Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BRONX 12 GARAGE

Address : 1635 EAST 233RD ST. @ PROVOST AVE.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOS0037.000 / 4133 Yr Built/Renovated : 1992 /

Area Sq Ft : 115,996 Project Type : SANITATION

Date of Survey : 30-Apr-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 4974 Lot : 28 BIN : 2090261

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$6,441,800	\$2,256,800
Interior Architecture	\$2,681,500	\$351,400
Electrical	\$448,900	\$814,100
Mechanical	\$28,700	\$802,000
Site Enclosure	\$138,900	
Site Pavements	\$173,100	
Total	\$9,913,000	\$4,224,300
Importance Code A	\$6,441,800	\$2,283,400
Importance Code B	\$2,744,000	\$1,940,900
Importance Code C	\$727,100	
Total	\$9.913.000	\$4.224.300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,900			
Interior Architecture	\$73,000			\$2,300
Electrical	\$1,700	\$2,800	\$5,900	\$5,000
Mechanical	\$76,500	\$22,800	\$50,500	\$17,500
Total	\$162,000	\$25,600	\$56,500	\$24,700
Importance Code A	\$16,600	\$5,700	\$5,700	\$5,700
Importance Code B	\$114,100	\$19,900	\$50,700	\$19,000
Importance Code C	\$31,300			
Total	\$162,000	\$25,600	\$56,500	\$24,700



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

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

Asset #: 4133

chitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
erior					
Exterior Walls Masonry: Brick	50% Now \$467,500 Cracking/Crumbling, Extent : Light, A Location : Throughout	Area Affected : 20%	5	\$74,300	
	Efflorescence, Extent : Moderate, Are Location : Throughout				
Metal Coiling Doors	50% Now \$4,396,400 Broken/Missing Elements, Extent: Security Location: Throughout Corrosion/Rusting, Extent: Severe, As	vere, Area Affected : 30%	5	\$116,100	1
	Location : Base Of Coiling Doors				
Windows					
Aluminum	95% Now \$70,900 Ctrwt/Balnc Not Funct, Extent: Mode Location: Throughout Hardware Missing, Extent: Severe, A Location: Throughout	erate, Area Affected : 30%	5	\$2,700	
Glass Block	5% Now \$4,400 Broken/Missing Elements, Extent : Se Location : Throughout		5	\$200	1
Parapets					
Masonry: Brick	90% 0-2 \$93,100 Cracking/Crumbling, Extent: Modera Location: Throughout Efflorescence, Extent: Light, Area Afj Location: Mechanical Penthouse	nte, Area Affected : 20%	5	\$15,500	
Pre-Cast Concrete	10% Now \$6,400 Cracking/Crumbling, Extent: Severe, Location: Parapet Wall Coping Sto. Jnt Mortar Miss/Erod, Extent: Severe Location: Parapet Wall Coping Sto.	Area Affected : 10% ne v, Area Affected : 40%	5	\$10,800	1
Roof					
Built-Up (BUR)	85% Now \$619,900 Miss/Damaged Flashings, Extent: Section: Throughout Water Penetration, Extent: Severe, And Location: Mechanics Area Worn/Eroded, Extent: Severe, Area And Location: Throughout	vere, Area Affected : 20% rea Affected : 10% ffected : 40%			
Skylight, Metal/Glass	15% Now \$794,000 Broken/Missing Elements, Extent: Mo Location: Throughout Water Penetration, Extent: Severe, An Location: Locker Rooms And Hallw	oderate, Area Affected : 40% rea Affected : 5%			
Soffits		•			
Stucco Cement	100%	2043 **	5		

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

Asset #: 4133

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors Cast in Place Concrete	_	4+ Crumbling, : Through	\$446,000 Extent : Moderate out	LIFE e, Area Ą	** ffected : 30%	5	\$300,000	
Ceramic Tile	_	0-2 Crumbling, : Through	\$9,200 Extent : Moderate out	2039 e, Area A	* * ffected : 20%	5	\$2,300	
Quarry Tile Vinyl Tile	_		\$32,400 Extent : Severe, A	2043 2035 rea Affec	** ** eted : 20%	5 3	\$102,900 \$6,900	
Interior Walls Cast in Place Concrete	Cracking/	Now Crumbling,	\$277,400 Extent : Severe, A out	LIFE rea Affec	* * cted : 5%			
Concrete Masonry Unit		0-2 Crumbling, : Through	\$216,500 Extent : Moderate out	LIFE e, Area A	* * ffected : 20%	5	\$18,700	
Glass: Single Pane		0-2 Cracks, Ex : Through	\$29,300 tent : Moderate, Ar out	LIFE rea Affec	* * ted : 20%	5	\$3,500	
Gypsum Board	_	0-2 Crumbling, : Through	\$2,000 Extent : Moderate out	LIFE e, Area Ą	* * ffected : 20%	5	\$2,800	
SGFT/Glazed Masonry	_	2-4 Crumbling, : Through	\$94,300 Extent : Moderate out	LIFE e, Area Ą	* * ffected : 20%			
Ceilings AcousTileSusp.Lay-In	Broken/Ma Location Staining/L	: Through	Extent : Severe, A			5	\$28,600	
Exposed Concrete	Corrosion Location Cracking/ Location Exposed R	: Through Crumbling, : Through Leinforceme	\$805,000 xtent: Severe, Areout Basement And Extent: Severe, A out Basement And ent, Extent: Severe out Basement And	Undersio rea Affeo Undersio , Area A	de Of Ramp cted : 20% de Of Ramp ffected : 40%	5	\$12,500	
Exposed Struc: Steel		4+ /Rusting, E : Through	\$501,800 xtent : Moderate, A out	LIFE Area Affe	* * ected : 10%			

Site Enclosure

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Asset #: 4133

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	40%			2065	* *			
Chain Link	20%	Now	\$44,500	2060	* *			
		issing Elem 1 : Rear Of	ents, Extent : Seve Yard	re, Area	Affected : 100%			
Masonry: Brick	40%	Now	\$94,500	2060	* *			
•	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 30%			
	Location	: Provost	Ave					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$173,100	2043	* *			
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 40%			
	Location	: Provost	Avenue, East 233rd	l Street				
Parking/Driveway								
Cast in Place Concrete	100%			2043	* *			

Current Repair	Future R	eplacement	M	aintenance	
% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
			5	\$500	
Other Observation, Extent : Ligh Location : Electrical Room	t, Area Affected : 10	00%			
Explanation : Main Service Dis	connect Switch Rat	ed At 3,000 Am	iperes.		
100%	2030	\$76,400	5	\$500	
Other Observation, Extent : Ligh	t, Area Affected : 10	00%			
Location : Electrical Room					
Explanation : Three Vertical Se	ections				
100%	2030	\$15,600	1		
5%	2029	\$2,300	5	\$100	
95%	2029	\$44,400	5	\$2,900	
100%	2030	\$34,100	1		
15%	2028	\$14,600	5	\$100	
85%	2028	\$19,000	5	\$2,700	
100%	LIFE	* *	5	\$3,400	
	% of Fail Date Estimated Total (Years) 100% Other Observation, Extent: Light Location: Electrical Room Explanation: Main Service District Control of the C	% of Fail Date Estimated Cost Year Est Total (Years)	Year Estimated Cost Year Estimated Cost Total Years FY	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year FY Estimated Cost Cycle (Yrs) Estimated Cost Total (Years) FY Estimated Cost Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs) Cycle (Yrs)

Lighting

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

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

Asset #: 4133

Electrical	Cı	ırrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		l Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	70%		2030	\$185,400	10	\$74,500	
		ation, Extent : Light, Area					
		ocker Rooms, Offices, Pa	rking Spa	ce			
	Explanation	: T-8 Lamps		****		*****	
HID	30%		2030	\$296,500	10	\$1,100	
		ution, Extent : Light, Area	ı Affected	: 100%			
	Location : G	O					
D. T. L.	Explanation	: Metal Halide					
Egress Lighting	1000/		2020	¢22 (00	1		
Exit, Service	100%		2030	\$32,600	1		
Exterior Lighting HID	30%		2030	¢127 000	10	\$100	
No Component	70%		2030	\$137,000	10	\$100	
Lightning Protection	7070						
Arresters/Cabling							
Generic	100%		2033	* *	5	\$3,400	
Alarm	10070		2033			ψ3,100	
Security System							
No Component	80%						
Generic	20% N	fow \$73,200	2040	* *	1	\$7,800	
	Other Observe	ution, Extent : Severe, Arc	ea Affecte	d : 100%			
	Location: O	utside Perimeter					
	Explanation	: CCTV Surveillance Car	neras. No	t Functional			
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30% N	+,	2040	* *	1-3	\$19,500	
		ation, Extent : Severe, Arc	ea Affecte	d : 100%			
		arage, Offices					
		: Strobe Lights, Manual Arm System Is Not Function		ons, Smoke Detecto	ors, Aları	m Bells .	

Mechanical	Curren	t Repair Fut	ure Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)		r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	30%	2040	* *	5	\$10,800	
Natural Gas	70%	2040	* *	1		

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

Asset #: 4133

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	(00/		2020	* *	1	¢24.400	
Furnace	60%	place Evident, Extent : Light,	2038		1	\$34,400	
	Location	: Throughout The Garage					
Furnace	10%		2030	\$26,700	1	\$5,700	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Throughout The Garage	ъ .				
		tion: 6 Older Gas Fire Units		at. at.		015.0 00	
Hot Water Boiler	30%		2035	**	1	\$17,200	
		ervation, Extent : Light, Area : Basement Boiler Room	Ајјестеа	: 100%			
		ion : 2 Units					
Distribution	Елріини	ion . 2 Onus					
Hot Wtr Piping/Pump	30%		2038	* *	4	\$2,600	
No Component	70%		_000		-	\$2,000	
Terminal Devices							
Air Handler	20%	0-2 \$15,900	2025	\$318,500	1	\$12,900	
	Not in Ser	vice, Extent : Moderate, Area	Affected	: 10%			
	Location	: 3rd Floor Fan Room					
Convector/Radiator	10%		2028	\$60,600	1	\$3,800	
No Component	70%						
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment				****			
Reciprocating	10%		2025	\$96,100	1	\$5,400	
Compr/Chiller	D 22 Defui	conant Extent : Light Ange	Iffactad :	1000/			
		gerant, Extent : Light, Area A : 3rd Floor Roof	ујестеа .	100/0			
337° 1 /337 11 TT '.		. Sta Pioot Rooj	2022	Ф22 (00	1		
Window/Wall Unit	10%		2023	\$23,600	1		
No Component	80%						
Terminal Devices Air Handler/Cool/Ht	10%		2025	\$25,400	1	\$7,200	
No Component	90%		2023	φ2 <i>3</i> , 4 00	1	\$7,200	
Heat Rejection	7070						
Air Cooled Condenser	10%		2025	\$4,600	2	\$8,100	
Unit	1070		2020	ψ1,000	-	ψο,100	
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$102,400	
Exhaust Fans							
Interior	20%		2025	\$80,600	2	\$700	
Roof	80%	0-2 \$15,000	2030	\$150,400	2	\$2,300	
		vice, Extent : Moderate, Area	Affected	: 80%			
	Location	: Koof					

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Asset #: 4133

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	\$69,100	2	\$1,700	
Sanitary Piping								
Cast Iron	100%	0-2	\$16,600	LIFE	* *	1		
			Extent : Moderate,			_		
			ackup At Wash Bay		0 0	Rain		
			oderate, Area Affe	cted : 20	%			
	Location	: Basemen	t Parking Lot					
Storm Drain Piping								
Cast Iron	100%	0-2	\$4,700	LIFE	* *	1		
	_		Extent : Moderate,	Area Affe	ected : 80%			
	Location	: Roof						
Sewage Ejector(s)								
Electric	100%			2030	\$32,600	4	\$6,900	
Fixtures								
Generic	100%							
	-		, Extent : Severe, A	lrea Affe	cted : 5%			
	Location	: Toilets A	nd Showers					
ire Suppression								
Standpipe								
Generic	100%			2040	* *	1-5	\$58,500	
Sprinkler								
Generic	100%			2040	* *	1-2	\$32,500	
Fire Pump								
Generic	100%	0-2	\$1,500	2033	* *	1	\$19,500	
			oderate, Area Affe	cted : 10	%			
	Location	: Water Sı	ipply Room					
Chemical System								
No Component	99%							
Generic	1%			2025	\$300	1-3		
			Extent : Light, Area		: 100%			
			Gas Refill Stations,	Garage				
	Explanat	ion: 2 Sets	S					

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Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$437,500	\$520,000
Interior Architecture	\$143,200	\$93,900
Total	\$580,700	\$613,900
Importance Code A	\$437,500	\$520,000
Importance Code B	\$143,200	
Importance Code C		\$93,900
Total	\$580,700	\$613,900

EXPENSE Exterior Architecture	\$22,100	\$4,200		
Interior Architecture	\$33,800	¢ .,= 0 0		\$800
Electrical	\$9,000	\$5,000	\$100	\$100
Mechanical	\$2,200	\$6,100	\$3,500	\$2,200
Total	\$67,100	\$15,200	\$3,600	\$3,100
Importance Code A	\$23,500	\$5,600	\$1,400	\$1,400
Importance Code B	\$13,400	\$9,600	\$2,300	\$1,700
Importance Code C	\$30,200			



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Asset #: 14758

chitecture	Current Rep	pair Futu	re Replacement	М	aintenance		
stem Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior							
Exterior Walls							
Cast in Place Concrete	5%	LIFE	* *	5	\$6,900		
Concrete Masonry Unit	10%	LIFE	* *	5	\$1,700		
Masonry: Brick	70% Now	\$181,800 LIFE	* *	5	\$19,300		
	Diagonal Cracks, Exten						
		de, Corners Of Building		ons			
	Horizontal Cracks, Exte Location : Throughout	**	ected: 25%				
	Patching Evident, Exten Location: Street Faca		cted : 25%				
	Repointing Failure, Exte Location: Various Loc		fected : 25%				
	Vertical Cracks, Extent: Moderate, Area Affected: 25% Location: North And South Facades						
	Worn/Eroded, Extent: Moderate, Area Affected: 15%						
	Location : At Door Op	**	. 1370				
Metal Coiling Doors	10% Now	\$162,800 2047	* *	5	\$4,300		
	Corrosion/Rusting, Exte Location : All Doors		ed : 20%		4 1,4 0 0		
	Deformed/Dented, Exter Location : All Doors	nt : Moderate, Area Affe	ected : 50%				
	Misaligned/Bulging, Ext Location : All Doors	tent : Moderate, Area A	ffected : 20%				
Pre-Cast Concrete	5%	LIFE	* *	5	\$4,500		
Windows							
Aluminum	65% 4+ Air Infiltration, Extent: Location: Throughout		* * d : 100%	5	\$900		
	Misaligned/Bulging, Ext Location : Office Area	tent : Moderate, Area A	ffected : 25%				
	Caulking Deteriorated, Location: Exterior Pe	Extent : Moderate, Area	Affected : 25%				
Steel	35% 4+	\$5,600 2026	\$55,600	5	\$6,400		
	Thermally Inefficient, Ex Location: Throughout	xtent : Moderate, Area					
Parapets							
Masonry: Brick	50%	LIFE	* *	5	\$2,200		
Metal Panel	50%	2047	* *	5	\$8,300		

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

Asset #: 14758

Architecture	Current	Repair	Future Re	placement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Roof							
Modified Bitumen	100% Now Alligatoring, Extent: Location: Through Blisters, Extent: Mod Location: Perimete Gut/DS Non Func/M Location: Through Ponding, Extent: See Location: 2nd Floo Recent Replace Evide Location: Through	out derate, Area Affect er Curbs, Scuppers iss, Extent : Moder out vere, Area Affected or Roof ent, Extent : Light, out - 5 To 10 Years	ed : 25% And At Clers. ate, Area Affe : 20% Area Affectea s Ago	cted : 20%	es		1
	Ridging, Extent: Mo Location: Lower R Seams Open/Split, Ex Location: Various	oof ctent : Moderate, A	rea Affected :	15%			
nterior							
Floors Cast in Place Concrete	70% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: East Sid Worn/Eroded, Extent Location: Through	out Garage Extent : Severe, Are e Of Garage Due T t : Moderate, Area	a Affected : 1. To Floor Drain	5% n	5	\$32,000	
Vinyl Tile	30% 2-4 Worn/Eroded, Extent Location : Through		2037 Affected: 100	* *	3	\$2,400	
Interior Walls	100/				_		
Ceramic Tile Concrete Masonry Unit	10% 80% 2-4 Diagonal Cracks, Ex Location: Womens				5 5	\$3,300 \$10,400	
Gypsum Board	10%		LIFE	* *	5	\$2,000	
Ceilings AcousTileSusp.Lay-In	20% 4+ Staining/Discoloring Location : Office A			* * ed : 20%	5	\$2,100	
Exposed Concrete	5%		LIFE	* *	5	\$200	
Gypsum Board Plaster	5% 70% Now Paint Peeling, Extend Location: Through	out Garage			5 5	\$1,300 \$9,100	
	Water Penetration, E Location: Within C			: 20%			

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

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Asset #: 14758

Electrical	Current Re	pair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2027	\$1,500	5	\$100		
	Other Observation, Ext		ea Affe	ected : 100%				
	Location : Electrical I							
	Explanation: Three 2	00 Ampere Main I	Disconr	nect Switches				
Raceway								
Conduit	95%		2027	\$3,700	1			
Conduit	5%		2047	* *	1			
Panelboards								
Fused Disc Sw	10%		2026	\$800	5			
Molded Case Bkrs	90%		2026	\$7,000	5	\$300		
Wiring								
Thermoplastic	95%		2027	\$8,100	1			
Thermoplastic	5%		2047	* *	1			
Motor Controllers								
Locally Mounted	100%		2025	\$15,000	5	\$100		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$200		
Lighting								
Interior Lighting	2.70/		• • • •	de de		* * * * * * * * * *		
Fluorescent	35%		2032	**	10	\$4,500		
	T-8 Lamps And Fixture			a Affected : 100%				
	Location : Offices, Lo							
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	. ,	2037	* *	1	\$900		
	Not in Service, Extent:		cted: 1	00%				
	Location : Throughou	t The Building						

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

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

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

Asset #: 14758

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	\$7,800	
Exhaust Fans							
Roof	100%		2027	\$22,600	2	\$400	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
Water Heater							
Electric	50%		2025	\$6,000	4	\$100	
Gas Fired	50%		2025	\$4,200	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2032	* *	4	\$300	
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2047	* *	1-5	\$7,000	

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

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

Page: 13

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BRONX 6 AND 6A GARAGE

Address : 800 EAST 176 STREET @PROSPECT AVENUE

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOS0031.000 / 2008 Yr Built/Renovated : 1985 /

Area Sq Ft : 83,629 Project Type : SANITATION

Date of Survey : 21-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2953 Lot : 21 BIN : 2097278

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$488,000	\$97,100
Interior Architecture	\$843,000	\$181,800
Electrical		\$473,700
Mechanical	\$131,500	\$1,295,900
Site Enclosure	\$366,400	
Site Pavements	\$704,600	
Total	\$2,533,500	\$2,048,400
Importance Code A	\$488,000	\$210,700
Importance Code B	\$1,668,600	\$1,837,700
Importance Code C	\$376,800	
Total	\$2,533,500	\$2,048,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,100			
Interior Architecture	\$29,300		\$14,400	\$5,600
Electrical	\$28,900	\$1,200	\$2,300	\$1,600
Mechanical	\$68,900	\$11,000	\$15,200	\$9,400
Site Enclosure	\$1,700			
Site Pavements	\$1,200			
Total	\$165,100	\$12,200	\$31,900	\$16,600
Importance Code A	\$57,200	\$4,100	\$4,100	\$4,100
Importance Code B	\$75,600	\$8,100	\$27,800	\$12,500
Importance Code C	\$32,200			
Total	\$165,100	\$12,200	\$31,900	\$16,600



