel	20%	4+	\$639,000	LIFE		**		
<i>Excess Deflection, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Feet</i>								
Not Accessible	80%							
Backfill								
Fill								
Topsoil	20%	Now	\$23,100	2064		**		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Feet</i>								
<i>Explanation : Sinkhole With Loss Of Fill Behind Sheeting, 8 Feet Deep</i>								
Not Accessible	80%							
Surface								
Concrete	40%			2027	\$77,500	5	\$2,500	
Concrete	20%			2027	\$38,700	5	\$1,300	
Topsoil	15%	Now	\$4,300	2024	\$4,300	5	\$200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Eastern 115 Feet</i>								
<i>Explanation : Sinkhole, 8 Feet Deep, Behind Sheeting</i>								
Topsoil	25%			2022	\$7,200	5	\$600	
Fender								
Facing								
Timber	20%	Now	\$126,000	2039		**	3	\$4,300
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Western 50 Feet And Throughout</i>								
Timber	50%	4+	\$315,000	2039		**	3	\$10,800
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	5%							
Not Accessible	25%							
Wales and Chocks								
Not Accessible	100%							

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

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

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

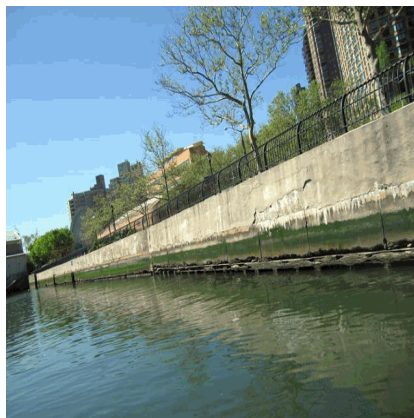
Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 : 04-Mar-2010 **Landmark Status** : NONE
Areas Surveyed :
Block : 1587 **Lot** : 27 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$640,300	
Total	\$640,300	
Importance Code A	\$230,800	
Importance Code B	\$409,500	
Total	\$640,300	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$34,200	\$1,300	\$16,900	
Total	\$34,200	\$1,300	\$16,900	
Importance Code A	\$26,000			
Importance Code B	\$8,200	\$1,300	\$16,900	
Total	\$34,200	\$1,300	\$16,900	



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

DEPARTMENT OF SANITATION - 827
LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD
Asset # : 13850

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	80%	4+	\$142,000	LIFE		**		
<i>Cracking, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Erosion, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Bottom Of Stone Facing Panels Full Length Of Wall</i>								
<i>Missing Block Seal, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Between Stone Facing In Tidal Zone</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Outboard Face Above Mhw</i>								
<i>Explanation : Surface Scale/spall</i>								
Concrete/Stone	10%	4+	\$88,800	LIFE		**		
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stone Panels At Dep Outfalls Stations 1+90, 2+10, 2+50, 3+00, And 3+40 (From North)</i>								
Not Accessible	10%							
Piles and Bracing								
Not Accessible	100%							
Pile Caps								
Timber	5%	2-4	\$26,000	LIFE		**	4	\$200
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Outboard End</i>								
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	30%			2034		**	5	\$1,500
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : Offset 3 Feet From Outboard Face Sta 0+00 To 1+00 (From North)</i>								
Topsoil	70%			2020	\$16,100		5	\$1,400
Fender								
Facing								
Timber	10%			2034		**	3	\$1,700
No Component	90%							
Deck Elements								
Railing								
Steel	100%	4+	\$8,200	2020	\$409,500			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Isolated Throughout</i>								
<i>Explanation : Coating Loss</i>								

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : NORTH SHORE MARINE TRANSFER STA. REVETMENT
Address : 31 AVE. & 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 : 530 **Project Type** : SANITATION
Date of Survey : 28-Oct-2004 **Landmark Status** : NONE
Areas Surveyed :
Block : 4377 **Lot** : 1 **BIN** :