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

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

Asset #: 2008

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	70% 4+ \$115,600		5	\$20,600	
Masonry: Brick Cavity	70% 4+ \$115,600 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE	5	\$29,600	
	Diagonal Cracks, Extent : Moderate, A Location : Columns Flanking Doors				
	Expansion Int Failure, Extent: Modera Location: Throughout				
Metal Coiling Doors	27% 2-4 \$135,000 Corrosion/Rusting, Extent : Light, Area Location : West Facade	2043 ** Affected : 15%	5	\$17,800	
	Deteriorated Finish, Extent : Moderate, Location : West Facade	Area Affected : 25%			
Pre-Cast Concrete	3% 4+ \$900 Staining/Discoloring, Extent : Moderate Location : Throughout	LIFE ** e, Area Affected : 40%	5	\$4,100	
Windows					
Aluminum	92% Now \$148,800 Air Infiltration, Extent : Moderate, Area Location : Throughout	2046 ** a Affected : 25%	5	\$5,700	
	Broken/Missing Elements, Extent : Moa Location : Throughout	lerate, Area Affected : 30%			
	Corrosion/Rusting, Extent : Moderate, Location : East Facade	-			
	Glazing Broken/Cracked, Extent : Mode Location : East Facade	erate, Area Affected : 10%			
Glass Block	5% 4+ \$600 Glazing Broken/Cracked, Extent : Mode Location : East 176th Street Facade	LIFE ** erate, Area Affected : 2%	5	\$400	
Metal Louvers	3% 2-4 \$600 Corrosion/Rusting, Extent : Light, Area Location : Throughout	2033 ** Affected : 40%			

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

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

Asset #: 2008

rchitecture	Current Repair	Future Replacem	ent	M	aintenance			
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior								
Parapets								
Concrete Masonry Unit	60%	LIFE	* *	5-10	\$46,900			
	Other Observation, Extent: Light	, Area Affected : 90%						
	Location: Roof	1:C 1 D:						
N D'1	Explanation : Covered With Mo	•	* *		Φ2 000			
Masonry: Brick	20% Now \$51,		* *	5	\$2,800			
	Cracking/Crumbling, Extent: Sev	ere, Area Ajjeciea : 30%						
	Location: Throughout Jnt Mortar Miss/Erod, Extent: Se	mana Amag Affactad : 100/						
	Location: Throughout	vere, Area Affectea . 40%						
Metal Rail	15% 2-4 \$17,	800 2043	* *	5	\$15,200			
	Corrosion/Rusting, Extent : Mode			-	, , , , ,			
	Location : Throughout	••						
	Deteriorated Finish, Extent: Mod	lerate, Area Affected : 25%						
	Location : Throughout							
	Other Observation, Extent: Seven	e, Area Affected : 100%						
	Location : Parapet Railing							
	Explanation : Pitch Pocket Dete	riorated						
Pre-Cast Concrete		500 LIFE	* *	5	\$4,500			
	Cracking/Crumbling, Extent : Mo	derate, Area Affected : 25%	ó					
	Location: Coping							
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 25%							
	Location: Coping	100 1 20/						
	Other Observation, Extent: Mode	erate, Area Affected : 2%						
	Location: West Side Of Roof Explanation: Detached Coping	Stone Flashing						
Roof	Explanation . Detached Coping	sione Flashing						
Modified Bitumen	95%	2035	* *	10	\$97,100			
Wodiffed Bitumen	Debris Present, Extent : Light, Ar			10	ψ,,100			
	Location: Throughout	5,5						
Skylight, Metal/Glass	5%	2050	* *	10	\$17,000			
Soffits								
Stucco Cement	100% 4+ \$14,		* *	5	\$6,100			
	Cracking/Crumbling, Extent : Mo	derate, Area Affected : 2%						
	Location : Front Facade							
	Staining/Discoloring, Extent: Mo	derate, Area Affected : 5%						
	Location : Throughout							

Interior

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

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

Asset #: 2008

Architecture	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors							
Cast in Place Concrete	65% Now Cracking/Crumbling, Location: Througho Ponding, Extent: Seve Location: Both Gard	ut ere, Area Affected	·	* * ffected : 20%	5	\$181,800	
Ceramic Tile	5%		2039	* *	5	\$6,400	
Quarry Tile	15%		2043	* *	5	\$28,800	
Vinyl Tile	15% Now Cracking/Crumbling, Location: Offices Punct/Tear/Impact Da Location: Offices				3	\$7,200	
	Worn/Eroded, Extent : Location : Througho		ected : 10	90%			
Interior Walls							
Concrete Masonry Unit	50%		LIFE	* *	5	\$25,600	
Glass Block	5%		LIFE	* *	10	\$1,300	
Glass: Single Pane	5%		LIFE	* *	5	\$4,800	
SGFT/Glazed Masonry	40%		LIFE	* *	10	\$12,800	
Ceilings AcousTileSusp.Lay-In	25% Now Broken/Missing Eleme Location: Througho Staining/Discoloring,	ut			5	\$16,000	
	Location : Second Fa Water Penetration, Ex Location : Througho	loor In 6, 6a And tent : Severe, Are ut	Through a Affecte	out d : 30%			
	Worn/Eroded, Extent : Location : Second Fi		ected : 2.	5%			
Exposed Struc: Steel	75% 4+ Paint Peeling, Extent . Location : Garage A		LIFE Affected	* *			
Site Enclosure							
Free Standing Walls Cast in Place Concrete	50% 0-2 Cracking/Crumbling, Location: Parking A		2065 , Area Aj	* * ffected : 15%			
Masonry: Brick	50% Now Cracking/Crumbling, Location: Througho	\$103,500 Extent : Severe, A	2060 rea Affec	* * cted : 80%			

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

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

Asset #: 2008

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
ite Enclosure				
Retaining Walls				
Masonry: Brick	100% Now \$262	,		
	Broken/Missing Elements, Extend Location: Throughout	t : Severe, Area Affected : 70%		
	Cracking/Crumbling, Extent : Se	vere, Area Affected : 80%		
	Location : Throughout, Front C	Of Building		
	Jnt Mortar Miss/Erod, Extent : S	evere, Area Affected : 80%		
	Location : Throughout			
ite Pavements				
Public Sidewalk				
Pavers/Stone	100% Now \$431			
	Cracking/Crumbling, Extent : Se Location : East 176th And 175t			
	Tripping Hazard, Extent : Severe			
	Location : East 175th Street			
On-Site Walkways				
Cast in Place Concrete	50%	2035 **		
Pavers/Stone	•	,200 2039 **		
	Cracking/Crumbling, Extent : Se Location : Throughout	vere, Area Affected : 20%		
Parking/Driveway				
Asphalt	70% Now \$213			
	Cracking/Crumbling, Extent : Se	vere, Area Affected : 10%		
	Location : Parking Area			
	Potholes, Extent : Severe, Area A			
	Location : Parking Area Off Ed	ast 176th Street		
Cast in Place Concrete	30% Now \$59	,900 2043 **		
	Cracking/Crumbling, Extent : Se Location : Throughout	vere, Area Affected : 20%		

ectrical	Current Repair	epair Future Replacement		М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$400	
	Other Observation, Extent : Light, Area	a Affected : 100	1%			
	Location : Electrical Room					
	Explanation: Two Main Service Disc	onnect Switche	s Rated At 1,	600 Amp	eres Each	
Switchgear / Switchboard						
Fused Disc Sw	100%	2040	* *	5	\$400	
	Other Observation, Extent : Light, Area	a Affected : 100	1%			
	Location : Electrical Room					
	Explanation: Two Vertical Sections					
	•					
Raceway						

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

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

Asset #: 2008

Electrical		Current Repai	ir	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2038	* *	5	\$200	
Molded Case Bkrs	90%			2038	* *	5	\$2,000	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers	100/			2025	* *	-	0100	
Locally Mounted	10%			2035	* *	5	\$100	
Motor Control Center	90%			2035		5	\$2,100	
Ground Grounding Devices								
Grounding Devices Generic	100%			LIFE	* *	5	\$2,500	
Lighting	10070			LIFE			\$2,500	
Interior Lighting								
Fluorescent	40%			2030	\$76,400	10	\$30,700	
	T-8 Lamps	And Fixtures, E	Extent : Light,				423,133	
		: Locker Rooms						
HID	5%			2030	\$35,600	10	\$100	
LED	55%			2038	* *			
Egress Lighting								
Emergency, Battery	70%			2030	\$82,300	10	\$14,100	
Exit, Service	30%			2030	\$7,100	1		
Exterior Lighting								
HID	30%			2030	\$98,800	10	\$100	
No Component	70%							
Alarm								
Security System	0001							
No Component	90%	3.7	Φ26.400	20.40	* *		#2 000	
Generic		Now	\$26,400	2040		1	\$2,800	
		ervation, Extent : Perimeter Of	-	Ајјестеа	. 100%			
		tion : CCTV Can	_	actional				
Fire/Smoke Detection	Блрійни	ion . CCIV Car	nerus 1901 I'ul	iciional				
No Component	80%							
Generic, Digital	20%			2025	\$180,600	1-3	\$10,600	
Contino, Digital		ervation, Extent	: Light, Area		·		Ψ10,000	
		: Hallways	<i>G</i> ., •	55				
	Explana	tion : Alarm Beli	ls, Manual Pı	ll Station	is And Smoke Dete	ectors		

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	85%		2040	* *	1		
Interruptible Gas/Dual	15%		2040	* *	1		
Fuel							

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

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

Asset #: 2008

Mechanical	Current Repai	r Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estin	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				
Conversion Equipment						
Furnace	35% 0-2	\$13,500 2040	* *	1	\$13,000	
	Abandoned in Place, Exten		ected : 100%			
_	Location: 7 Rooftop Uni				****	
Furnace	40% 0-2	\$1,500 2035	**	1	\$14,900	
	Not in Service, Extent: Mo	oderate, Area Affected :	10%			
	Location : Garage Other Observation, Extent	· Light Area Affected	. 100%			
	Location : Garage	. Ligni, Area Affectea .	100/0			
	Explanation: 25 Units					
Furnace	10%	2025	\$19,200	1	\$4,100	
Hot Water Boiler	5% 0-2	\$6,300 2028	\$31,500	1	\$1,900	
That Water Boller	Corroded, Extent : Modera			•	Ψ1,500	
	Location : Basement	3,,,				
	Other Observation, Extent	: Light, Area Affected :	: 100%			
	Location: 2 Boiler Room	S.S.				
	Explanation: Total 4 Un	its In 2 Boiler Rooms, I	Each Boiler Room	Has 2 U	Inits	
Hot Water Boiler	10%	2028	\$62,900	1	\$4,100	
Distribution						
Hot Wtr Piping/Pump	15%	2029	\$19,100	4	\$900	
No Component	85%					
Terminal Devices	1.50/	2020	¢(5,(00	1	¢4.100	
Convector/Radiator	15% 85%	2028	\$65,600	1	\$4,100	
No Component Air Conditioning	8370					
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	20%	2040	* *	2	\$1,000	
Cooling						
	Other Observation, Extent	: Moderate, Area Affec	eted : 100%			
	Location : Roof					
	Explanation: 2 Brand Ne			l Yet. R-4	410a	
Window/Wall Unit	20%	2028	\$34,000	1		
No Component	60%					
Ventilation Distribution						
Ductwork/Diffusers	100% 4+	\$75,200 LIFE	* *	2-5	\$46,600	
= 9111 2 11140 916	Needs Cleaning, Extent : S		80%		Ţ.0,000	
	Location : Throughout					

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

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

Asset #: 2008

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	65% 0-2 Not in Service, Extent : Mode	\$8,800 2025 rate, Area Affected	\$88,100	2	\$1,300	
	Location: Roof					
Roof	35% 0-2 \$\ Broken, Extent : Moderate, And Location : Roof On Extended Life, Extent : Se		* *	2	\$700	
	Location: Not In Service, R					
Plumbing		•				
H/C Water Piping						
Brass/Copper	50%	2040	* *	1		
Galvanized Steel	50% 2-4	\$9,000 2028	\$179,100	1		
	Corroded, Extent : Moderate,	**	%			
	Location: Water Supply Ro	om				
Water Heater	500/	2025	#24.000	2	Φ.CO.O.	
Gas Fired	50% 50% 0-2	2025 524.900 2030	\$24,900	2	\$600	
Gas Fired	50% 0-2 \$\footnote{S}\$ On Extended Life, Extent : Mo Location : Boiler Room 6A	,	\$24,900 ted : 100%	2	\$500	
Sanitary Piping Cast Iron	30% 0-2 Blockage /Clogged, Extent : N Location : Wash Bay Area	\$9,000 LIFE Moderate, Area Affa	* * ected : 10%	1		
Cast Iron	70%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe	1000/	2040		1.5	# 42 200	
Generic	100%	2040	* *	1-5	\$42,200	
Sprinkler	1000/	2020	\$700,600	1.2	¢22.400	
Generic Chemical System	100%	2030	\$799,600	1-2	\$23,400	
No Component	99%					
Generic	1%	2023	\$300	1-3		
Generic	Other Observation, Extent : L Location : Gas Refill Station Explanation : 2 Sets	ight, Area Affected		1-3		

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BRONX 6 AND 6A GARAGE SALT STORAGE BUILDING

Address : EAST 176 ST. AND PROSPECT AVE.

Borough : BRONX Agency's Number : N/A
Program / Asset # : DOS0031.010 / 3001 Yr Built/Renovated : 1989 /

Area Sq Ft : 5,500 Project Type : SANITATION

Date of Survey : 21-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 2953 Lot : 21 BIN : 2097278

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$433,500	\$69,200
Interior Architecture	\$390,600	
Total	\$824,000	\$69,200
Importance Code A	\$433,500	\$69,200
Importance Code B	\$390,600	·
Total	\$824,000	\$69,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$81,100			
Interior Architecture	\$21,800			
Electrical	\$11,700			
Mechanical				
Total	\$114,600			
Importance Code A	\$81,100			
Importance Code B	\$33,500			
Total	\$114,600			



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

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

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

Asset #: 3001

rchitecture	Current I	Repair	Future Repla	cement	M	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior			•				
Exterior Walls							
Cast in Place Concrete	60% Now Broken/Missing Elem Location: Through Cracking/Crumbling, Location: Entrance Exposed Reinforceme Location: Through Staining/Discoloring Location: Through	out Extent: Moderate e, Interior Sill At B ent, Extent: Severe out Interior And E. Extent: Severe, A out	e, Area Affected : ase Of Fiberglas e, Area Affected : xterior Of Sheds (rea Affected : 50	: 15% ss Panels : 35% And Entry	5 Points	\$69,200	1
	Other Observation, E Location: Salt Shee Explanation: Left S	d To The Left		Ó			
Concrete Masonry Unit	15% Now Broken/Missing Elem Location: West Fac Cracking/Crumbling, Location: West Fac Punct/Tear/Impact D Location: West Fac	\$44,600 nents, Extent : Seve cade Extent : Severe, A cade lamage, Extent : Se	LIFE ere, Area Affected erea Affected : 15	5%	5	\$2,200	
Fiberglass Panel	10% Now Broken/Missing Elem Location: East Fac Loose/Miss Fasteners Location: East Fac	cade s, Extent : Severe, 1			5	\$4,300	
Masonry: Brick Cavity	10% Now Cracking/Crumbling, Location: Through Jnt Mortar Miss/Erod Location: Through Spalling, Extent: Mo Location: South W	out d, Extent : Modera out derate, Area Affec	te, Area Affected		5	\$2,300	
Wood	5% Now Deteriorated Finish, Location : Arch Abo Dry Rot/Decay, Exten Location : Arch Abo Split/Cracked, Extent Location : Arch Abo	\$63,100 Extent : Severe, Ar ove Entrances nt : Severe, Area A ove Entrances t : Severe, Area Aff	ffected : 25%	**	5	\$2,900	1

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

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

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

Asset #: 3001

Architecture	Current R	epair	Future Replaceme	ent	Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Estimated FY	Cost Cycl (Yrs	e Estimated Cost	Priority
Exterior						
Parapets	000/ 11	ФО 200	LIEE	** 5	Φ.C. 400	
Cast in Place Concrete	90% Now Cracking/Crumbling,	\$8,200 Extent : Moderate	LIFE Area Affected: 20%	3	\$6,400	
	Location: Througho		e, Area Affectea . 2070	•		
	Miss/Damaged Coping		e, Area Affected : 25%	ó		
	Location : South Wa					
	Caulking Deteriorated		ite, Area Affected : 25	%		
	Location : North And					
Pre-Cast Concrete	10% Now	\$500	LIFE	** 5	\$400	1
	Cracking/Crumbling, Location: Coping O		rea Affected : 25%			
	Int Mortar Miss/Erod,		te Area Affected : 259	V ₀		
	Location: Coping O		ie, mea nyeetea . 25%	v		
Roof	1 0					
Asphalt Shingle	90% Now	\$34,100	2045	* *		1
	Broken/Missing Eleme Location : Througho		re, Area Affected : 80	%		
	Water Penetration, Ex Location: Througho		a Affected : 75%			
	Worn/Eroded, Extent .	: Severe, Area Aff	ected : 100%			
	Location : Througho	put				
Modified Bitumen	10% Now	\$15,000	2040	* *		1
	Debris Present, Extens					
	Drains Inad/Misposn,		el Roofs And Buttresse Area Affected : 20%	S		
	•		el Roofs And Buttresse	2.5		
	Punct/Tear/Impact Da					
	Location : Througho	-				
	Water Penetration, Ex	tent : Severe, Are	a Affected : 50%			
	Location : Througho	out				
Interior						
Floors Cast in Place Concrete	100%		LIFE	** 5	\$43,500	
Cast III I lace Concrete	Other Observation, Ex	ctent : Moderate, .		3	Ψ+3,500	
	Location : Througho	put				
	Explanation : Preser	nce Of Salt Piles I	Prevented Full Examin	nation		
Ceilings	1000/ 31	# 2 00 (00	LIPP	* *		
Exposed Struc: Wood	100% Now Broken/Missing Eleme	\$390,600	LIFE			
	Location : Througho		re, Area Affectea . 57	0		
	Dry Rot/Decay, Extend		ffected : 50%			
	Location : Througho	-				
	Split/Cracked, Extent	: Severe, Area Aff	ected : 20%			
	Location: Near Enti					
	Water Penetration, Ex		a Affected : 75%			
	Location : Througho	rui				

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

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

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

Asset #: 3001

Architecture	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Parking/Driveway							
Cast in Place Concrete	100%		2035	* *			

Electrical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	100% 0-2	\$3,900	2060	* *	1		
	Corroded, Extent: M	oderate, Area Affe	cted : 10	0%			
	Location : Front Of	The Building					
Panelboards							
Molded Case Bkrs	100% 0-2	\$7,800	2055	* *	5	\$100	
	Arc/Scorch/Burn Mrk	s, Extent : Modera	te, Area .	Affected : 100%			
	Location : Front Of	The Building					
Wiring							
Thermoplastic	100%		2030	\$8,500	1		
Lighting							
Exterior Lighting							
HID	20%		2025	\$4,300	10		
No Component	80%						

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	50%	2025	\$4,500	2	\$100	
No Component	50%					
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2028	\$23,600	1		
	Other Observation, Extent : Severe, Are	ea Affecte	ed : 100%			
	Location : Along Side Of Shed					
	Explanation : Calcium Chloride Spra	y System				

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

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

Page: 25

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$3,460,900	\$383,500		
Interior Architecture	\$7,000,500	\$303,200		
Electrical	\$408,300	\$148,200		
Mechanical	\$1,147,500	\$1,823,500		
Total	\$12,017,300	\$2,658,400		
Importance Code A	\$3,460,900	\$383,500		
Importance Code B	\$3,669,700	\$2,201,900		
Importance Code C	\$4,886,600	\$73,000		
Total	\$12,017,300	\$2,658,400		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$52,300			
Interior Architecture	\$10,800			\$2,000
Electrical	\$81,100			\$10,700
Mechanical	\$90,800	\$17,700	\$23,000	\$17,100
Total	\$235,000	\$17,700	\$23,000	\$29,800
Importance Code A	\$66,100	\$8,700	\$8,700	\$8,700
Importance Code B	\$169,000	\$9,000	\$14,200	\$21,100
Importance Code C				
Total	\$235,000	\$17,700	\$23,000	\$29,800