CAPITAL

Total

Importance Code

Total

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
NORTH SHORE MARINE TRANSFER STA. REVETMENT**

Asset # : 1831

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Under Construction	100%							
Coping/Curb								
Under Construction	100%							
Gravity Wall								
Under Construction	100%							
Pile Supported Wall								
Under Construction	100%							
Piles and Bracing								
Under Construction	100%							
Revetment								
Under Construction	100%							
Sheet Piles								
Under Construction	100%							
Wales								
Under Construction	100%							
Backfill								
Fill								
Under Construction	100%							
Surface								
Under Construction	100%							
Fender								
Buffer								
Under Construction	100%							
Facing								
Under Construction	100%							
Piles								
Under Construction	100%							
Wales and Chocks								
Under Construction	100%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : REVETMENT - RIPRAP BULKHEAD
Address : W 215TH ST TO W 219TH ST ALONG HARLEM RIVER
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DOS0061.000 / 13795 **Yr Built/Renovated** :
Linear Ft : 280 **Project Type** : SANITATION
Date of Survey : 20-Nov-2012 **Landmark Status** : NONE
Areas Surveyed :
Block : 2196 **Lot** : 1 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$86,400	
Total	\$86,400	
Importance Code C	\$86,400	
Total	\$86,400	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$13,300	\$200		
Total	\$13,300	\$200		
Importance Code B	\$13,300	\$200		
Importance Code C				
Total	\$13,300	\$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
 REVETMENT - RIPRAP BULKHEAD
 Asset # : 13795**

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Concrete	25%	Now	\$46,100	LIFE	* *			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Northern Section Of Asset</i>								
<i>Explanation : Inadequate Placement/ Protection</i>								
Stone	20%	4+	\$40,200	LIFE	* *	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Southern 50 Feet Of Asset</i>								
<i>Explanation : Inadequate Placement/ Protection</i>								
Stone	55%			LIFE	* *	5	\$900	
Backfill								
Fill								
Topsoil	30%	Now	\$10,600	2064	* *			
<i>Erosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Southern 80 Feet Of Asset Above Revetment</i>								
Not Accessible	70%							
Surface								
Sand	70%			2039	* *	2-5	\$600	
Topsoil	30%	Now	\$2,700	2024	\$4,400	5	\$200	
<i>Erosion, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Southern 80 Feet Of Asset</i>								

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : REVTMENT & 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 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$34,400			\$3,400
Total	\$34,400			\$3,400
Importance Code B	\$22,200			\$3,400
Importance Code C	\$12,100			
Total	\$34,400			\$3,400



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

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

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

DEPARTMENT OF SANITATION - 827
REVTMENT & BULKHEAD GOWANUS BAY

Asset # : 1824

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	30%			LIFE	**	5	\$2,700	
Stone	10%	4+	\$10,800	LIFE	**	5	\$400	
<i>Settlement, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Top Of Slope</i>								
No Component	60%							
Sheet Piles								
Steel	20%			LIFE	**	10		
<i>Corrosion, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : In Splash Zone, 140 Feet To 510 Feet From North End</i>								
No Component	40%							
Not Accessible	40%							
Backfill								
Fill								
Gravel	10%	Now	\$6,400	2042	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Above Revetment At Northern 140 Feet Of Asset</i>								
<i>Explanation : Fill Loss</i>								
Not Accessible	90%							
Surface								
Concrete	80%			2036	**	5	\$6,800	
<i>Cracking, Extent : Light, Area Affected : 2%</i>								
<i>Location : Isolated Throughout</i>								
Concrete	20%	4+	\$15,900	2042	**	5	\$900	
<i>Cracking, Extent : Light, Area Affected : 30%</i>								
<i>Location : Transverse Cracking At North End Of Asset, At 19th Street</i>								

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$2,900		\$1,000	
Total	\$2,900		\$1,000	
Importance Code B			\$1,000	
Importance Code C	\$2,900			
Total	\$2,900		\$1,000	



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

DEPARTMENT OF SANITATION - 827
REVTMENT AT DOS GARAGE
Asset # : 14019

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Coping/Curb Concrete	100%			LIFE	**	5-10	\$800	
		<i>Cracking, Extent : Light, Area Affected : 2%</i>						
		<i>Location : Isolated</i>						
Revetment								
Stone	100%			LIFE	**	5	\$5,000	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : 155 Feet From 58th Road</i>						
		<i>Explanation : State Pollutant Discharge Elimination System Permit Outfall</i>						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%			2025	\$22,000	5	\$2,000	

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Address : BAY 41ST. ST. & 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 : 19-Dec-2011 **Landmark Status** : NONE
Areas Surveyed :
Block : 6943 **Lot** : 30 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$482,000	\$261,800
Total	\$482,000	\$261,800
Importance Code B	\$482,000	\$261,800
Total	\$482,000	\$261,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$43,300			\$5,500
Total	\$43,300			\$5,500
Importance Code B	\$43,300			\$5,500
Importance Code C				
Total	\$43,300			\$5,500



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

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

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

DEPARTMENT OF SANITATION - 827
S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Asset # : 1823

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	60%			LIFE	**	5	\$400	
		<i>Cracking, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
No Component	40%							
Sheet Piles								
Steel	25%			LIFE	**			
		<i>Corrosion, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Above Mlw Elevation Along East And West Ends Of Asset</i>						
Not Accessible	75%							
Backfill								
Surface Concrete	80%			2032	**	5	\$6,400	
		<i>Cracking, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Not Accessible	20%							
Fender								
Facing Timber	15%	Now	\$120,500	2038	**	3	\$4,100	
		<i>Broken, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout Station 1+00 To 4+40 From East End</i>						
		<i>Missing Part, Extent : Severe, Area Affected : 50%</i>						
		<i>Location : Throughout Station 0+35 To 4+40 From East End</i>						
Timber	45%	2-4	\$361,500	2038	**	3	\$12,400	
		<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : In Tidal Zone Throughout Station 0+35 To 4+40 From East End</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout Station 1+00 To 4+40 From East End</i>						
		<i>Explanation : Excess Deflections</i>						
No Component	40%							
Piles								
Timber	10%	2-4	\$12,900	2038	**	4	\$1,700	
		<i>Broken, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Isolated Throughout Station 1+00 To 4+40 From East End</i>						
No Component	40%							
Not Accessible	50%							
Wales and Chocks								
Timber	10%	Now	\$30,400	2038	**	4	\$3,800	
		<i>Broken, Extent : Moderate, Area Affected : 40%</i>						
		<i>Location : Throughout Station 1+00 To 4+40 From East End</i>						
No Component	40%							
Not Accessible	50%							
Deck Elements								

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

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

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

DEPARTMENT OF SANITATION - 827
S.W. BROOKLYN DOS FACILITY CONCRETE WHARF
Asset # : 1823

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Railing								
Steel	40%			2022	\$261,800			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : At East And West Ends Of Asset</i>						
		<i>Explanation : Corrosion</i>						
No Component	60%							

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

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

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

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD
Address : HUNTS POINT AVE. & E. RIVER
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : DOS000B.BX1 / 1825 **Yr Built/Renovated** :
Linear Ft : 682 **Project Type** : SANITATION
Date of Survey : 04-Feb-2016 **Landmark Status** : NONE
Areas Surveyed :
Block : 2781 **Lot** : 301 **BIN** :

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Bulkheads	\$1,415,900	
Total	\$1,415,900	
Importance Code A	\$1,270,000	
Importance Code B	\$145,900	
Total	\$1,415,900	

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$119,800		\$200	\$2,600
Total	\$119,800		\$200	\$2,600
Importance Code A	\$19,600			
Importance Code B	\$70,200		\$200	\$2,600
Importance Code C	\$30,000			
Total	\$119,800		\$200	\$2,600



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

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

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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD

Asset # : 1825

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	10%	Now	\$11,400	LIFE	**	5	\$100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Missing Part, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete	40%	2-4	\$18,300	LIFE	**	5	\$300	
<i>Corrosion of Reinforcement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Concrete	40%			LIFE	**	5-10	\$500	
No Component	10%							
Piles and Bracing								
Timber	5%	Now	\$19,600	2042	**	4	\$5,100	
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Below Concrete Cap</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Below Concrete Cap</i>								
Not Accessible	95%							
Sheet Piles								
Steel	20%	Now	\$793,800	LIFE	**			
<i>Broken, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Splash Zone And Below</i>								
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Steel	40%	2-4	\$476,300	LIFE	**			
<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Splash Zone</i>								
Not Accessible	40%							
Backfill								
Fill								
Sand	35%	Now	\$15,800	2057	**	5	\$200	
<i>Loss of Backfill, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Settlement, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Length</i>								
Not Accessible	65%							

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

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

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

DEPARTMENT OF SANITATION - 827
SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD

Asset # : 1825

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Backfill								
Surface								
Stone	30%			2040	**	10		
Stone	5%	Now	\$34,700	2042	**			
<i>Sinkhole, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Isolated Locations Behind Sheeting</i>								
Topsoil	55%	Now	\$19,700	2027	\$19,700	5	\$900	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Entire Length</i>								
<i>Settlement, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sinkholes</i>								
Topsoil	10%			2025	\$3,600	5	\$300	
Fender								
Wales and Chocks								
Steel	50%	Now	\$71,800	2042	**	3-5	\$12,800	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Corrosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Timber	50%	Now	\$74,100	2042	**	4	\$18,500	
<i>Missing Part, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