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

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

Asset #: 4199

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	100/ 31 0100	200 2041	_	#25.100	
Fiberglass Panel	10% Now \$102, Broken/Missing Elements, Extent Location: Throughout Staining/Discoloring, Extent: Sev Location: Throughout	: Severe, Area Affected : 60%	5	\$25,100	
Masonry: Brick	45% Now \$948,	600 LIFE **	5	\$60,300	
·	Diagonal Cracks, Extent: Modera Location: Bulkheads And Throu Jnt Mortar Miss/Erod, Extent: Mo Location: Bulkheads And Throu Vertical Cracks, Extent: Moderat Location: Bulkheads, Building (ghout Facades oderate, Area Affected : 50% ghout Facades e, Area Affected : 10%			
Masonry: Brick	25% Now \$527,	000 LIFE **	5	\$33,500	1
	Diagonal Cracks, Extent: Severe, Location: Upper Wall Horizontal Cracks, Extent: Sever Location: Upper Wall Jnt Mortar Miss/Erod, Extent: Se Location: Upper Wall	e, Area Affected : 20%			
	Rusting Masonry Supt, Extent : Se Location : Upper Wall	vere, Area Affected : 25%			
Metal Coiling Doors	10% Now \$792, Broken/Missing Elements, Extent Location: East Facade Deformed/Dented, Extent: Moder Location: Throughout	: Moderate, Area Affected : 15%	5	\$20,900	
Stucco Cement	10% Now \$202, Cracking/Crumbling, Extent : Mo Location : Throughout		5	\$16,800	

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

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

Asset #: 4199

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Windows	50/ 31 #22.200	2051 **	-	Φ.4.0.0	
Aluminum	5% Now \$32,200 Air Infiltration, Extent: Moderate, Area Location: Throughout Broken/Missing Elements, Extent: Mod Location: Throughout	2031 Affected : 30% erate, Area Affected : 30%	5	\$400	
	Hardware Missing, Extent: Moderate, A Location: Throughout	Area Affected : 30%			
Metal Louvers	5% Now \$4,600 Broken/Missing Elements, Extent: Mod-Location: Throughout	2029 \$22,900 erate, Area Affected : 20%			
Steel	5% Now \$40,100 Bent/Warped Elements, Extent : Modera Location : Area Under Ramp		5	\$4,600	
	Broken/Missing Elements, Extent : Mod Location : Area Under Ramp				
	Thermally Inefficient, Extent : Moderate Location : Area Under Ramp	e, Area Affected : 100%			
No Component	85%				
Parapets	0.50/ 0.5		_	00.400	
Masonry: Brick	25% Now \$143,000 Diagonal Cracks, Extent : Severe, Area Location : Upper Parapet	LIFE ** Affected: 30%	5	\$2,400	1
	Jnt Mortar Miss/Erod, Extent : Severe, A Location : Upper Parapet				
	Misaligned/Bulging, Extent : Severe, Ar Location : Upper Parapet	ea Affected : 50%			
Masonry: Brick	70% Now \$120,100 Diagonal Cracks, Extent: Moderate, An Location: Corners		5	\$6,700	
	Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout	te, Area Affected : 30%			
Masonry: Limestone	5% Now \$15,600 Jnt Mortar Miss/Erod, Extent: Moderat Location: Coping	-	5	\$600	
	Caulking Deteriorated, Extent : Modera Location : Coping	ue, Area Affected : 50%			

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

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

Asset #: 4199

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Roof Built-Up (BUR)	30% Now \$341,900 Blisters, Extent: Severe, Area Affected Location: Lower Roof Vegetation Growth, Extent: Moderate, Location: Lower Roof Water Penetration, Extent: Moderate,	Area Affected : 5%			
	Location : Garage Area Worn/Eroded, Extent : Moderate, Area Location : Lower Roof	Affected : 60%			
Roll Roofing	70% Now \$242,700 Seams Open/Split, Extent: Moderate, A Location: Upper Roof Water Penetration, Extent: Moderate, A Location: Garage Area Worn/Eroded, Extent: Moderate, Area Location: Upper Roof	Area Affected : 10%	5	\$47,000	
Interior					
Floors Cast in Place Concrete	80% Now \$570,400 Cracking/Crumbling, Extent: Moderate Location: Area Under Ramp And Sho Punct/Tear/Impact Damage, Extent: Se Location: Throughout Spalling, Extent: Severe, Area Affected Location: Throughout Uneven Surface, Extent: Moderate, Are Location: Area Under Ramp	ops Throughout evere, Area Affected : 20%	5	\$230,200	
Ceramic Tile	5% Now \$132,900 Broken/Missing Elements, Extent: Mod Location: Toilets And Shower Rooms Cracking/Crumbling, Extent: Severe, A Location: Throughout		5	\$3,300	
Steel Plate	3% 4+ \$150,100 Corrosion/Rusting, Extent: Moderate, A Location: Stairs Worn/Eroded, Extent: Moderate, Area Location: Stairs		1		
Vinyl Tile	12% Now \$139,900 Cracking/Crumbling, Extent: Moderate Location: Lunch Room Worn/Eroded, Extent: Moderate, Area Location: Lunch Room		3	\$5,900	

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

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

Asset #: 4199

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Interior Walls Ceramic Tile	5% Now \$525,100 Cracking/Crumbling, Extent: Severe, A Location: Throughout	2041 ** rea Affected : 40%	5 \$9,100	
Concrete Masonry Unit		LIFE ** c, Area Affected : 40%	5 \$73,000	
Masonry: Brick	45% Now \$2,670,800 Cracking/Crumbling, Extent: Moderate Location: Electrical Room And Throu Diagonal Cracks, Extent: Moderate, An Location: South East Area Near East	ighout rea Affected : 5%		
Ceilings				
AcousTileSusp.Lay-In	5% Now \$10,800 Staining/Discoloring, Extent: Moderate Location: Recreation Room Water Penetration, Extent: Moderate, A Location: Recreation Room Worn/Eroded, Extent: Moderate, Area Location: Recreation Room	Area Affected : 10%	5 \$3,200	
Exposed Concrete	30% Now \$645,500 Cracking/Crumbling, Extent: Moderate Location: Under Ramp Area Spalling, Extent: Severe, Area Affected Location: Throughout Water Penetration, Extent: Moderate, A Location: Under Ramp Area	: 40%	5 \$6,000	
Exposed Concrete Exposed Struc: Steel	25% 30% Now \$422,500 Corrosion/Rusting, Extent : Light, Area Location : Throughout	LIFE ** LIFE ** Affected: 40%	5 \$5,000	
Plaster	10% Now \$52,700 Cracking/Crumbling, Extent: Moderate Location: Locker Room Paint Peeling, Extent: Moderate, Area Location: Locker Room		5 \$8,000	

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4199

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% 2-4 \$5,000 Other Observation, Extent : Moderat Location : 1st Floor Explanation : No Nameplate Rating	te, Area Affected : 100%	5 \$1,200	
Switchgear / Switchboard Not Accessible	100% Other Observation, Extent : Light, An Location : 1st Floor Explanation : The Room Is Locked			
Raceway Conduit	100%	2026 \$32,700	1	
Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	5% 15% 80% 2-4 \$32,200 Enclosure Corroded, Extent : Modera Location : 1st And 2nd Floors		5 \$100 5 \$300 5 \$900	
Wiring Braided Cloth	65% 2-4 \$18,800 Insulation Aged, Extent : Moderate, A Location : Throughout The Building	Area Affected : 100%	1	
Thermoplastic	35%	2026 \$10,100	1	
Motor Controllers Locally Mounted Locally Mounted	70% 30% 2-4 \$4,500 On Extended Life, Extent : Moderate, Location : 1st Floor		5 \$400 5 \$100	
Ground Grounding Devices Not Accessible	100% Other Observation, Extent : Light, An Location : 1st Floor Explanation : The Room Is Locked			
Lighting Interior Lighting Fluorescent	35% Other Observation, Extent : Light, An Location : Offices, Locker Room An Explanation : T-8 Lamps		10 \$28,200	
HID HID	60% 5% Now \$4,600 Malfunctioning, Extent: Moderate, A Location: Garage		10 \$1,700	
Egress Lighting Emergency, Battery Exit, Service	50% 50%	2021 \$61,900 2021 \$5,100	10 \$10,600 1	

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

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

Asset #: 4199

Electrical	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting Exterior Lighting HID	100%	2021	\$346,400	10	\$300	

Mechanical	Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Fuel Oil No 2	100% Buried Tank(s), Exter Location : One Tan			**	5	\$27,300	
Conversion Equipment Steam Boiler	100% Other Observation, E Location : 1st Floor Explanation : 2 Uni	r Mechanical Room		* *	1	\$87,200	
Distribution Central Plant Steam Piping/Pmp	10% 0-2	\$145,400	2056	**	4	\$400	
	Insul. Deteriorating, Location: Through		Area Aff	естеа : 100%			
Central Plant Steam Piping/Pmp	90%		2026	\$1,308,800	4	\$5,900	
	On Extended Life, Ex Location : Through		rea Affect	ed : 100%			
Terminal Devices							
Air Handler	40% 0-2 Unit Inoperable, Exte Location : Second F		2036 fected : 2	**	1	\$19,600	
Convector/Radiator	20% Leak Evident, Extent Location: Stairway		2031 Affected :	**	1	\$5,700	
Fan Coil Unit/Heat	40%	111 151 1 1001	2026	\$514,700	1	\$11,400	
Air Conditioning	1070		2020	ψ211,700		Ψ11,100	
Energy Source Electricity	100%		2034	* *	1		
Conversion Equipment Window/Wall Unit	10%		2021	\$17,900	1		
No Component	90%						
Distribution Ductwork/Diffusers No Component	5% 95%		LIFE	* *	2	\$5,700	
Terminal Devices Fan Coil - 2 Pipe	5%		2026	\$8,200	1	\$1,400	
No Component	95%						

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

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

Asset #: 4199

l echanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning Heat Rejection Air Cooled Condenser Unit No Component	5% 95%			2026	\$900	2	\$3,100	
entilation								
Distribution Ductwork/Diffusers	Location Needs Cle	r Intake, Ex 11 : At Equip	\$79,200 tent : Moderate, A oment Fresh Air Int ent : Moderate, Are out	ake	ed : 100%	2-5	\$4,900	
Ductwork/Diffusers	90%	ı		LIFE	* *	2-5	\$44,200	
Exhaust Fans Roof			\$85,600 lerate, Area Affecto	2036 ed : 100%	* *	2	\$1,300	
Wall Unit	40%	l		2026	\$12,200	2	\$1,100	
lumbing H/C Water Piping Brass/Copper Galvanized Steel			ctent : Moderate, A out	2036 2024 rea Affec	* * \$301,600 ted : 100%	1		
Water Heater								
Gas Fired	Location	servation, I n : 1st Floo	Extent : Light, Area r Mechanical Roon s Fired Units		\$52,400 7:100%	2	\$1,300	
Sanitary Piping								
Cast Iron			ctent : Moderate, A out	LIFE rea Affec	* * ted : 100%	1		
Cast Iron		/Clogged, I	\$31,400 Extent : Severe, Are ast Corner Of Gara			1 Reported	d	
Storm Drain Piping				<u> </u>	,	· F · · · ·	•	
Cast Iron			ctent : Moderate, A out	LIFE rea Affec	* * ted : 100%	1		
Sump Pump(s)								
Non-Submersible Submersible	35% 65%			2026 2021	\$4,600 \$1,900	4 4	\$1,000 \$1,800	
Fixtures	0370	<u> </u>		2021	\$1,900	+	\$1,000	
Generic		Fixtures, E	xtent : Moderate, A out 3rd Floor	rea Affec	eted : 100%			

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

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

Page: 33

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

Asset #: 4199

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Standpipe				
Generic	100%	2036 **	1-5 \$46,000	
	No Backflow Preventer, Extent: Moder	ate, Area Affected : 100%		
	Location : First Floor			

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

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

Date of Survey : 30-Jan-2019 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 2212 Lot : 1 BIN : 1082036

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,523,200	\$1,401,100
Interior Architecture	\$728,600	\$337,600
Electrical	\$298,500	\$967,900
Mechanical	\$149,200	\$712,400
Site Pavements	\$271,700	
Total	\$2,971,100	\$3,419,000
Importance Code A	\$1,523,200	\$1,401,100
Importance Code B	\$1,176,200	\$2,017,900
Importance Code C	\$271,700	
Total	\$2,971,100	\$3,419,000

Total	\$188.500	\$16,800	\$30,900	\$17,000
Importance Code C	\$50,600		\$700	. ,
Importance Code B	\$61,400	\$11,000	\$24,400	\$11,300
Importance Code A	\$76,500	\$5,800	\$5,800	\$5,800
Total	\$188,500	\$16,800	\$30,900	\$17,000
Site Enclosure	\$9,200			
Mechanical	\$34,500	\$13,500	\$24,000	\$11,800
Electrical	\$5,200	\$3,300	\$4,000	\$4,400
Interior Architecture	\$68,800		\$2,800	\$900
Exterior Architecture	\$70,800			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

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

Asset #: 4134

rchitecture	Current Repair Future Replacement			Maintenance		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority	
terior			*		•	
Exterior Walls Fiberglass Panel	20% 2-4 \$23,900 Staining/Discoloring, Extent : Moderate Location : Throughout	2033	** 5	\$29,400		
Masonry: Brick	60% Now \$443,800 Horizontal Cracks, Extent: Moderate, Location: West Facade Jnt Mortar Miss/Erod, Extent: Light, A Location: Throughout Rusting Masonry Supt, Extent: Moderat Location: Overhead Doors And Wind Vertical Cracks, Extent: Moderate, Are Location: All Facades Water Penetration, Extent: Moderate, Location: 2nd Floor Corridor	Area Affected : 5% rea Affected : 10% ste, Area Affected : 10% lows Throughout ea Affected : 30%	** 5	\$47,000		
Masonry: Granite	3% Now \$29,000 Broken/Missing Elements, Extent: Mod Location: Throughout Jnt Mortar Miss/Erod, Extent: Modera Location: Building Base At West Fac	lerate, Area Affected : 1 te, Area Affected : 25%	* * 5	\$1,800		
Masonry: Limestone	2% Now \$17,900 Cracking/Crumbling, Extent: Moderate Location: Stone Band Throughout Jnt Mortar Miss/Erod, Extent: Modera Location: Window Sills	e, Area Affected : 10%	** 5	\$1,200		
Metal Coiling Doors	15% Now \$69,600 Broken/Missing Elements, Extent : Light Location : Throughout	2033	* * 5	\$18,400		
Windows Aluminum	100% Now \$688,500 Unit Inoperable, Extent: Severe, Area Location: Throughout	2033	** 5	\$7,900		
Parapets Masonry: Brick	100% Now \$104,700 Cracking/Crumbling, Extent: Light, Ar Location: Parapet Coping Efflorescence, Extent: Moderate, Area Location: Interior Side Of Parapet Jnt Mortar Miss/Erod, Extent: Modera Location: North And South Sides Of S Caulking Deteriorated, Extent: Modera Location: Coping Stones Vertical Cracks, Extent: Moderate, Are Location: At Piers And South West C	Affected : 5% te, Area Affected : 50% Second Floor ate, Area Affected : 15% va Affected : 15%		\$8,700		

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

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

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

Asset #: 4134

Architecture	Current Repair Future Replace			e Replacemer	nt	М	Maintenance		
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priorit
xterior									
Roof									
Built-Up (BUR)	Grvl/Blst M Location Water Pend Location	: Second Flo etration, Exte : Throughou	ent : Light, Area t 2nd Floor	Affected	: 15%				
Skylight, Plastic	_	4+ ouded, Exten : Throughou	\$81,200 t : Moderate, An t	2035 ea Affect		* *	1		
Soffits	1000/						_		
Cast in Place Concrete	100%			LIFE		* *	5		
terior									
Floors Cast in Place Concrete	Cracking/C Location	: Garage Flo	\$241,600 xtent : Moderate oor And Elecrico age, Extent : M	l Room	ffected : 20%	* * : 159	5	\$243,700	
	Location	: Ground Flo	oor, First Floor						
Ceramic Tile	3%			2033		* *	5	\$4,200	
Ceramic Tile	2%			2045		* *	5	\$2,800	
			ent : N/A, Area A ocker Room And		100%				
Quarry Tile	10%			2035		* *	5	\$20,900	
Vinyl Tile	5%	Now	\$61,700	2040		* *	3	\$2,600	
		/Impact Dan : Throughou	age, Extent : Se t	vere, Are	ea Affected : 10	90%			
Interior Walls									
Ceramic Tile	3%			2033		* *	5	\$1,500	
Ceramic Tile	2%			2045		* *	5	\$1,000	
			ctent : N/A, Area ocker Room And	00	l : 100%				
Concrete Masonry Unit	80%			LIFE		* *	5	\$31,600	
Gypsum Board	8%			LIFE		* *	5-10	\$6,700	
Gypsum Board	2%			LIFE		* *	5-10	\$1,700	
			ent : N/A, Area A ocker Room And		100%				
Masonry: Brick	Spalling, E Location Water Pend	: Stairwells, etration, Exte	\$20,100 e, Area Affected Electrical Room ent : Moderate, A Vest Stairwells	And 2nd	l Floor Corrid	* * or			

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

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

Asset #: 4134

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	00/	NI	¢10 000	2020	¢02 000	5	¢5. (00	
AcousTileSusp.Lay-In		Now	\$18,800 ents, Extent : Mod	2028	\$93,900	5	\$5,600	
		0	out, Specially In W		00			
		_	Extent : Moderate	_				
	U	: Through		, 11. 00. 12	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
AcousTileSusp.Lay-In	2%			2050	* *	5	\$2,800	
ricous i nesusp. Luy in		tallation, E	Extent : N/A, Area A		: 100%	3	Ψ2,000	
			Locker Room And					
Exposed Concrete	25%	Now	\$58,400	LIFE	* *	5	\$5,400	
•	Broken/Mi	issing Elem	ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: Through	out					
Exposed Struc: Steel	60%	Now	\$366,900	LIFE	* *			
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Through	out					
Metal Panel	5%			LIFE	* *	5	\$17,400	
Site Enclosure								
Fence/Gates	50%	0-2	¢£ 000	2040	* *			
Chain Link			\$5,800 Extent : Moderate, A					
		: North Fa		нгеи Ајје	сией . 100/0			
Iron Picket	50%	0-2	\$3,400	2050	* *			
Holl I leket			xtent : Light, Area		. 10%			
		: East Fac		11,500,000	. 1070			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
Parking/Driveway								
Cast in Place Concrete		Now	\$271,700	2050	**			
	_	_	Extent : Severe, A	rea Affec	cted: 100%			
	Location	: Through	out					

Electrical	Current Repair	Future Replac	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2040	* *	5	\$300		
	Other Observation, Extent : Light, An	rea Affected : 100%					
	Location: Electrical Room						
	Explanation : One 2,000 Ampere M	ain Disconnect Swite	ch				
Switchgear / Switchboard							
Fused Disc Sw	100%	2040	* *	5	\$300		
Raceway							
Conduit	100%	2040	* *	1			