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 2018 - 2021	FY 2022 - 2027
Bulkheads	\$36,100	\$420,700
Total	\$36,100	\$420,700
Importance Code B	\$36,100	\$420,700
Total	\$36,100	\$420,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$8,000		\$6,700	\$5,000
Total	\$8,000		\$6,700	\$5,000
Importance Code B	\$8,000		\$6,700	\$5,000
Total	\$8,000		\$6,700	\$5,000



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. ** Replacement cost estimated to be beyond ten years is not included in this report.*

DEPARTMENT OF SANITATION - 827
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.
Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Sheet Piles								
Steel	2%			LIFE	**	10		
	<i>Corrosion, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Throughout Top Of Wall</i>							
Not Accessible	98%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	80%			2036	**	5	\$4,100	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Isolated Throughout</i>							
	<i>Settlement, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Isolated Throughout</i>							
Not Accessible	20%							
Fender								
Buffer								
Rubber	10%			2040	**	4-5	\$1,200	
No Component	90%							
Facing								
Timber	43%			2036	**	3	\$10,100	
Timber	7%	2-4	\$36,100	2042	**	3	\$1,200	
	<i>Rotting/Splitting, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Eastern 30 Feet Of Asset</i>							
No Component	50%							
Wales and Chocks								
Timber	50%			2036	**	4	\$12,200	
	<i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Isolated On Upper Wale</i>							
No Component	30%							
Not Accessible	20%							
Deck Elements								
Railing								
Steel	95%			2025			\$399,700	
	<i>Corrosion, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
	<i>Missing Coating, Extent : Moderate, Area Affected : 85%</i>							
	<i>Location : Throughout</i>							
Steel	5%	Now	\$4,200	2025			\$21,000	
	<i>Other Observation, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : At East And West Ends Of Asset</i>							
	<i>Explanation : Impact Damage</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

**DEPARTMENT OF SANITATION - 827
STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.**

Asset # : 1822

Bulkheads		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Parapet								
Concrete	98%			2028		* *		
	<i>Cracking, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Isolated Throughout</i>							
Concrete	2%	4+	\$1,300	2028		* *		
	<i>Spalling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : At Isolated Railing Connection 430 Feet From East End</i>							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

*** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 16-Sep-2016

DEPARTMENT OF SANITATION - FY 2017

Asset Name : **STONE REVETMENT AT NEW FULTON FISH MARKET**
 Address : **HUNTS POINT AVE. & EAST RIVER BTW 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 2018	FY 2019	FY 2020	FY 2021
Bulkheads	\$22,400		\$200	\$3,800
Total	\$22,400		\$200	\$3,800
Importance Code B			\$200	\$3,800
Importance Code C	\$22,400			
Total	\$22,400		\$200	\$3,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF SANITATION - 827
STONE REVETMENT AT NEW FULTON FISH MARKET

Asset # : 1826

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	7%	Now	\$17,400	LIFE	**	5		
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Vehicle Impact Damage At Isolated Locations</i>								
Concrete	93%			LIFE	**	5-10	\$1,300	
Revetment								
Stone	100%			LIFE	**	5	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : New Construction</i>								
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt	90%			2036	**	5	\$7,600	
Topsoil	10%			2025	\$3,900	5	\$300	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.

DEPARTMENT OF SANITATION - 827

Project : SANITATION

CAPITAL	FY 2018 - 2021		FY 2022 - 2027	
Miscellaneous Buildings	321,300		63,100	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Miscellaneous Buildings	39,300	11,500	10,100	10,800

ASSET #	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	89,400	5,400
1849	FRESH KILLS I STORAGE	900	25,700	8,100
1850	FRESH KILLS I OFFICE 2	168	0	6,300
1851	FRESH KILLS I GUARD HOUSE	128	0	4,800
1852	FRESH KILLS I OFFICE 3	600	17,200	5,400
1853	FRESH KILLS II PUMP HOUSE	980	43,400	2,600
1854	FRESH KILLS II GENERATOR HOUSE	400	0	15,000
1855	FRESH KILLS II SCALE HOUSE	780	22,300	7,000
1856	FRESH KILLS II WALKWAY	3,690	163,600	9,900
2780	FRESH KILLS I OFFICE 1	800	22,900	7,200

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

** Replacement cost estimated to be beyond ten years is not included in this report.