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

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

Asset #: 4134

Electrical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Molded Case Bkrs	100%		2038	* *	5	\$1,500	
Wiring Thermoplastic	100%		2040	* *	1		
Motor Controllers							
Locally Mounted	25%		2035	* *	5	\$100	
Motor Control Center	75%		2035	* *	5	\$1,200	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,700	
Lighting							
Interior Lighting	200/		• • • •	4.50.50		4.0.400	
Fluorescent	38%		2030	\$50,700	10	\$20,400	
	Other Observation, Ex						
	Location : Locker Ro		i And Off	tices			
	Explanation: T-8 Lan	mps					
Fluorescent	1%		2030	\$1,300	10	\$500	
	T-5 Lamps And Fixture Location: Bronx 7 G	_	Area Aff	ected : 100%			
HID	60% 0-2	\$298,500	2040	* *			
	Inadequate Lighting Le Location : Bronx 8 G		lerate, Ai	rea Affected : 100%	6		
LED	1%		2038	* *			
	Recent Installation, Ex Location: Bronx 8 Sh	_		: 100%			
Egress Lighting							
Emergency, Battery	1%		2040	* *	10	\$100	
g,,,	Recent Installation, Ex Location: Bronx 7 W	-	Affected			*	
Exit, Battery	99%		2030	\$55,500	10	\$3,900	
Exterior Lighting	7770		2030	Ψ55,500	10	ψ3,700	
HID	100%		2030	\$229,900	10	\$200	
Alarm	10070		2000	<i>\$227,700</i>	10	Ψ200	
Fire/Smoke Detection							
Generic, Digital	100%		2025	\$630,500	1-3	\$37,100	
						,	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2050 **	1	

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

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

Asset #: 4134

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Conversion Equipment								
Steam Boiler	100%			2043	**	1	\$57,800	
			Extent : Light, Area	Affected	! : 100%			
		: Boiler R						
Distribution	Explana	tion : 2 Uni	ts					
Steam Piping/Pump	100%			2050	* *			
Terminal Devices	10070			2030				
Air Handler	50%			2030	\$400,900	1	\$18,100	
Convector/Radiator	30%			2043	\$ 4 00,900 * *	1	\$5,700	
Fan Coil Unit/Heat	20%			2030	\$170,800	1	\$3,800	
ir Conditioning	2070			2030	\$170,000	1	Ψ5,000	
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment	10070			20.0		-		
Exterior Pkg Unit - Cooling	20%	0-2	\$92,400	2040	* *	2	\$600	
Coomig	Broken, E.	xtent : Mod	lerate, Area Affecte	ed : 100%	6			
		: Mechani						
Window/Wall Unit	20%			2025	\$23,800	1		
No Component	60%			2023	Ψ25,000	1		
Heat Rejection	0070							
Air Cooled Condenser	100%	Now	\$4,600	2030	\$46,000	2	\$32,500	
Unit			* /		* -,		, - , - ·	
	Not in Ser	vice, Exten	t : Severe, Area Afj	ected : 1	100%			
	Location	: Roof						
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$51,600	
Exhaust Fans								
Roof	100%		\$56,800	2030	\$94,700	2	\$1,400	
			ent : Moderate, Are	ea Affecte	ed : 10%			
	Location	: Six Of Te	en Units On Roof					
lumbing								
H/C Water Piping								
Brass/Copper	30%			2050	* *	1		
Galvanized Steel	70%			2035	* *	1		
Water Heater	1000/			2025	**	_	4000	
Gas Fired	100%			2025	\$34,800	2	\$900	
			Extent : Light, Area	Affectea	! : 100%			
		: Basemen						
G '4 '	Explana	non : 120 C	Gallon Tank					
Sanitary Piping	1000/			LIPP	* *	1		
Cast Iron	100%			LIFE	~ Φ	1		
Storm Drain Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 4134

Mechanical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	est Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2030	\$8,700	4	\$1,900	
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Moderate	e, Area Affected .	: 100%			
	Location: Throughout					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$29,500	
Sprinkler				•		
Generic	100%	2040	* *	1-2	\$16,400	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BRONX DISTRICT 11 GARAGE FORMER INCINERATOR

Address : 800 ZEREGA AVENUE

Borough : BRONX Agency's Number : N/A

Date of Survey : 15-May-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,3

Block : 3702 Lot : 1 BIN : 2094842

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,341,800	\$124,700
Interior Architecture	\$680,200	\$172,700
Electrical	\$63,000	\$435,300
Mechanical	\$593,600	\$209,900
Total	\$3,678,500	\$942,600
Importance Code A	\$2,341,800	\$232,100
Importance Code B	\$1,058,400	\$710,600
Importance Code C	\$278,400	
Total	\$3,678,500	\$942,600

Total	\$122,300	\$7,500	\$12,600	\$57,300
Importance Code C				
Importance Code B	\$83,900	\$6,900	\$12,600	\$56,700
Importance Code A	\$38,400	\$600		\$600
Total	\$122,300	\$7,500	\$12,600	\$57,300
Mechanical	\$15,400	\$7,500	\$12,600	\$19,700
Electrical	\$54,500			\$36,400
Interior Architecture	\$14,200			\$1,200
Exterior Architecture	\$38,200			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 4241

Architecture	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls	5 0/ N	0065000 1100	ate ate	_	# 46.000	
Cast Stone/Terra Cotta	5% Now	\$265,300 LIFE	Factor 1. 250/	5	\$46,800	
	Cracking/Crumbling, Exte Location : At Building Bo		geciea : 25%			
	Jnt Mortar Miss/Erod, Ext		Affected · 25%			
	Location: Throughout		199000000000000000000000000000000000000			
Fiberglass Panel	10% Now	\$27,400 2035	* *	5	\$22,500	
8	Broken/Missing Elements,	. ,	ffected : 20%			
	Location : Throughout					
Masonry: Brick	65% Now	\$980,000 LIFE	* *	5	\$77,900	
	Broken/Missing Elements,	Extent : Moderate, Ar	ea Affected : 20%			
	Location: East Facade					
	Cracking/Crumbling, Exte	nt : Moderate, Area Aj	ffected : 20%			
	Location: Throughout	. 16 1	ACC . 1 500/			
	Jnt Mortar Miss/Erod, Ext Location : Throughout	ent : Moaerate, Area 2	Affectea : 50%			
Matal Cailing Dage	10% Now	\$212,700 2031	* *	5	\$18,700	
Metal Coiling Doors	Corrosion/Rusting, Extent			3	\$18,700	
	Location : East Facade	. Moderate, med nije	cica . 2070			
	Deformed/Dented, Extent .	Moderate, Area Affec	cted : 20%			
	Location : East Facade					
Stucco Cement	10% Now	\$36,200 2031	* *	5	\$15,000	
	Cracking/Crumbling, Exte	nt : Moderate, Area Aj	ffected : 20%			
	Location : Throughout					
				_	***	
Aluminum		. ,	**	5	\$18,700	
	-	gni, Area Ajjecied : 10	J%0			
		tent : Light Area Affe	cted · 30%			
	Location: Throughout	Digiii, 111 ca 1111 c	. 5070			
Metal Louvers	5%	2035	* *	10	\$12,300	
Windows Aluminum Metal Louvers		tent : Light, Area Affe	cted : 30%	5	\$18,700 \$12,300	

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

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

Asset #: 4241

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Parapets Cast Stone/Terra Cotta	10% Now \$53,600 Cracking/Crumbling, Extent: Light, Ar Location: Throughout	LIFE ** ea Affected : 10%	5	\$10,400	
	Jnt Mortar Miss/Erod, Extent : Modera Location : At Coping	te, Area Affected : 50%			
Masonry: Brick	80% Now \$194,800 Diagonal Cracks, Extent: Moderate, And Location: Corners And Throughout F Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout	acades	5	\$10,800	
Metal Panel	10% Now \$10,800 Deformed/Dented, Extent: Light, Area Location: Throughout Seams Open/Split, Extent: Moderate, A Location: Throughout		5	\$2,600	
Roof Modified Bitumen	100% Recent Replace Evident, Extent : Light, Location : Throughout 2009	2034 ** Area Affected : 100%	10	\$110,100	
Interior Floors					
Cast in Place Concrete	85% Now \$171,200 Cracking/Crumbling, Extent: Moderate Location: Garage Area And Corridor Spalling, Extent: Light, Area Affected: Location: Throughout	· Between Incinerator And (5 Garage	\$172,700	
Ceramic Tile	5% Now \$93,800 Broken/Missing Elements, Extent: Mod Location: Toilets And Shower Rooms Cracking/Crumbling, Extent: Severe, A Location: Throughout		5	\$2,300	
Vinyl Tile	10% Now \$82,300 Cracking/Crumbling, Extent: Moderate Location: At Office Worn/Eroded, Extent: Moderate, Area Location: At Office		3	\$3,500	

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

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

Asset #: 4241

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Interior Walls								
Concrete Masonry Unit	50% Now	\$101,100	LIFE	**	5	\$17,500		
	Cracking/Crumbling, Ex Location: Throughout		еа Ајјесте	a : 20%				
Masonry: Brick	40% Now	\$142,000	LIFE	* *				
	Cracking/Crumbling, Ex Location : Throughout	0	ea Affecte	d : 10%				
SGFT/Glazed Masonry	10% Now	\$35,300	LIFE	* *				
	Cracking/Crumbling, Ex Location: Throughout	_	ea Affecte	d : 10%				
Ceilings								
Acous TileSusp.Lay-In	10% Now Staining/Discoloring, Extended to Location: Locker Roo		2031 e, Area Af	* * fected : 30%	5	\$4,600		
	Water Penetration, Exte Location : Locker Roo		Area Affec	eted : 20%				
Exposed Concrete	35% Now Cracking/Crumbling, Ex Location: Main Garas		LIFE e, Area Aff	* * fected : 10%	5	\$5,100		
	Spalling, Extent : Light, Location : Throughout	Area Affected :	20%					
Exposed Struc: Steel	50%		LIFE	* *				
Plaster	5% Now Cracking/Crumbling, Ex Location: Toilets	\$6,400 ctent : Moderate	LIFE e, Area Aff	* * Fected : 10%	5	\$2,900		

lectrical	Current Repair	Future	e Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2036	* *	5	\$100	
	Other Observation, Extent: Moderate, Location: Electrical Room Explanation: Main Service Switch Ro	55				
Fused Disc Sw	50%	2026	\$14,200	5	\$100	
	Other Observation, Extent : Moderate, Location : Electrical Room	Area Affe	cted: 100%			
	Explanation: Main Service Switch Re	ated At 80	0 Amperes.			
Switchgear / Switchboard						
Fused Disc Sw	30%	2026	\$53,500	5	\$100	
Molded Case Bkrs	70%	2026	\$124,800	5	\$1,100	
Raceway						
Conduit	95%	2026	\$47,600	1		
Conduit	5%	2036	* *	1		

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

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

Asset #: 4241

Electrical	Currer	nt Repair	epair Future Replaceme		t Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2025	\$5,100	5	\$100	
Molded Case Bkrs	70%		2025	\$70,900	5	\$1,100	
Molded Case Bkrs	20%		2034	* *	5	\$300	
Molded Case Bkrs	5% 2-4	\$5,100	2051	* *	5		
	Enclosure Corrode Location : 1st Flo	ed, Extent : Moderate oor	, Area A <u>j</u>	fected : 100%			
Wiring							
Braided Cloth	40% 2-4	\$23,000	2051	* *	1		
	_	xtent : Moderate, Are ghout The Building	ea Affecte	ed : 100%			
Thermoplastic	50%		2026	\$28,700	1		
Thermoplastic	10%		2036	* *	1		
Motor Controllers							
Locally Mounted	80%		2024	\$63,000	5	\$300	
Locally Mounted	20% 2-4	\$15,700	2046	* *	5		
	On Extended Life, Location: 1st Flo	Extent : Moderate, A oor	rea Affec	ted : 100%			
Ground							
Grounding Devices							
Generic	100% 0-2	\$9,900	LIFE	* *	5	\$900	
		, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : 1st Flo						
	Explanation : Co	rroded					
Lighting							
Interior Lighting	600/		2024	ماد ماد	1.0	024100	
Fluorescent	60%		2034	**	10	\$34,100	
	•	xtures, Extent : Mode ghout The Building	rate, Are	a Affected : 100%			
HID	40%		2034	* *	10	\$800	
Egress Lighting							
Exit, Service	100%		2026	\$7,200	1		
Exterior Lighting					_		
HID	100%		2034	* *	10	\$200	
Lightning Protection							
Arresters/Cabling							
Generic	100%		2029	\$138,600	5	\$1,800	
		, Extent : Moderate, .	Area Affe	ected : 100%			
	Location : Outsid						
	Explanation : Lo	cated In The Stacks (Inly				

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

Heating

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

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

Asset #: 4241

Mechanical	Current Repair	Future	Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	10%	2036	* *	1		
No Component	90%					
Conversion Equipment	100/	2026	#105.400	2	Φ2 000	
Radiant Heater	10%	2026	\$107,400	2	\$2,900	
No Component	90%	100 1	00/			
	Other Observation, Extent : Light, An Location : First Floor	rea А <u></u> ЈЈес <i>і</i> еа	: 0%			
		I I C-				
Distribution	Explanation: Incinerators Are No I	Longer in Se	ervice			
Central Plant Steam Piping/Pmp	100%	2026	\$102,500	4	\$4,600	
pg	Not in Service, Extent : Moderate, Ar	ea Affected	: 100%			
	Location: First Floor, The Incinera Making Steam Are No Longer In Op On Extended Life, Extent: Moderate, Location: Throughout	ators Which peration.	Served As The Soi	ırce Of I	Energy For	
Terminal Devices						
Air Handler	90%	2021	\$76,700	1	\$34,500	
	Not in Service, Extent: Moderate, Ar Location: Garage Floor, The Incin Making Steam Are No Longer In Op On Extended Life, Extent: Severe, Ar Location: First Floor	erators Whi peration.	ch Served As The	Source C	If Energy For	
Convector/Radiator	10%	2031	* *	1	\$2,000	
	Not in Service, Extent : Moderate, Ar Location : Throughout, Locker Roo The Source Of Energy For Making	ms And Offi	ce Spaces, The Inc		s Which Served As	
Air Conditioning	The Bource of Bhergy For Haming	Steam III e I	Donger In oper	arron.		
Energy Source						
Electricity	10%	2034	* *	1		
No Component	90%					
Conversion Equipment						
Window/Wall Unit	10%	2024	\$12,600	1		
No Component	90%					
Distribution						
Ductwork/Diffusers	10%	LIFE	* *	2	\$8,100	
	Not in Service, Extent : Light, Area A Location : Mezzanine Level	lffected : 100	0%			
No Component	90%					
Ventilation						

Ventilation

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

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

Asset #: 4241

Mechanical	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution	10% 0-2	\$55.000	LIEE	* *	2.5	¢2.500	
Ductwork/Diffusers	10% 0-2 Damaged, Extent: Mod Location: Various Lo Faulty Air Intake, Exten Location: At Equipm	ocations nt : Moderate, Ai	·ea Affect	%	2-5	\$3,500	
	Needs Cleaning, Extent Location : Throughou		a Affected	d : 100%			
Ductwork/Diffusers	90%		LIFE	* *	2-5	\$31,100	
Exhaust Fans Roof	100% 0-2 Malfunctioning, Extent Location : Roof, Mult				2	\$1,500	
Plumbing							
H/C Water Piping Galvanized Steel	100% On Extended Life, Exte Location : Throughou		2024 rea Affect	\$265,800 red: 100%	1		
Water Heater	Bocation : Thi oughou						
Oil Fired	100% Other Observation, Ext Location : 1st Floor	ent : Light, Area	2021 Affected	\$50,300 : 100%	1	\$1,800	
	Explanation: One Un	nit - 275 Gallons					
Sanitary Piping Cast Iron	10% 0-2 Blockage /Clogged, Ext Location : Tunnel Are				1		
Cast Iron	90% On Extended Life, Exte Location : Throughou		LIFE rea Affect	* * * * * * * * * * * * * * * * * * *	1		
Storm Drain Piping Cast Iron	100% On Extended Life, Exte Location : Throughou		LIFE rea Affect	* * red : 100%	1		
Backflow Preventer							
Generic	5% 0-2 Other Observation, Ext Location : First Floor Explanation : Leaky I	r Water Meter Ro	oom		1	\$200	
Generic	95%		2026	\$14,600	1	\$3,600	
Fixtures Generic	100%						
Fire Suppression	10070						
Standpipe Generic	100%		2036	* *	1-5	\$32,400	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$105,700
Total		\$105,700
Importance Code A		\$105,700
Total		\$105,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,700	\$400		
Interior Architecture	\$6,900	\$31,400		\$400
Electrical	\$1,700	\$2,500		\$100
Mechanical	\$200	\$300	\$400	\$300
Total	\$40,600	\$34,500	\$500	\$800
Importance Code A	\$31,800	\$600	\$100	\$100
Importance Code B	\$8,400	\$33,900	\$400	\$600
Importance Code C	\$400			
Total	\$40,600	\$34,500	\$500	\$800



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

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

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

Asset #: 14766

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick Cavity	95%			LIFE	* *	5	\$6,800	
Metal Panel	3%			2047	* *	5-10	\$1,500	
Pre-Cast Concrete	2%			LIFE	* *	5	\$500	
Windows								
Aluminum	Location	: Through	Extent : Light, Area out cctive Metal Grilles		**!: 100%	5	\$800	
Parapets								
Concrete Masonry Unit	5%			LIFE	* *	5		
Metal Panel	5%			2047	* *	5		
No Component Roof	90%							
Modified Bitumen	Blisters, E Location Ridging, E Location Seams Ope Location Vegetation	: Through Extent : Moo : Through en/Split, Ex : At Stepp	derate, Area Affect out :tent : Moderate, A ed Up Parapets An Extent : Moderate,	ed : 25% rea Affec ed Roof F	sted : 20% Penetrations			
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$400	
Ceramic Tile	5%			2036	* *	5	\$200	
Vinyl Tile	90%	Now	\$3,100	2022	\$31,400	3	\$1,300	
·	Location Worn/Eroc	: Corridor	nents, Extent : Mod rs And Kitchen Are : Moderate, Area out	а				
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$800	
Glass: Single Pane	3%			LIFE	* *	5	\$400	
Gypsum Board	92%			LIFE	* *	5	\$8,700	
Ceilings	1000	4	** ***	2010	* *	_	44.00	
AcousTileSusp.Lay-In	Location Staining/D	: Various	\$3,300 nents, Extent : Mod Locations Through Extent : Moderate	out	ea Affected : 15%	5	\$2,000	

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

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

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

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

Asset #: 14766

Electrical	Current Re	epair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (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	5 0 /	2025	ماد ماد	_		
Fused Disc Sw	5%	2035	* *	5	#100	
Molded Case Bkrs	95%	2035	* *	5	\$100	
Wiring Thermoplastic	100%	2037	* *	1		
Motor Controllers	10070	2037				
Locally Mounted	100%	2032	* *	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5		
Lighting						
Interior Lighting						
Fluorescent	100%	2032	* *	10	\$2,400	
	T-8 Lamps And Fixture Location : Throughou	es, Extent : Moderate, Are ut The Building	a Affected : 100%			
Egress Lighting						
Exit, Service	100%	2032	**	1		
Exterior Lighting						
HID	100%	2032	* *	10		
Alarm						
Security System	000/					
No Component	80%	φ1 π 00 2 02 π	* *		#200	
Generic	20% Now	\$1,700 2037		1	\$200	
		Severe, Area Affected : 1	00%			
Fire/Smoke Detection	Location : Throughou	u The Bullaing				
No Component	80%					
Generic, Digital	20%	2027	\$5,700	1-3	\$300	
	2070	2021	ψ2,700		Ψ200	

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

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

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

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

Asset #: 14766

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Exterior Pkg Unit -	10%		2032	* *	2		
Cooling							
No Component	90%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$1,500	
Exhaust Fans							
Roof	100%		2032	* *	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
Water Heater							
Gas Fired	100%		2025	\$1,600	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%						

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BRONX ENFORCEMENT GARAGE

Address : 1787 WEST FARMS ROAD

Borough : BRONX Agency's Number : N/A

Date of Survey : 26-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3015 Lot : 58 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$732,900	
Interior Architecture	\$480,700	\$90,400
Electrical	\$120,100	
Mechanical		\$343,100
Total	\$1,333,700	\$433,500
Importance Code A	\$732,900	
Importance Code B	\$555,000	\$433,500
Importance Code C	\$45,800	
Total	\$1,333,700	\$433,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$29,800		\$1,300	
Interior Architecture	\$71,300			\$600
Electrical	\$21,200	\$300	\$41,000	
Mechanical	\$23,000	\$3,900	\$54,900	\$4,600
Site Enclosure	\$7,500			
Site Pavements	\$2,200			
Total	\$154,900	\$4,100	\$97,200	\$5,200
Importance Code A	\$33,000	\$3,200	\$4,600	\$3,200
Importance Code B	\$84,000	\$900	\$92,600	\$2,000
Importance Code C	\$37,900			
Total	\$154,900	\$4,100	\$97,200	\$5,200



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

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

Asset #: 14810

rchitecture		Current F	Repair	Futur	re Replacement	M	aintenance		
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior									
Exterior Walls									
Cast in Place Concrete	2%			LIFE	* *	5	\$3,100		
Concrete Masonry Unit	5%		*	LIFE	* *	5	\$1,000		
Masonry: Brick Masonry: Granite	Location Loose/Del Location Vegetation Location Vertical C Location	r Miss/Erod 1: Various 1 2am Surface 1: Wrapped 1: Growth, E 1: South Fa 2racks, Exte	Extent : Moderate,	cades e, Area A Facade A Area Aff	Affected : 15% nd At Door / Wind ected : 10%	5 ow Open	\$24,100 ings \$200		
,	Loose Uni	its, Extent :	Severe, Area Affec Door Openings		%				
Metal Panel	Deteriora Location Other Obs Location	n : Jambs Ai servation, E n : Door Op	\$200 Extent : Moderate, t Door Openings - extent : Light, Area enings At Street Foonent Type Actual	Street Fo Affected acade	acade l : 100%	5	\$1,100		
Metal Sect. OHD	Bent/Warp	Now ped Elemen a : All Gara	\$99,500 ts, Extent : Moderd ge Doors	2048 ate, Area	* * Affected : 50%	5	\$4,800		
Pre-Cast Concrete	_	Discoloring, 1 : Window	Extent : Moderate Sills	LIFE e, Area Ą	* * ffected : 50%	5	\$1,000		
Windows						_	***		
Aluminum	Broken/M Location Ctrwt/Ball Location Other Obs Location	n: Window nc Not Fund n: 2nd Floo servation, E n: 2nd Floo	Sashes At Stairs A ct, Extent : Moderd or Windows extent : Light, Area or Windows	nd Secon ate, Area Affected	Affected: 40%	5	\$100		
			ctive Metal Grilles						
Metal Louvers	Deformed	Now /Dented, Ex n : Vents Th	\$800 tent : Severe, Area roughout	2043 a Affected	* * d : 50%				
Steel	Other Obs	: Windows	\$21,200 xtent : Severe, Are Throughout Gara e Pane Windows W	ge		5	\$2,400		

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

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

Asset #: 14810

Architecture	Current Repai	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Parapets		*		_		
Masonry: Brick	90% Now Jnt Mortar Miss/Erod, Exte	\$46,700 LIFE ent : Moderate, Area A	* * Affected : 30%	5	\$3,900	
	Location: Parapet Walls	Above Garage And A	t Chimney			
	Vegetation Growth, Extent	: Moderate, Area Affe	ected : 10%			
	Location: South Parapet	Wall Above Garage				
	Water Penetration, Extent	Moderate, Area Affe	cted : 25%			
	Location: Saturated Nor	th Parapet Wall At Go	ırage			
Masonry: Limestone	7% Now	\$3,300 LIFE	* *	5	\$400	
j	Miss/Damaged Copings, E.		a Affected : 15%		·	
	Location: Coping Above	Garage				
	Caulking Deteriorated, Ext	ent : Moderate, Area	Affected : 20%			
	Location: Coping Above	Garage				
	Vegetation Growth, Extent	: Moderate, Area Affe	ected : 10%			
	Location: Coping Above	Garage - South Faca	de			
	Worn/Eroded, Extent: Mod	lerate, Area Affected	: 20%			
	Location : Coping Above	Garage				
Metal Panel	3%	2048	* *	5	\$500	
Roof						
Built-Up (BUR)	74% Now	\$434,900 2038	* *			
	Vegetation Growth, Extent					
	Location : North And Sou	-	-			
	Water Penetration, Extent					
	Location : North And Sou	•	-			
	Worn/Eroded, Extent: Sev		0%			
	Location : Roof Above Go					
	Other Observation, Extent		cted : 100%			
	Location: Roof Above Go					
	Explanation: Component					
Copper/Terne	1%	2043	* *	10	\$1,000	
Modified Bitumen	25%	2036	* *	10	\$10,400	
Interior						
Floors						
Cast in Place Concrete	85% Now	\$89,700 LIFE	**	5	\$90,400	
	Cracking/Crumbling, Exter	-	-	1.77	10 . 1	
	Location: Curbing Throi	ighout, Driveway At E	antry Bay, Area Ar	ound Tre	nch Drain In	
C	Garage	#0.000 2021	* *	-	ф1 20 0	
Ceramic Tile	5% 0-2	\$9,800 2031		5	\$1,200	
	Jnt Mortar Miss/Erod, Exte		нујества : 50%			
	Location: 2nd Floor Loc					
Vinyl Tile	10% Now	\$43,100 2038	* *	3	\$1,800	
	Worn/Eroded, Extent: Mod					
	Location : Throughout Fi	rst And Second Floor	Offices			

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

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

Asset #: 14810

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Interior Walls	5 0/							
Cast in Place Concrete	7%	N T	¢4 100	LIFE	* *	5	¢400	
Ceramic Tile	Broken/Mis Location Jnt Mortar	: 2nd Floo Miss/Eroo	\$4,100 ents, Extent : Mod r Locker Rooms l, Extent : Modera r Locker Rooms		ea Affected : 10%	5	\$400	
Concrete Masonry Unit	20%			LIFE	* *	5	\$1,900	
Gypsum Board		Now	\$1,400	LIFE	* *	5	\$1,000	
71	Broken/Mis	sing Elem		erate, Ar	ea Affected : 30% rridor		¥ ,,	
Masonry: Brick	Paint Peeli Location Spalling, E Location Water Pene	: Garage xtent : Mo : Window etration, E	\$45,800 : Moderate, Area derate, Area Affec Openings At Gara xtent : Moderate, A Openings At Gara	ted : 10% ge Area Affe	6			
Metal Panel	3%	· muon	openings III Guru	LIFE	* *			
SGFT/Glazed Masonry	12% Horizontal Location Other Obse	: Stairwell ervation, E	\$22,800 ktent : Moderate, A And Entry Walls ktent : Moderate, A	LIFE Area Affe	* * cted : 20%			
		: All Walls on : Paint						
Ceilings	Ехріапан	on . Faini	reeling					
Acous TileSusp.Lay-In	Broken/Mis Location Water Pene	: 2nd Floo	r Corridor xtent : Moderate, 2		* * rea Affected : 50% cted : 25%	5	\$2,400	
Exposed Concrete	Exposed Re Location Paint Peeli Location Spalling, E. Location Water Pene	: Girders I ng, Extent : Beams T xtent : Mo : Girders I stration, E	\$261,000 nt, Extent : Moder in Garage, Oil Tar : Light, Area Affer irroughout derate, Area Affec in Garage And Bas xtent : Moderate, 2 Oil Tank Room, B	ik Room cted : 20 ted : 15% sement B Area Affe	In Basement % 6 eams ccted : 15%	5	\$6,100	
Gypsum Board	5%			LIFE	* *	5	\$3,000	
Plaster	Water Pene		\$33,300 xtent : Severe, Are airwell And Front			5	\$1,500	

Site Enclosure

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

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

Asset #: 14810

Architecture		Current R	epair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$3,900	2038	* *			
	Impact Da	mage, Exter	nt : Moderate, Are	a Affecte	ed : 10%			
	Location	: North Sid	le Of Building					
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$3,500	2048	* *			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%							
	Location	: North And	d South Perimeter	Walls				
	Impact Da	mage, Exter	nt : Moderate, Are	a Affecte	ed : 10%			
	Location	: South Wa	11					
Retaining Walls								
Masonry: Fieldstone	100%			2048	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$2,200	2033	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 30%			
	Location	: North And	d West Area Ways					
	Tripping F	Hazard, Exte	ent : Moderate, Ar	ea Affeci	ted : 20%			
	Location	: North And	d West Area Ways					

ectrical	Current Repai	r	Futur	e Replacement	M	aintenance	
tem Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$1,500	5	\$100	
	Other Observation, Extent	: Moderate, A	rea Affe	cted : 100%			
	Location : Electrical Roc	om .					
	Explanation : Main Servi	ice Switch Rate	ed At 20	0 Amperes			
Switchgear / Switchboard	· ·			-			
Fused Disc Sw	100%		2028	\$25,500	5	\$100	
	Other Observation, Extent Location : Electrical Roc Explanation : I- Vertical	om	rea Affe	ected : 100%			
Raceway							
Conduit	100%		2028	\$3,900	1		
Panelboards							
Fused Disc Sw	10%		2027	\$1,600	5	\$100	
Molded Case Bkrs	50%		2027	\$7,800	5	\$400	
Molded Case Bkrs	40% 0-2	\$6,200	2053	* *	5	\$200	
	Enclosure Corroded, Exter Location : Basement	nt : Severe, Are	ea Affec	ted : 100%			
Wiring							
Thermoplastic	100%		2028	\$8,500	1		

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

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

Asset #: 14810

Electrical	Current Rep	air Fu	ture Repl	acement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Ye		nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%	202	26	\$30,000	5	\$200		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	50%	202	23	\$37,100	10	\$14,900		
	T-12 Lamps And Fixture.	s, Extent : Moderate,	Area Affe	ected : 100%	ó			
	Location: Throughout	The Building						
Fluorescent	20% Now	\$14,800 203	38	* *				
	Inadequate Lighting Level, Extent: Moderate, Area Affected: 100%							
	Location: Basement							
HID	30%	202	23	\$83,100	10	\$300		
Exterior Lighting								
HID	20%	202	23	\$25,600	10			
No Component	80%							

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Fuel Oil No 2	100%			2038	* *	5	\$10,100	
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$32,200	
Distribution								
Steam Piping/Pump	100%	Now	\$14,000	2028	\$140,300			
	Corroded,	Extent: Mo	derate, Area Affe	cted : 20	9%			
	Location	: Vacuum F	Pump In Basement	And Th	roughout			
	Insul. Det	eriorating, E	Extent : Moderate,	Area Af	fected : 80%			
	Location	: Througho	ut					
	Leak Evid	ent, Extent :	Severe, Area Affe	cted : 59	%			
	Location	: Vacuum F	Pump, Basement					
Terminal Devices								
Convector/Radiator	45%			2026	\$76,400	1	\$4,700	
Fan Coil Unit/Heat	5%			2023	\$23,800	1	\$500	
Unit Heater - Steam	50%			2028	\$56,700	4	\$1,500	
ir Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$13,200	1		
No Component	80%				•			

Ventilation

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

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

Asset #: 14810

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork Stainless Steel				LIFE	* *			
No Component	70%							
Exhaust Fans								
Roof	20%			2033	* *	2	\$200	
Wall Unit	70%			2023	\$7,900	2	\$700	
No Component	10%							
Plumbing								
H/C Water Piping								
Brass/Copper		Now	\$2,400	2038	* *	1		
			xtent : Moderate, 2	Area Affe	ected : 30%			
		: Various						
			ation Deteriorated					
Galvanized Steel		Now	\$1,400	2026	\$69,600	1		
			xtent : Moderate, A	Area Affe	ected : 30%			
		: Various						
	Explana	tion : Insul	ation Deteriorated					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible		Now	\$100	2021	\$1,100	4	\$700	
			t : Severe, Area Aff	fected : 1	00%			
	Location	: Basemen	t					
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
No Component	80%							
Generic	20%			2038	* *	1-5	\$3,300	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN 11 BORO ENFORCEMENT SANITATION GARAGE - BK S11

Address : 1824 SHORE PARKWAY

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 19-Apr-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 6943 Lot : 2 BIN : 3378180

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$3,551,900	\$129,100		
Interior Architecture	\$576,300	\$158,100		
Electrical	\$90,800	\$343,700		
Mechanical	\$689,800	\$2,048,200		
Site Pavements	\$136,100			
Total	\$5,045,000	\$2,679,100		
Importance Code A	\$3,551,900	\$129,100		
Importance Code B	\$1,347,800	\$2,550,000		
Importance Code C	\$145,200			

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,500		\$11,300	
Interior Architecture	\$15,600	\$3,600		\$6,100
Electrical	\$2,200	\$2,700	\$35,300	\$1,300
Mechanical	\$95,900	\$10,200	\$33,300	\$8,900
Site Pavements	\$13,900			
Total	\$136,100	\$16,500	\$79,900	\$16,300
Importance Code A	\$11,900	\$3,400	\$14,900	\$3,400
Importance Code B	\$107,600	\$13,100	\$65,000	\$12,800
Importance Code C	\$16,600			
Total	\$136,100	\$16,500	\$79,900	\$16,300



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

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

Asset #: 122

Architecture	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls Masonry: Brick Cavity	60% 0-2 \$283,300 Jnt Mortar Miss/Erod, Extent : Light, A Location : All Facades	LIFE ** Area Affected : 25%	5	\$72,500	
Metal Coiling Doors	30% Now \$2,144,100 Broken/Missing Elements, Extent : Mod Location : Throughout	2048 ** derate, Area Affected : 40%	5	\$56,600	
Metal Coiling Doors Window Wall	5% 5%	2045 ** 2038 **	5 5	\$18,900 \$22,700	
Windows					
Aluminum	100% Now \$708,700 Air Infiltration, Extent : Moderate, Are Location : Throughout Ctrwt/Balnc Not Funct, Extent : Moder Location : Throughout Unit Inoperable, Extent : Severe, Area Location : Throughout	rate, Area Affected : 30%	5	\$8,100	
Parapets					
Cast Stone/Terra Cotta	10% 2-4 \$8,500 Cracking/Crumbling, Extent: Moderat Location: Coping Jnt Mortar Miss/Erod, Extent: Light, A Location: Coping		5	\$5,000	
Masonry: Brick Cavity	90% Now \$83,300 Loose Units, Extent: Severe, Area Affe Location: Above 2nd Floor Offices Misaligned/Bulging, Extent: Moderate Location: Parapet Walls Above 2nd Spalling, Extent: Moderate, Area Affec Location: Interior Parapet Walls The Vertical Cracks, Extent: Severe, Area Location: Above Main Entry To Adm	e, Area Affected : 25% Floor Offices cted : 30% roughout Affected : 5%	5	\$5,800	1
Roof					
Modified Bitumen	78% 2-4 \$54,300 Alligatoring, Extent: Light, Area Affect Location: Roof Above Garages Blisters, Extent: Moderate, Area Affect Location: Roof Above Garages Water Penetration, Extent: Light, Area	ted : 15%			
	Location : Roof Above Garages				
Modified Bitumen	20% 0-2 \$278,200 Blisters, Extent: Severe, Area Affected Location: Roof Above 2nd Floor Offi Worn/Eroded, Extent: Severe, Area Affected Location: Roof Above 2nd Floor Offi	ices Fected : 25%			
Clard: -1.4 D14'			1		
Skylight, Plastic	2%	2041 **	1		

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

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

Asset #: 122

Architecture		Current I	Repair	Future Replacement		N	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors	5 00/				ate.		Φ1. 7 0.100	
Cast in Place Concrete	70%			LIFE	*:	5	\$158,100	
Ceramic Tile Panel/Paver: Cer/Brk	7% 3%			2037 2044	*:	5	\$7,200	
Vinyl Tile	20%	Now	\$183,000	2038	*		\$7,000 \$7,700	
Villyl The	Punct/Tear		amage, Extent : Se		ea Affected : 100		\$7,700	
Interior Walls								
Concrete Masonry Unit	_	2-4 Crumbling, : Corridor	\$53,400 Extent : Light, Ard	LIFE ea Affect	* : ed : 10%	* 5	\$9,200	
Gypsum Board	Cracking/0	_	\$2,700 Extent : Moderate s And Garage Woo		* : ffected : 20%	* 5	\$3,800	
Masonry: Brick	5%			LIFE	*			
SGFT/Glazed Masonry	25%			LIFE	*	*		
Ceilings	2.50/			2041	ate.		#27 000	
AcousTileSusp.Lay-In	25%	4.1	Ф220 000	2041	*:	5	\$25,800	
Exposed Struc: Steel		4+ Rusting, E : Garages	\$339,900 Extent : Moderate, 2	LIFE Area Affe		•		
Exposed Struc: Steel	40%			LIFE	*	*		
Gypsum Board	5%			LIFE	*	* 5	\$6,500	
Site Enclosure Fence/Gates								
Chain Link	100%			2038	*	*		
Site Pavements Public Sidewalk								
Cast in Place Concrete		d/Bulging,	\$44,300 Extent : Moderate, Bay Entrances	2033 Area Aff	* : Fected : 25%	*		
On-Site Walkways								
Cast in Place Concrete	60%			2041	*			
Pavers/Stone	40%	0-2	\$13,900	2031	*	*		
	Location	: Walkway	xtent : Moderate, A To Admistrative (Office En	trance			
			derate, Area Affec To Admistrative (
Parking/Driveway Asphalt	100%	0-2	\$91,800	2031	*	*		
*			oderate, Area Affec		%			
			out Parking Area A					
			xtent : Moderate, A					
	Location	: Through	out Parking Area A	and Deliv	very Area			

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

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

Asset #: 122

Electrical		Current Repair	Futur	e Replacement	ent Maintenance		
System Component Type		Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$2,600	5	\$300	
		rvation, Extent : Modera	ite, Area Affe	cted : 100%			
		Electrical Room	~				
~	Explanation	on : Two Main Service D	Disconnect Sw	vitches Rated At 3,	000 Amp	eres Each	
Switchgear / Switchboard	1000/		2020	Φ.ΣΟ. Ο Ο Ο	-	Ф200	
Fused Disc Sw	100%		2028	\$50,900	5	\$300	
		rvation, Extent : Modera : Electrical Room	ite, Area Ajje	ctea : 100%			
Daggway	Ехріапан	on : 3- Vertical Sections					
Raceway Conduit	95%		2028	\$9,300	1		
Conduit	5%		2048	**	1		
Panelboards	370		2040		1		
Fused Disc Sw	5%		2027	\$1,600	5	\$100	
Molded Case Bkrs	95%		2027	\$29,600	5	\$1,900	
Wiring	7570		2021	\$27,000		\$1,700	
Thermoplastic	5%		2048	* *	1		
Thermoplastic	95%		2028	\$20,200	1		
Motor Controllers	7570		2020	Ψ20,200	-		
Locally Mounted	20%		2026	\$12,000	5	\$100	
Motor Control Center	80%		2026	\$11,000	5	\$1,700	
Ground				4,		4-,,,,,	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,100	
Lighting							
Interior Lighting							
Fluorescent	50%		2033	* *	10	\$31,600	
	T-8 Lamps	And Fixtures, Extent : M	oderate, Ared	a Affected : 100%			
	Location:	Offices And Locker Roo	om				
HID	50%		2033	* *	10	\$1,100	
Egress Lighting							
Emergency, Battery	45%		2028	\$43,600	10	\$7,500	
Emergency, Battery	5%		2033	* *	10	\$800	
Exit, Service	40%		2028	\$7,800	1		
Exit, Service	10%		2033	* *	1		
Exterior Lighting							
HID	30%		2023	\$90,800	10	\$100	
No Component	70%						
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2028	\$249,100	1-3	\$14,200	
		rvation, Extent : Modera		cted : 100%			
		Hallways And Mechani					
	Explanation	on : Alarm Bells And Ma	ınual Pull Sta	itions Only			

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

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

Asset #: 122

Mechanical	Current Repair Fu				e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%			2038	* *	5	\$21,400	
Conversion Equipment					di di		****	
Hot Water Boiler	100%		7	2033	**	1	\$34,100	
			Extent : Light, Area	Ајјестеа	t : 100%			
		: Boiler R						
D'ata'l art'	Explanal	tion: 2 Un	IIS					
Distribution Hot Wtr Piping/Pump	1000/	Now	\$21,000	2027	\$104,900	4	\$3,400	
not wir Piping/Pump			\$21,000 Ioderate, Area Affe			4	\$3,400	
			out The Garage	стей . 50	70			
		_	Extent : Moderate	Area At	Fected · 70%			
		_	out Garage	, 217 eu 215	Jecieu : 7070			
		_	: Moderate, Area .	Affected	. 5%			
			ing Pump In Boilei	00	370			
Terminal Devices	200411011	. c. cmai	o i amp in Botter	-100111				
Convector/Radiator	20%	Now	\$7,200	2026	\$72,100	1	\$4,000	
Convector/Radiator			evere, Area Affecte		Ψ72,100	1	Ψ1,000	
	_	: Through		. 10,0				
Unit Heater - Hot Water				2028	\$151,300			
Unit Heater - Hot Water				2036	**			
Air Conditioning	2070			2030				
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Exterior Pkg Unit -	25%	Now	\$136,300	2038	* *	2	\$800	
Cooling								
-	Abandone	d in Place,	Extent : Severe, A	rea Affec	ted : 25%			
	Location	: 2 Units,	Roof					
	R-22 Refri	gerant, Ex	tent : Light, Area A	Iffected :	25%			
	Location	: Roof						
Split Unit	20%	Now	\$287,500	2038	* *			
-	Abandone	d in Place,	Extent : Severe, A	rea Affec	ted : 20%			
	Location	: 4 Units,	Roof					
Split Unit	5%			2028	\$71,900			
1		gerant, Ex	tent : Light, Area A		·			
	Location	: 1 Unit, 1	Roof					
Window/Wall Unit	10%			2021	\$14,000	1		
No Component	40%				<i>+,</i> 000	-		
Terminal Devices								
Fan Coil - 2 Pipe	5%			2028	\$38,400	1	\$1,100	
Fan Coil - 2 Pipe		Now	\$153,700	2038	* *	1	\$4,000	
1			Extent : Severe, A		ted : 20%			
	Location	: Office A	rea					
No Component	75%							
Ventilation	, , , ,							

Ventilation

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

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

Asset #: 122

Mechanical		Current I	Repair	Future Replacement		t Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$62,000	LIFE	* *	2-5	\$38,500	
	_		evere, Area Affecte					
	Location	: Sheet Mo	etal Stack Is Broker	1				
Exhaust Fans	4000/		444	• • • •	444		4. - 00	
Roof		Now	\$22,400	2028	\$111,800	2	\$1,700	
			t : Severe, Area Aff	fected : 8	30%			
	Location	: Roof						
Plumbing								
H/C Water Piping	1000/	3.7	Φ50 200	2020	Φ 5 01.000			
Brass/Copper		Now	\$50,200	2028	\$501,900	1		
			: Moderate, Area	Affected	: /0%			
	Location	: Through	out					
Water Heater	1000/			2026	455 000		#2 000	
Oil Fired	100%			2026	\$55,900	1	\$2,000	
HW Heat Exchanger	1000/			2020	* *			
HTHW/HW	100%			2038	* *			
Sanitary Piping	1000/	3.7	#24 600		* *			
Cast Iron		Now	\$24,600	LIFE		1		
	_		Extent : Severe, Are	ea Affecto	ed : 5%			
	Location	: Garage						
Storm Drain Piping	1000/			LIDE	* *			
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	1000/			2020	Ø1 = 100		4.2 00	
Generic	100%			2028	\$17,100	1	\$4,200	
Fixtures	1000/							
Generic	100%							
Fire Suppression								
Standpipe	1000/			2020	#2 00.600	1.5	#24 000	
Generic	100%			2028	\$280,600	1-5	\$34,800	
Sprinkler	1000/			2020	0.50 400	1.0	#10.200	
Generic	100%			2028	\$659,400	1-2	\$19,300	

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

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN 12 GARAGE MAIN BUILDING

Address : **56-02 19 AVENUE**

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 14-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 5480 Lot : 42 BIN : 3253262

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,479,600	\$362,200
Interior Architecture	\$888,000	\$161,700
Electrical		\$780,300
Mechanical	\$1,074,200	\$301,300
Total	\$5,441,700	\$1,605,500
Importance Code A	\$3,479,600	\$362,200
Importance Code B	\$1,640,500	\$1,243,400
Importance Code C	\$321,700	
Total	\$5,441,700	\$1,605,500

Total	\$274,100	\$13,000	\$40,000	\$10,700
Importance Code C	\$60,100			
Importance Code B	\$192,300	\$5,600	\$36,700	\$7,400
Importance Code A	\$21,600	\$7,400	\$3,300	\$3,300
Total	\$274,100	\$13,000	\$40,000	\$10,700
Site Pavements	\$37,400			
Site Enclosure	\$25,300			
Mechanical	\$52,800	\$8,800	\$39,800	\$7,600
Electrical	\$39,500		\$200	\$600
Interior Architecture	\$100,600			\$2,500
Exterior Architecture	\$18,400	\$4,200		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 4196

Architecture		Current F	Repair	N				
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	Q20/ ₋	Now	\$1,776,900	LIFE	*	* 5	\$113,000	
Masonry: Brick	Cracking/C Location Efflorescen Location Jnt Mortar Location	Trumbling, Througho ce, Extent Througho Miss/Eroo Througho	Extent : Moderate out : Moderate, Area out l, Extent : Moderate out	e, Area A Affected te, Area	ffected : 25% : 10% Affected : 45%	* 5	\$113,000	
	_	/Bulging, I : Through	Extent : Moderate, out	Area Af	fected : 15%			
Metal Panel		estruction, : Stair Bul	Extent : Light, Are khead	2056 ea Affecte	* ed : 100%	* 5-10	\$18,700	
Pre-Cast Concrete	Cracking/C Location Jnt Mortar	: Window	l, Extent : Modera		-	* 5	\$22,100	
Wood Overhead Doors	Broken/Mis Location Punct/Tear	: Through	amage, Extent : M			%	\$34,000	
Windows								
Steel	Location Bent/Warpo Location Corrosion/Location Deteriorate Location Glazing Bro	tion, Exten : Through	ts, Extent : Moderd out xtent : Moderate, 2 out Extent : Moderate, out ked, Extent : Mode	ate, Area Area Affe Area Af	Affected: 55% octed: 55% Sected: 55%	J	\$148,700	
Parapets Cast Stone/Terra Cotta	5%			LIFE	*	* 5-10	\$16,700	
Masonry: Brick	85% <i>Jnt Mortar</i>	Now Miss/Erod : Through	\$180,200 l, Extent : Moderat out	LIFE	* Affected: 30%		\$10,000	
Metal Panel		allation, E : Through	Extent : Light, Area	2056 Affected	*!: 100%	* 5	\$2,300	
Metal Rail		allation, E : Upper Ro	Extent : Light, Area	2047 Affected	*!: 100%	* 5-10	\$10,600	

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

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

Asset #: 4196

Architecture		Current Re	oair	Futur	e Replacement		Maintenance	
System Component Type		Fail Date E (Years)	stimated Cost	Year FY	Estimated Co	St Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof Modified Bitumen	100% Recent Insta	ıllation, Ext	ent : Light, Area	2038 Affected	*	* 10	\$100,500	
	Location :	Throughou	t					
nterior								
Floors Cast in Place Concrete	Location : Worn/Erode	rumbling, E. Main Gara	Moderate, Area			* 5	\$161,700	
Ceramic Tile	Cracking/C	Now rumbling, E. Throughou	\$29,900 xtent : Moderate t	2033 e, Area A <u>j</u>	* fected : 10%	* 5	\$2,500	
Vinyl Tile	Location : Cracking/Cracking / Cracking : Location : Worn/Erode	nilure, Exter 1st Floor A rumbling, E. 1st Floor A ed, Extent : A	\$174,800 It: Moderate, A. Ind 2nd Floor	, Area A <u>j</u>	fected : 25%	* 3	\$7,400	
Interior Walls								
Concrete Masonry Unit Masonry: Brick	Location:	acks, Extent At Stairs	\$221,200 : Moderate, Are			* 5 *	\$54,400	
	Location : Worn/Erode Location :	Throughou ed, Extent : I Throughou	t Moderate, Area . t	Affected .	: 20%			
Plaster	Location : Staining/Dis	rumbling, E. Throughou	xtent : Moderate		•	* 5	\$8,200	
SGFT/Glazed Masonry			\$54,900 xtent : Light, Arc	LIFE ea Affecte	* ed : 10%	*		

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

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

Asset #: 4196

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	200/	Na	¢22 200	2025	* *	-	ድር ዕርር	
AcousTileSusp.Lay-In	Broken/Mis Location Staining/Di Location	: Through iscoloring, : Through	Extent : Moderate out	, Area Ą	ffected : 40%	5	\$9,900	
Exposed Concrete		Now	\$191,800	LIFE	* *	5	\$8,900	
	Location Paint Peeli	: Through ing, Extent	Extent : Light, Are out : Moderate, Area . out Main Garage A	Affected				
Exposed Struc: Steel	20%			LIFE	* *	10	\$39,400	
Metal Panel		Now	\$10,300	LIFE	* *	5	\$2,500	
Metal Lanel	Broken/Mis Location	ssing Elem : 2nd Floo	ents, Extent : Mod or Bathroom	erate, Ar			Ψ2,500	
		-	amage, Extent : Mo or Bathroom	oaeraie,	Area Affectea : 10	70		
Site Enclosure Fence/Gates								
Cast in Place Concrete	10%			2050	* *			
Chain Link	Broken/Mis Location Corrosion/	: North Sid	\$3,900 ents, Extent : Mod de Of Parking Arec xtent : Moderate, A out	ı				
Masonry: Brick	Broken/Mis Location Cracking/C	: North Sid Crumbling,	\$21,400 ents, Extent : Modde de Of Parking Ared Extent : Moderate de Of Parking Ared	ı , Area A				
Free Standing Walls								
Cast in Place Concrete	Location	: West Sid	xtent : Light, Area e Of Parking Area Is Actually A Scree		**!: 100%			
Cast in Place Concrete	20%		-	2050	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements Public Sidewalk Cast in Place Concrete	100%	Now	\$29,800	2035	* *			
	Cracking/C		Extent : Moderate		ffected : 20%			

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

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

Asset #: 4196

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Asphalt	50%			2033	* *			
Cast in Place Concrete	50%	Now	\$7,600	2035	* *			
	Cracking/0	Crumbling, Ext	ent : Moderate	, Area Aj	ffected : 10%			
	Location	: Throughout	Perimeter					
Parking/Driveway								
Asphalt	100%			2033	* *			

lectrical		Current Repai	r	Futur	e Replacement	М	aintenance		
vstem Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
nder 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2030	\$2,600	5	\$300		
		ervation, Extent		Affected	: 100%				
		: Electrical Roo							
	Explanati	on : No Availal	ole Nameplate	e Ratings					
Switchgear / Switchboard									
Fused Disc Sw	100%			2030	\$50,900	5	\$300		
Raceway									
Conduit	90%			2030	\$8,800	1			
Conduit	10%			2040	**	1			
Panelboards									
Fused Disc Sw	10%			2029	\$3,100	5	\$200		
Molded Case Bkrs	60%			2029	\$18,700	5	\$1,000		
Molded Case Bkrs	30%	2-4	\$9,300	2055	* *	5	\$300		
	Location		uilding		Is Challenging To	Find Re	placement		
Wiring									
Thermoplastic	90%			2030	\$19,200	1			
Thermoplastic	10%			2040	* *	1			
Motor Controllers						_	*		
Locally Mounted	80%		*	2028	\$42,000	5	\$400		
Locally Mounted	20%	2-4	\$10,500	2050	**	5			
		oonent, Extent : : Throughout B		lffected :	100%				
ound									
Grounding Devices Not Accessible	100%								
	Other Observation, Extent : Light, Area Affected : 0% Location : Basement								
	Explanati Insulation		To Metal Wa	ter Pipe.	Point Of Contact	Not Visil	ole. Covered With		

Lighting

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

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

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

Asset #: 4196

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2025	\$45,200	10	\$18,200	
	Other Observation, Extent : Light, Ar	rea Affected	: 100%			
	Location: 2nd Floor					
	Explanation: T-8 Lamps					
HID	68%	2025	\$382,300	10	\$1,500	
LED	2%	2038	* *			
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Throughout 1st Floor					
	Explanation: Some LED Lighting I	Fixtures Inst	alled.			
Egress Lighting						
Exit, Service	100%	2025	\$18,600	1		
Exterior Lighting						
HID	40%	2025	\$103,900	10	\$100	
HID	60%	2030	\$155,900	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%			2040	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	\$32,600	
Distribution								
Hot Wtr Piping/Pump	10%	0-2	\$10,000	2055	* *	4	\$300	
	Location Insul. Dete	: Through	Extent : Moderate,		fected : 50%			
Hot Wtr Piping/Pump	Location On Extend	d in Place, : 2nd Floo	\$45,200 Extent : Light, Are or Mechanical Root tent : Moderate, Al out	n		4	\$2,900	

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

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

Asset #: 4196

Mechanical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices			****				*	
Air Handler		Now	\$362,500	2040	**	1	\$14,700	
	Location Mechani On Extend	: Second I cal And Or led Life, Ex	t : Severe, Area Afj Floor Mechanical I Electrical Defects tent : Severe, Area Floor Mechanical I	Room, Eq Affected	uipment Out Of U	se Due T	o Multiple	
Convector/Radiator	Corroded,	Now Extent: Se : Various	\$6,900 evere, Area Affecte Locations	2028 d : 20%	\$69,000	1	\$3,800	
Fan Coil Unit/Heat	20%			2030	\$193,000	1	\$4,300	
Fan Coil Unit/Heat		4+ led Life, Ex : 1st Floor	\$193,000 tent : Moderate, A. r Garage	2040 rea Affec	* * * ted : 30%	1	\$3,800	
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		
Conversion Equipment Window/Wall Unit No Component	20% 80%			2023	\$26,900	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$58,300	
Exhaust Fans								
Interior		Now	\$160,500	2040	**	2	\$1,100	
	Location Mechani On Extend	: Second I cal And Or led Life, Ex	t : Severe, Area Aff Floor Mechanical I Electrical Defects tent : Moderate, A Floor Mechanical I	Room, Eq rea Affec	uipment Out Of U	se Due T	o Multiple	
Roof	30%			2035	* *	2	\$600	
Plumbing								
H/C Water Piping	1000/	3. 7	# 0 * 00	20.40	مان مان			
Brass/Copper	Corroded,		\$9,600 Toderate, Area Affe Tain Valves And Pip			1		
Water Heater				-				
Gas Fired		tallation, E : Boiler R	Extent : Light, Area oom	2028 Affected	\$39,300 !: 100%	2	\$1,000	
Sanitary Piping Cast Iron		4+ led Life, Ex : Through	\$235,800 tent : Moderate, A.	LIFE rea Affec	* * ted : 100%	1		

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

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

Page: 72

DEPARTMENT OF SANITATION - 827 BROOKLYN 12 GARAGE MAIN BUILDING

Asset #: 4196

Mechanical	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100% 4+	\$67,100	LIFE	* *	1		
	On Extended Life, Exte	nt : Moderate, Ai	rea Affec	ted : 100%			
	Location : Throughou	ıt					
Sump Pump(s)							
Non-Submersible	100% 4+	\$9,800	2040	* *	4	\$1,400	
	On Extended Life, Exte	nt : Moderate, Ai	rea Affec	ted : 100%			
	Location: Basement						
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2040	* *	1-5	\$33,300	

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

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

Page: 73

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN 12 GARAGE O.A.U. OFFICE

Address : 56-02 19 AVENUE

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DOS0053,020 / 4461 Yr Built/Renovated :

Area Sq Ft : 10,000 Project Type : SANITATION

Date of Survey : 14-Mar-2019 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 5494 Lot : 89 BIN : 3328495

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$121,300	
Electrical		\$80,900
Site Pavements	\$121,900	
Total	\$243,200	\$80,900
Importance Code A	\$121,300	
Importance Code B		\$80,900
Importance Code C	\$121,900	
Total	\$243,200	\$80,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,400			
Interior Architecture	\$58,100		\$400	\$1,500
Electrical	\$34,200			\$100
Mechanical	\$9,400	\$1,200	\$1,700	\$1,000
Site Enclosure	\$7,700			
Site Pavements	\$3,300			
Total	\$129,200	\$1,200	\$2,100	\$2,600
Importance Code A	\$16,900	\$500	\$500	\$500
Importance Code B	\$80,600	\$700	\$1,600	\$2,100
Importance Code C	\$31,700			
Total	\$129,200	\$1,200	\$2,100	\$2,600



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

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

Asset #: 4461

Architecture		Current F	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Stucco Cement	100%		\$121,300	2035	**	5	\$25,100	
		rumbung, : Through	Extent : Moderate	, Area A	ffectea : 15%			
Windows	Locuiton	. Inrough	Эш					
Aluminum	100%	Now	\$16,400	2038	* *	5	\$900	
			ents, Extent : Mode		rea Affected : 30%	C	Ψ, σσ	
		: Through						
Roof								
Single Ply Membrane	100%			2035	* *	10	\$30,100	
nterior								
Floors	100/			LIEE	* *	-	¢ (200	
Cast in Place Concrete Ceramic Tile	10% 5%			LIFE 2033	* *	5 5	\$6,300 \$700	
Vinyl Tile		Now	\$21,900	2035	* *	3	\$4,600	
villyr The			ents, Extent : Seve		Affected: 20%	3	ψ 1 ,000	
		: Through		,	90			
	Cracking/C	Trumbling,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Through	out					
Interior Walls								
Cast in Place Concrete	5%		*	LIFE	* *	10	\$2,800	
Gypsum Board		Now	\$17,500	LIFE	**	5	\$12,100	
	_	Trumbling, Through	Extent : Moderate	, Area A	<i>јјес</i> геа : 20%			
Maranan Daiala		. inrough	Эш	LIEE	* *	10	¢200	
Masonry: Brick	5%			LIFE	* *	10	\$300	
Ceilings AcousTileSusp.Lay-In	95%	Now	\$11,600	2035	* *	5	\$6,900	
1100us 1 1100usp.Lay-111			ents, Extent : Mod		rea Affected : 30%	5	ψ0,700	
		: Through		,	55			
Exposed Concrete	5%			LIFE	* *	5-10	\$900	
Enpesses constate							+ - 00	

Site Enclosure

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

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

Asset #: 4461

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle Estimated Cost (Yrs)	Priority
Site Enclosure				
Fence/Gates Cast in Place Concrete	5% Now	2050 *	*	
Cast in Place Concrete	Broken/Missing Elements, Extent: Mod	2030		
	Location : Wall Copings	<i>J</i>		
	Cracking/Crumbling, Extent: Moderate Location: Wall Copings	te, Area Affected : 20%		
Chain Link	35% Now \$3,000	2040 *	*	
	Broken/Missing Elements, Extent: Mod Location: Front Gates		%	
Concrete Masonry Unit	30% Now \$600	2040 *	*	
	Broken/Missing Elements, Extent : Mod Location : West Wall	derate, Area Affected : 10	%	
	Cracking/Crumbling, Extent : Moderat Location : West Wall	te, Area Affected : 10%		
Masonry: Brick	30% Now \$4,100 Broken/Missing Elements, Extent: Mod Location: North Wall At Entry Gate	2040 * derate, Area Affected : 10		
	Cracking/Crumbling, Extent: Moderat Location: North Wall At Entry Gate	te, Area Affected : 10%		
	Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	ate, Area Affected : 50%		
Retaining Walls Cast in Place Concrete	100%	2050 *	*	
Site Pavements				
Public Sidewalk Cast in Place Concrete	100%	2035 *	*	
On-Site Walkways	10070			
Cast in Place Concrete	100% Now \$3,300	2035 *	*	
	Cracking/Crumbling, Extent : Moderat Location : Building Perimeter On No			
Parking/Driveway	1000/ 37 #101 000	2022 *	ı.	
Asphalt	100% Now \$121,900 Cracking/Crumbling, Extent: Moderate Location: Throughout	2033	*	
	Other Observation, Extent : Moderate, Location : Salt Containment Area	Area Affected : 30%		
	Explanation: Worn And Eroded			

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

Under 600 Volts

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

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

Asset #: 4461

Electrical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Esti (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$2,600	5		
		ervation, Extent		Affected	! : 100%			
		: Womens Lock						
	Explanati	on: One 200 A	mpere Main I	Disconne	ect Switch			
Raceway								
Conduit	100%			2030	\$14,500	1		
Panelboards								
Molded Case Bkrs	100%			2029	\$15,600	5	\$300	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	\$30,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%	0-2	\$9,900	LIFE	* *	5	\$100	
		ervation, Extent	: Light, Area	Affected	! : 100%			
		: Basement						
	Explanati	ion : Corroded						
Lighting								
Interior Lighting				2025		4.0		
Fluorescent	70%	_		2025	\$41,600	10	\$6,400	
		ervation, Extent	: Light, Area	Affected	! : 100%			
		: Throughout						
		ion: T-8 Lamps						
Fluorescent	30%	2-4	\$17,800	2040	* *			
	_	s And Fixtures,	_	t, Area A	ffected : 100%			
	Location	: Throughout B	uilding					
Exterior Lighting								
HID	100%			2025	\$39,400	10		

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Fuel Oil No 2	100%	2040	* *	5	\$3,100	
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location : Basement Vault					
	Explanation: Two 500 Gallon Tanks					
Conversion Equipment						
Hot Water Boiler	100%	2043	* *	1	\$4,900	
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location : Basement					
	Explanation: One Hot Water Boiler					

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

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

Asset #: 4461

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	\$700	
Terminal Devices					ate at			
Convector/Radiator	100%			2035	* *	1	\$3,200	
Air Conditioning								
Energy Source	1000/			2046	* *			
Electricity	100%			2046	* *	1		
Conversion Equipment	1000/			2025	#20.200			
Window/Wall Unit	100%			2025	\$20,300	1		
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2.5	60 000	
Exhaust Fans	100%			LIFE		2-5	\$8,800	
Exnaust Fans Roof	100/	Now	\$1,600	2040	* *	2		
Kooi		now ning, Extent : Mo			d · 67%	2		
		: 2 Of 3 Defectiv						
D. C		. 2 Of 3 Defective	e Landust I'			2	#200	
Roof	90%			2030	\$14,600	2	\$300	
Plumbing								
H/C Water Piping Brass/Copper	100%	Now	\$2.600	2040	* *	1		
Brass/Copper		now nt, Extent : Mode	\$3,600			1		
		nı, Extent . Mode : Water Main	eraie, Area A	престеи .	10/0			
Water Heater	Locuiton	. Water Main						
Oil Fired	100%			2028	\$8,100	1	\$300	
	10070			2028	\$0,100	1	\$300	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	10070			LIFE		1		
Generic	100%			2035	* *	1	\$600	
Fixtures	100/0			2033		1	\$000	
Generic	100%							
Generic	100%							

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

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

Page: 78

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 : 05-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1, Mez

Total

Block : 4388 Lot : 28 BIN : 3256631

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,018,200	\$59,900
Interior Architecture	\$454,800	\$161,400
Electrical	\$43,100	\$315,500
Mechanical	\$62,600	\$765,000
Total	\$2,578,700	\$1,301,700
Importance Code A	\$2,018,200	\$59,900
Importance Code B	\$441,400	\$1,241,800
Importance Code C	\$119,100	
Total	\$2,578,700	\$1,301,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$30,300			
Interior Architecture	\$72,400			\$1,100
Electrical	\$9,400		\$300	\$400
Mechanical	\$32,600	\$7,100	\$27,900	\$5,400

Site Enclosure	\$2,200			
Site Pavements	\$41,500			
Total	\$188,400	\$7,100	\$28,200	\$6,900
Importance Code A	\$34,400	\$4,100	\$4,100	\$4,100
Importance Code B	\$128,000	\$3,000	\$24,100	\$2,800
Importance Code C	\$26,000			

\$7,100

\$28,200

\$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.

\$188,400

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

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

Asset #: 4198

Architecture	Current Repair		Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	55% Now Horizontal Cracks, I Location: South F Jnt Mortar Miss/Ero Location: All Face Repointing Failure,	acade d, Extent : Modera ades	te, Area A	Affected : 40%	5	\$26,300	1
	Location : At Wind Rusting Masonry Sup Location : At Wind	ow Openings ot, Extent : Modera					
	Spalling, Extent : Me Location : Through Vertical Cracks, Ext	out ent : Severe, Area A	Iffected :	30%			
	Location : Chimne	v, All Four Corners	And Thi	roughout			
Metal Coiling Doors	20% Now Corrosion/Rusting, I Location: Through Unit Inoperable, Ext Location: Bay 1 E	nout ent : Severe, Area A			5	\$15,000	
Pre-Cast Concrete	5% Now Broken/Missing Elen Location: Window	\$82,500 nents, Extent : Seve Sills			5	\$7,800	1
	Corrosion/Rusting, I Location: Window Jnt Mortar Miss/Ero Location: Thoroug Staining/Discoloring	Sills Throughout d, Extent : Severe, . thout	Area Affe	ected : 25%			
	Location: Window	Sills					
Wood Overhead Doors	20% Now Broken/Missing Elen Location: Through Not Insulated, Exten Location: All Doo Split/Cracked, Exten	nout t : Moderate, Area : rs	Affected	: 100%	5	\$23,900	
	Location : All Doo Unit Inoperable, Ext Location : Bay 1 W	rs ent : Severe, Area 2					

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

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

Asset #: 4198

rchitecture	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Windows	4000/ 37		di di	_	* - 0 0 0 0	
Steel	100% Now \$521,700 Air Infiltration, Extent : Moderate, Area Location : Throughout	2055 Affected	* * : 100%	5	\$59,900	
	Bent/Warped Elements, Extent : Modera Location : Throughout	ate, Area A	Affected : 25%			
	Broken/Missing Elements, Extent : Mod Location : Transom Windows	erate, Are	ea Affected : 15%			
	Corrosion/Rusting, Extent: Moderate, A Location: Throughout					
	Water Penetration, Extent : Severe, Are Location : 2nd Floor Locker Rooms	a Affectea	l : 25%			
Parapets	050/ NI 0222 202	LIPP	* *	-	#12.00 0	
Masonry: Brick	85% Now \$332,300 Cracking/Crumbling, Extent: Moderate Location: Inside Face And Throughor			5	\$13,800	
	Efflorescence, Extent : Severe, Area Affl Location : Throughout		%			
	Jnt Mortar Miss/Erod, Extent : Moderat Location : At Pre-Cast Concrete Copi		-			
	Misaligned/Bulging, Extent : Moderate, Location : South - East Facade - Rota		ected : 10%			
	Spalling, Extent : Moderate, Area Affect Location : Inside Face - Throughout	ted : 25%				
Metal Rail	5%	2035	* *	5-10	\$14,700	
Pre-Cast Concrete	10% Now \$30,300	LIFE	* *	5	\$10,200	
	Jnt Mortar Miss/Erod, Extent : Moderat	te, Area Ą	ffected : 90%			
	Location: Throughout					
	Worn/Eroded, Extent : Moderate, Area . Location : Coping	Affected :	40%			
Roof	Locution . Coping					
Modified Bitumen	100% Now \$460,500 Blisters, Extent : Moderate, Area Affecto		* *			1
	Location: Throughout					
	Drains Inad/Misposn, Extent : Severe, A Location : At Areas Of Ponding	lrea Affec	ted : 30%			
	Ponding, Extent : Severe, Area Affected Location : Built-up Roof At South East		t Corners And Th	roughou	t	

Interior

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

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

Asset #: 4198

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors Cast in Place Concrete	Cracking/C Location Drains Clo Location	: Througho gged, Exte : At Wash	nt : Severe, Area A	Iffected : idue Is F	10% Iazardous And Slic	5 ·k	\$161,400	
	Location Worn/Erod	: Around F	Floor Drain : Light, Area Affec					
Mosaic Tile	Cracking/C		\$27,100 Extent : Moderate nd Showers On 2nd		** ffected : 15%	5	\$5,400	
Vinyl Tile	Broken/Mis Location Worn/Erod	: Electrica led, Extent	\$76,900 ents, Extent : Seve l Room, Lunch Roo : Moderate, Area 2 l Room, Lunch Roo	om, 2nd Affected	Floor And Offices	3 ices	\$3,300	
Interior Walls			<u> </u>					
Ceramic Tile	Cracking/C	_	\$1,600 Extent : Light, Are out Toilets And Sho			5	\$500	
Concrete Masonry Unit	Diagonal C Location Water Pene	: Storage I	\$6,300 ent : Moderate, Ar Rooms On North Si xtent : Moderate, A r Well	ide		5	\$2,200	
Masonry: Brick	Cracking/C Location Paint Peeli	: Through	: Moderate, Area					
Plaster	Paint Peeli Location Water Pene	: Locker R etration, Ex	\$4,500 : Moderate, Area . ooms xtent : Severe, Area Toor Locker Room	a Affecte		5	\$1,600	

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

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

Asset #: 4198

Architecture	Current R	Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	Broken/Missing Elem Location : Through	out			5	\$8,100	
	Cracking/Crumbling, Location: Through	_	ea Affected :	5%			
	Misaligned/Bulging, I Location : Through		Area Affecte	ed : 10%			
AcousTileSusp.Lay-In	10% Now Broken/Missing Elem Location: Electrica Misaligned/Bulging, I Location: Electrica	l Room, Office, Co Extent : Moderate,	orridor And I Area Affecte	Lounge ed : 15%	5	\$4,300	
Exposed Concrete	40%		LIFE	* *	5-10	\$43,400	
Exposed Struc: Steel	30% Paint Peeling, Extent Location: Through		LIFE cted: 30%	* *	10	\$52,100	
Exposed Struc: Steel	5%		LIFE	* *	10	\$8,700	
Site Enclosure							
Fence/Gates							
Chain Link	100% Now Impact Damage, Exte Location : Concrete		00	**			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Location: Through	_	2035 ea Affected :	**			
Parking/Driveway							
Asphalt	80% 0-2 Cracking/Crumbling, Location: Through	-	2033 ea Affected :	**			
Cast in Place Concrete	20%		2035	* *			

Electrical	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•	•				
Service Equipment						
Fused Disc Sw	100%	2030	\$1,500	5	\$200	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location : Electrical Room					
	Explanation: Two Main Service Sw	itches Rated	At 1,200 Ampere	s And 80	0 Amperes	
Switchgear / Switchboard						
Fused Disc Sw	100%	2030	\$25,500	5	\$200	

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

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

Asset #: 4198

lectrical		Current Repair	Futur	e Replacement	М	aintenance	
system Component Type		Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts			•				
Raceway							
Conduit	90%		2030	\$3,500	1		
Conduit	10%		2040	* *	1		
Panelboards							
Fused Disc Sw	10%		2029	\$1,600	5	\$100	
Fused Disc Sw	5%		2038	* *	5	\$100	
Molded Case Bkrs	65%		2029	\$10,100	5	\$800	
Molded Case Bkrs	20%		2038	* *	5	\$200	
Wiring	2021		2025				
Thermoplastic	90%		2030	\$7,700	1		
Thermoplastic	10%		2040	* *	1		
Motor Controllers	000/		2020	#20.000	-	#200	
Locally Mounted	80%	0.2	2028	\$30,000	5	\$200	
Locally Mounted	20%	0-2 \$7,50			5		
	Enciosure C Location :	Corroded, Extent : Severe	, Area Ajjec	tea : 100%			
		Garage oning, Extent : Moderate,	luar Affast	ad . 1000/			
		oning, Exient : Moderale, Overhead Doors	Area Ajjeci	ea : 100%			
	Locuiton .	Overneua Doors					
round Grounding Devices							
Grounding Devices	100%		I IFF	* *	5	\$1 300	
Grounding Devices Generic	100%		LIFE	* *	5	\$1,300	
Grounding Devices Generic ighting	100%		LIFE	**	5	\$1,300	
Grounding Devices Generic ighting Interior Lighting							
Grounding Devices Generic ighting	50%	And Fixtures, Extent : Lig	2030	\$50,000	5	\$1,300 \$20,100	
Grounding Devices Generic ighting Interior Lighting	50% T-8 Lamps .	And Fixtures, Extent : Lig Throughout	2030	\$50,000			
Grounding Devices Generic ighting Interior Lighting Fluorescent	50% T-8 Lamps . Location :	-	2030 ght, Area Afj	\$50,000 Tected : 100%	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID	50% T-8 Lamps Location: 40%	-	2030 ght, Area Afj 2030	\$50,000			
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED	50% T-8 Lamps . Location :	-	2030 ght, Area Afj	\$50,000 Fected: 100%	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting	50% T-8 Lamps Location: 40% 10%	-	2030 ght, Area Aff 2030 2035	\$50,000 Fected : 100% \$149,300 * *	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service	50% T-8 Lamps . Location : 40% 10%	Throughout	2030 ght, Area Afg 2030 2035 2030	\$50,000 Fected: 100%	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting	50% T-8 Lamps 2 Location : 40% 10%	Throughout Now \$1,20	2030 ght, Area Afg 2030 2035 2030 0 2040	\$50,000 Sected: 100% \$149,300 ** \$11,100 **	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service	50% T-8 Lamps 2 Location : 40% 10%	Now \$1,20 oning, Extent : Moderate,	2030 ght, Area Afg 2030 2035 2030 0 2040	\$50,000 Sected: 100% \$149,300 ** \$11,100 **	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service Exit, Service	50% T-8 Lamps Location : 40% 10% 90% 10% Not Functio	Now \$1,20 oning, Extent : Moderate,	2030 ght, Area Afg 2030 2035 2030 0 2040	\$50,000 Sected: 100% \$149,300 ** \$11,100 **	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service	50% T-8 Lamps Location : 40% 10% 90% 10% Not Functio	Now \$1,20 ning, Extent : Moderate, Garage	2030 ght, Area Aff 2030 2035 2030 0 2040 Area Affect	\$50,000 Sected: 100% \$149,300 ** \$11,100 **	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service Exit, Service Exterior Lighting	50% T-8 Lamps . Location : 40% 10% 90% 10% Not Function . Location :	Now \$1,20 ning, Extent : Moderate, Garage	2030 ght, Area Aff 2030 2035 2030 0 2040 Area Affect	\$50,000 Fected : 100% \$149,300 ** \$11,100 ** ed : 100%	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service Exit, Service Exterior Lighting	50% T-8 Lamps . Location : 40% 10% 90% 10% Not Function . Location :	Now \$1,20 ning, Extent : Moderate, Garage Now \$43,10 ning, Extent : Moderate,	2030 ght, Area Aff 2030 2035 2030 0 2040 Area Affect	\$50,000 Fected : 100% \$149,300 ** \$11,100 ** ed : 100%	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service Exit, Service Exterior Lighting	50% T-8 Lamps Location: 40% 10% 90% 10% Not Function Location: 50% Malfunction Location:	Now \$1,20 ning, Extent : Moderate, Garage Now \$43,10 ning, Extent : Moderate,	2030 ght, Area Aff 2030 2035 2030 0 2040 Area Affect 0 2030 Area Affecte	\$50,000 Fected: 100% \$149,300 ** \$11,100 ** ed: 100% \$86,200 d: 100%	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service Exit, Service Exterior Lighting	50% T-8 Lamps Location: 40% 10% 90% 10% Not Function Location: 50% Malfunction Location: Other Obse	Now \$1,20 ming, Extent: Moderate, Garage Now \$43,10 ming, Extent: Moderate, A Outside	2030 ght, Area Aff 2030 2035 2030 0 2040 Area Affect 0 2030 Area Affecte	\$50,000 Fected: 100% \$149,300 ** \$11,100 ** ed: 100% \$86,200 d: 100%	10	\$20,100	
Grounding Devices Generic ighting Interior Lighting Fluorescent HID LED Egress Lighting Exit, Service Exit, Service Exterior Lighting	50% T-8 Lamps Location: 40% 10% 90% 10% Not Function Location: 50% Malfunction Location: Other Obse	Now \$1,20 ming, Extent: Moderate, Garage Now \$43,10 ming, Extent: Moderate, 2 Outside rvation, Extent: Light, A.	2030 ght, Area Aff 2030 2035 2030 0 2040 Area Affecte O 2030 Area Affecte rea Affected	\$50,000 Fected: 100% \$149,300 ** \$11,100 ** ed: 100% \$86,200 d: 100%	10	\$20,100	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4198

	Asset #.	7130				
Mechanical	Current Repair	Future	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	10%	2040	* *	1		
Interruptible Gas/Dual Fuel	90%	2040	* *	1		
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: One 10,000 Gallon Tank					
	Explanation: Buried Tanks					
Conversion Equipment						
Furnace	10%	2035	* *	1	\$2,200	
	Other Observation, Extent : Light, An Location : Garage	ea Affected	: 10%			
	Explanation: 2 Gas Fire Modine H	eaters				
Steam Boiler	90%	2043	* *	1	\$39,000	
	Other Observation, Extent : Moderate Location : Boiler Room	e, Area Affe	cted : 90%			
	Explanation: One Unit					
Distribution						
Central Plant Steam Piping/Pmp	90%	2030	\$651,400	4	\$2,900	
No Component	10%					
Terminal Devices						
Convector/Radiator	25%	2028	\$57,200	1	\$3,500	
Unit Heater - Steam	65%	2035	**	4	\$2,600	
	Other Observation, Extent : Light, An Location : Garage Ceiling	·ea Affected	: 1%			
	Explanation : 4 Condemned Air Ha Be Removed	ndling Units	s And 4 Condemne	ed Fan C	oil Units Need To	
No Component	10%					
ir Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment						
Window/Wall Unit	20%	2023	\$17,800	1		
No Component	80%					
entilation						
Distribution	1000/		ماد ماد	2.5	#20.500	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$38,700	
	Other Observation, Extent : Light, Ar Location : Garage		: 100%			
	Explanation: Not Used For Long T	ime				
Exhaust Fans	2007	222	***	_	***	
Interior	20%	2025	\$30,400	2	\$300	
Roof	20%	2030	\$14,200	2	\$300	
No Component	60%					

Plumbing

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

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

Asset #: 4198

Mechanical	nical Current Repair		Futur	uture Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing								
H/C Water Piping								
Brass/Copper	70%		2040	* *	1			
Galvanized Steel	30%		2028	\$56,300	1			
Water Heater								
Electric	50%		2028	\$18,800	4	\$100		
	Other Observation, E. Location : Boiler Ro	oom	Affected	: 100%				
	Explanation : 90 Ga							
Gas Fired	50% Now Other Observation, Ex Location: Boiler Ro	oom	2030 a Affecte	\$13,000 ad: 100%	2	\$300		
Comitom: Dining	Explanation: Broke	n Ana Abanaonea						
Sanitary Piping Cast Iron	100% Now Blockage /Clogged, E.			* * ed : 50%	1			
	Location : Undergro	ound Of Garage Fl	oor					
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Fixtures								
Generic	100%							
	Leaking Connections,		•	ffected : 5%				
	Location : Toilets In	2nd Floor Locker	Room					
Fire Suppression								
Standpipe								
Generic	100%		2040	* *	1-5	\$22,100		

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN 17/18 SANITATION GARAGE

Address : 105-01 FOSTER AVE. / AVE. D AND FOSTER AVE.

Borough : BROOKLYN Agency's Number : N/A

 Program / Asset #
 : DOS0040.000 / 4136
 Yr Built/Renovated
 : 1991 / 1998

 Area Sq Ft
 : 171,164
 Project Type
 : SANITATION

Date of Survey : 22-Oct-2015 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 5426 Lot : 1 BIN : 3378181

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$8,433,500	\$223,200
Interior Architecture	\$2,360,700	\$520,300
Electrical	\$374,200	\$800,400
Mechanical	\$809,300	\$265,700
Total	\$11,977,700	\$1,809,700
Importance Code A	\$8,571,300	\$282,300
Importance Code B	\$3,149,300	\$1,438,600
Importance Code C	\$257,100	\$88,800
Total	\$11,977,700	\$1,809,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,100			
Interior Architecture	\$3,800	\$23,100		\$2,600
Electrical	\$34,900	\$18,300	\$2,400	\$2,900
Mechanical	\$67,800	\$69,400	\$37,900	\$15,800
Total	\$145,600	\$110,700	\$40,300	\$21,300
Importance Code A	\$70,200	\$8,800	\$8,500	\$8,500
Importance Code B	\$75,400	\$101,900	\$31,800	\$12,800
Total	\$145,600	\$110,700	\$40,300	\$21,300



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

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

Asset #: 4136

Architecture	Current Repair	Future Replacement	M	laintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Exterior Walls				.				
Masonry: Brick Cavity	50% Now \$912,300	LIFE **	5	\$58,400				
	Broken/Missing Elements, Extent : Seve							
	Location: Various Locations, West Fo	-	Door O _l	penings				
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 15%						
	Location: Throughout							
	Diagonal Cracks, Extent: Moderate, Area Affected: 15%							
	Location: Corners At 2nd Story Towe							
	Jnt Mortar Miss/Erod, Extent : Modera Location : 2nd Story Walls Flanking (
	Misaligned/Bulging, Extent: Moderate, Location: Various Locations, West Fo	**	Of Door	· Oneninas				
	Rusting Masonry Supt, Extent: Moderate, Area Affected: 30%							
	Location: Above Overhead Doors	ie, mea mjeciea . 5070						
	Caulking Deteriorated, Extent: Severe, Location: Corners At 2nd Story Towe							
	Water Penetration, Extent: Severe, Are							
	Location: Where 2nd Story Towers M	**	oth Sides					
Metal Coiling Doors	50% Now \$345,200	2032 **	5	\$91,200				
Wetai Coiling Doors	Broken/Missing Elements, Extent: Ligh		3	\$91,200				
	Location: East And West Facades	o, in early cerear 2070						
	Corrosion/Rusting, Extent: Moderate, A	Area Affected : 25%						
	Location: East And West Facades							
Windows								
Aluminum	100% Now \$90,400	2043 **	5	\$3,400				
	Bent/Warped Elements, Extent : Modere	ate, Area Affected : 30%		. ,				
	Location : Throughout							
	Broken/Missing Elements, Extent: Mod	lerate, Area Affected : 20%						
	Location: Throughout	4 400 1 2007						
	Glazing Broken/Cracked, Extent: Mode	erate, Area Affected : 20%						
	Location: Throughout	4 400 4 1 2507						
	Hardware Missing, Extent: Moderate,	Area Affectea : 35%						
	Location : Throughout							

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

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

Asset #: 4136

Architecture		ent Repair		Replacement	N	laintenance	
-		-					
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost rs)	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Cast Stone/Terra Cotta	Location: Thro Crazing, Extent: Location: Abov Misaligned/Bulgi Location: Nort Spalling, Extent:	ling, Extent : Severe, A	!: 30% Floor Roofs rea Affecte tory Roof !: 25%	,	* 5	\$73,700	1
Concrete Masonry Unit	20% Nov Cracking/Crumb Location: Inter Horizontal Crack Location: Belo Jnt Mortar Miss/	v \$8,600 ling, Extent : Light, Ar	LIFE rea Affecte Area Affec oughout Irea Affect	eted : 25%	* 5	\$3,600	
Masonry: Brick Cavity	Location: At C Efflorescence, Ex Location: Thro Jnt Mortar Miss/ Location: Thro Spalling, Extent: Location: Exte Vertical Cracks,	, Extent : Moderate, A forners Of 2nd Story R stent : Moderate, Area oughout Erod, Extent : Modera	oofs Affected: tte, Area A sted: 25% roughout Affected:	25% ffected : 20%	* 5	\$3,200	
Roof Built-Up (BUR)	Location: Over Deflection Evided Location: At E Expansion Jnt Fo Location: Over Miss/Damaged F Location: 2nd Split/Cracked, Ex	Severe, Area Affected r Garage Floor nt, Extent : Severe, Are xhaust Hood Penetrati tilure, Extent : Severe, r Garage Floor lashings, Extent : Mod	ea Affected ion, Garag Area Affe derate, Are	ge 18 cted : 25% ea Affected : 30%			1
	Water Penetration Location: Above Worn/Eroded, Ex	n, Extent : Severe, Are ve Conduit Box At Gar ctent : Moderate, Area	age 17, G	arage Ceilings I	Throughou	t	
Skylight, Plastic	Water Penetration Location: Above	n, Extent : Severe, Are ve Conduit Box At Gar ctent : Moderate, Area	age 17, G	arage Ceilings I		rt .	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4136

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type		Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Cast in Place Concrete	77%		\$641,600	LIFE	* *	5	\$431,500	
	_	_	tent : Moderate	e, Area Aj	fected : 20%			
		Garage Floo						
			ıt : Severe, Are					
		-	-		Garage Regularly	v		
			nt : Severe, Are					
		-		_	om Oil Seperator.			
		on : Floor Dr	ains Dysfunctio					
Ceramic Tile	3%			2036	* *	5	\$7,700	
Quarry Tile	12%			2032	* *	5	\$46,100	
Vinyl Tile		Now	\$181,700	2037	* *	3	\$7,700	
			evere, Area Aff		00%			
	Location :	Throughout	First Floor Off	ices				
Interior Walls	000/		#255 100			_	# 00.000	
Concrete Masonry Unit	80%		\$257,100	LIFE	**	5	\$88,800	
			ıt : Moderate, A					
		Office waits	Facing Garag		From Roof Above	?		
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	15%		\$324,000	2047	**	5	\$19,200	
		_			ea Affected : 20%			
			er Room And C					
Exposed Struc: Steel	85%		\$956,200	LIFE	* *			
		-	s, Extent : Seve	re, Area	Affected : 10%			
		Throughout						
		-	ıt : Moderate, A	Area Affe	cted : 20%			
		Throughout	0					
		_	Ioderate, Area	Affected	: 30%			
		Throughout	0					
			it : Severe, Are					
	Location :	At Conduit l	Box (Garage 17) And Th	roughout			

Electrical	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2037 **	5	\$700	
	Other Observation, Extent: Moderate, A	Area Affected : 100%			
	Location : Electrical Room/ Garage 1	7			
	Explanation: 2- Main Service Discon	nect Switches Rated At 200	0 Ampere	es Each.	
Switchgear / Switchboard					
Fused Disc Sw	100%	2037 **	5	\$700	

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

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

Asset #: 4136

Electrical	Current Re	Current Repair		e Replacement	М		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	80%		2037	* *	1		
Conduit	20%		2027	\$4,700	1		
Panelboards							
Fused Disc Sw	5%		2035	* *	5	\$200	
Molded Case Bkrs	85%		2035	* *	5	\$3,800	
Molded Case Bkrs	10%		2026	\$6,200	5	\$500	
Wiring							
Thermoplastic	90%		2037	* *	1		
Thermoplastic	10%		2027	\$5,100	1		
Motor Controllers							
Locally Mounted	20%		2025	\$30,000	5	\$200	
Motor Control Center	80%		2032	* *	5	\$3,700	
Ground							
Grounding Devices	1000/			ماد ماد	_	#2.5 00	
Generic	100%		LIFE	**	5	\$2,500	
	Other Observation, Ex		Area Affe	ected: 100%			
	Location : Garage 17						
r : 1	Explanation: Water	Main					
Lighting							
Interior Lighting Fluorescent	30%		2027	¢117 200	10	¢47 100	
Fluorescent	T-8 Lamps And Fixture	es Extent : Mode		\$117,200	10	\$47,100	
	Location : Offices	s, Extent . Model	ruie, Are	и Ајјестей . 10070			
El ,			2027	Ф20 100	10	Φ1.5.700	
Fluorescent	10%	- F M- J-	2027	\$39,100	10	\$15,700	
	T-5 Lamps And Fixture Location: Repair Sho		raie, Are	а Ајјества : 100%			
		ops —					
HID	35%		2032	* *	10	\$1,900	
HID	5% Now	\$72,900	2037	**			
	Not in Service, Extent:		ected : I	00%			
	Location : Throughou	ıt					
HID	20%		2027	\$291,600	10	\$1,100	
Egress Lighting							
Emergency, Battery	40%		2027	\$96,300	10	\$16,500	
Emergency, Battery	10%		2022	\$24,100	10	\$4,100	
Exit, Service	35%		2027	\$16,800	1		
Exit, Service	15%		2022	\$7,200	1		
Exterior Lighting	/						
HID	15%		2027	\$101,100	10	\$100	
HID	5% Now	\$33,700	2037	* *			
	Not in Service, Extent:		ected : 1	00%			
	Location : Throughou	ıt					
No Component	80%						

Alarm

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

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

Asset #: 4136

Electrical	Current Re	pair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	85%						
Generic	15%		2027	\$81,000	1	\$9,600	
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 100%			
	Location: Outside						
	Explanation: CCTV	Surveillance Can	ieras				
Fire/Smoke Detection							
No Component	85%						
Generic, Analog	15% Now	\$277,200	2037	* *	1-3	\$14,400	
	Not in Service, Extent:	Severe, Area Aff	ected : 10	00%			
	Location : Throughou	ıt					

lechanical		Current Re	pair	Futur	e Replacement	M	aintenance		
ystem Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Energy Source									
Natural Gas	85%			2047	* *	1			
Interruptible Gas/Dual Fuel	15%			2037	* *	1			
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 15%				
	Location	: Buried In T	The Street						
	Explana	tion: 1 8500	Gallon Tank						
Conversion Equipment									
Furnace	15%			2027	\$59,000	1	\$12,700		
Furnace	35%		\$137,700	2037	* *	1	\$26,700		
	Location	: Garage Ce	: Moderate, Are ciling, 24 Of 32 M Mechanical And	Iodine S _l	pace Heaters And	13 Of 18	Make-up Air		
Hot Water Boiler	48%			2032	* *	1	\$40,600		
	Other Observation, Extent : Light, Area Affected : 15%								
	Location	: Boiler Roo	m						
	Explana	tion: 2 Dual	Fuel Hot Water	Boilers					
Hot Water Boiler	2%	0-2	\$25,800	2047	* *	1	\$1,500		
	Damaged,	Extent : Mod	lerate, Area Affe	cted : 10	0%				
	Location Opacime		m, Defective Boi	ler Coml	bustion Air Dampe	rs, 1 Of 2	2 Defective		
Distribution									
Hot Wtr Piping/Pump	15%			2035	* *	4	\$1,300		
No Component	85%								
Terminal Devices									
Convector/Radiator	10%			2032	* *	1	\$5,500		
Convector/Radiator	5%		\$44,700	2047	* *	1	\$2,500		
		_	: Severe, Area A						
N. G		i : Inroughou	t, Defective Clin	iate Cont	troi System				
No Component	85%								

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

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

Asset #: 4136

Mechanical		Current F	Repair	Futur	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source	1000/			20.42	* *			
Electricity	100%			2043	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	10%	Now	\$135,300	2037	* *	2	\$800	
	Location Unit Ove	: District I er Garage I igerant, Ext	re, Area Affected : 17 Roof, Multiple ! 18 As A Defective (tent : Light, Area A	Mechanic Compress	sor	cal Defec	ts On 1 Of 2 Units,	
Window/Wall Unit No Component	5% 85%			2022	\$17,400	1		
Ventilation Distribution								
Ductwork/Diffusers	_		\$154,000 evere, Area Affecte	LIFE <i>d</i> : 20%	* *	2-5	\$9,500	
		aning, Exte : Through	nt : Moderate, Are out	ea Affecte	ed : 100%			
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$85,900	
Exhaust Fans Roof	50% Malfunctio	0-2 oning, Exter	\$138,700 nt : Moderate, Are	2037 a Affecte	* * ed : 50%	2	\$2,100	
		: Roof, 30	Of 60 Exhaust Fai	n With M	Iultiple Mechanica	l And Or	Electrical Defects	
Roof	50%			2027	\$138,700	2	\$2,600	
Plumbing								
H/C Water Piping	1000/			2047	* *	1		
Brass/Copper Water Heater	100%			2047		1		
Gas Fired			\$25,500 : Severe, Area Affe rages, 2 Of 4 Deter			2	\$500	
Gas Fired	75%			2021	\$76,400	2	\$1,900	
Sanitary Piping Cast Iron	10%	0-2	\$122,300	LIFE	**	1	7 ,7	
	Location	: Water Bo	Extent : Moderate, ackup On Garage I Rain Event		ected : 10% uring Heavy Rain, S	Staff Con	nplains Of Foul	
Cast Iron	90%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fire Suppression Standpipe	1000/			2047	* *	1.5	# 07.200	
Generic	100%			2047	* *	1-5	\$86,300	
Sprinkler Generic	100%			2047	* *	1-2	\$47,900	

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

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

Page: 93

DEPARTMENT OF SANITATION - 827 BROOKLYN 17/18 SANITATION GARAGE

Asset #: 4136

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Chemical System				
No Component Generic	50% 50%	2022 \$13,600	1-3 \$1,900	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$929,400	\$176,300		
Interior Architecture	\$588,900	\$304,400		
Electrical	\$396,300	\$543,000		
Mechanical	\$417,600	\$124,400		
Total	\$2,332,300	\$1,148,100		
Importance Code A	\$929,400	\$176,300		
Importance Code B	\$1,402,900	\$928,900		
Importance Code C		\$42,900		
Total	\$2,332,300	\$1,148,100		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$44,300			\$21,600
Interior Architecture	\$31,600			\$5,200
Electrical	\$14,400	\$2,600	\$3,400	\$43,800
Mechanical	\$94,100	\$10,500	\$15,900	\$11,100
Total	\$184,500	\$13,100	\$19,300	\$81,600
Importance Code A	\$48,600	\$4,000	\$4,000	\$25,600
Importance Code B	\$104,300	\$9,000	\$15,300	\$56,000
Importance Code C	\$31,600			
Total	\$184,500	\$13,100	\$19,300	\$81,600



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

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

Asset #: 2790

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type		ail Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior									
Exterior Walls									
Masonry: Brick	45%			LIFE	* *	5	\$64,400		
Metal Panel	5%		\$10,700	2036	* *	5	\$13,400		
		ented, Exten Throughout	nt : Moderate, A	rea Affec	cted : 20%				
Metal Coiling Doors	50%	Now	\$847,000	2031	* *	5	\$111,900		
	Deformed/Dented, Extent: Moderate, Area Affected: 15% Location: Throughout								
	-	ble, Extent Throughout	: Moderate, Arc	ea Affecte	ed : 20%				
Windows	Location .	ougnoui							
Aluminum	10%	Now	\$33,600	2034	* *	5	\$1,000		
1 11 11 11 11 11 11 11 11 11 11 11 11 1					Affected : 20%	Č	\$1,000		
		Throughout							
	Glazing Brok	ken/Crackea	l, Extent : Mode	erate, Are	ea Affected : 10%				
	Location:	Throughout							
No Component	90%								
Parapets									
Masonry: Brick	60%			LIFE	* *	5	\$4,600		
Metal Rail	40%			2039	* *	5-10	\$54,900		
Roof									
Modified Bitumen	100%		\$82,400	2031	**				
		ration, Exte Throughout	nt : Moderate, 2	Area Affe	cted: 2%				
terior	Locuiton .	1 nr ougnoui							
Floors									
Cast in Place Concrete	70%	Now	\$92,800	LIFE	* *	5	\$187,300		
	Cracking/Cr	umbling, Ex	tent : Moderate		ffected : 20%	-	+,		
	_	Throughout		·	•				
Ceramic Tile	3%			2029	\$74,100	5	\$3,700		
Steel Grating	5%	Now	\$176,900	2046	**	1	Ψ3,700		
2.1.1. 2.1.1.2					ea Affected : 100%				
		Throughout			55				
Vinyl Tile	22%	Now	\$71,600	2031	* *	3	\$10,100		
•					ted : 40%		, .,		
	Adhesion Failure, Extent : Moderate, Area Affected : 40% Location : Various Locations, Corridors, Cafeteria								
	Broken/Miss	ing Element	s, Extent : Mod	erate, Ar	ea Affected : 30%				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30% Location : Throughout, Corridors								
	Worn/Erode	d, Extent : N	Ioderate, Area	Affected	: 80%				
	Location:	Throughout	, Corridors, Ca	feteria, L	ockers				

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

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

Asset #: 2790

Architecture		Current R	epair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	3%	Now	\$8,600	2029	\$42,900	5	\$700		
		issing Eleme : Througho		erate, Ar	ea Affected : 30%				
Concrete Masonry Unit	40%	Now	\$23,000	LIFE	* *	5	\$8,000		
•	Vertical C	racks, Exten	t : Moderate, Are	a Affecte	ed : 5%				
	Location	: Througho	ut Garage Area						
SGFT/Glazed Masonry	57%			LIFE	* *				
Ceilings									
AcousTileSusp.Lay-In	20%	Now	\$41,300	2024	\$206,300	5	\$12,200		
	Broken/M	issing Eleme	nts, Extent : Mod	erate, Ar	ea Affected : 20%				
	Location	: Througho	ut						
	Staining/L	Discoloring, 1	Extent : Moderate	, Area Aj	ffected : 95%				
	Location	: Througho	ut						
	Water Penetration, Extent : Moderate, Area Affected : 70% Location : Throughout								
	Worn/Eroded, Extent: Moderate, Area Affected: 70%								
	Location	: Througho	ut						
Exposed Struc: Steel	80%			LIFE	* *				
-	Corrosion	/Rusting, Ex	tent : Light, Area	Affected	: 10%				
	Location	: Througho	ut						
	Water Per	netration, Ex	tent : Light, Area	Affected	: 5%				
	Location	: Througho	ut						

ectrical	Current Rep	air Futu	Future Replacement		aintenance		
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2026	\$2,600	5	\$400		
	Other Observation, Exter	nt : Moderate, Area Af	fected : 100%				
	Location: Electrical Re	oom					
	Explanation: Two 160) Ampere Main Discor	nect Switches				
Switchgear / Switchboard							
Fused Disc Sw	100%	2026	\$50,900	5	\$400		
Raceway							
Conduit	100%	2026	\$9,800	1			
Panelboards							
Fused Disc Sw	5%	2025	\$1,600	5	\$100		
Molded Case Bkrs	95%	2025	\$29,600	5	\$2,300		
Wiring							
Thermoplastic	100%	2026	\$21,300	1			
Motor Controllers							
Locally Mounted	40%	2024	\$30,000	5	\$200		
Motor Control Center	60%	2024	\$10,300	5	\$1,500		

Ground

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

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

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

Asset #: 2790

Electrical	Current Repai	r Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,300	
Lighting						
Interior Lighting						
Fluorescent	50%	2031	* *	10	\$37,500	
	Other Observation, Extent	: Light, Area Affected	l : 100%			
	Location : Offices, Locke	r Room, Hallway And	l Bath Room			
	Explanation: Using T-8	Lamps				
HID	50%	2031	* *	10	\$1,300	
Egress Lighting						
Emergency, Battery	50%	2031	* *	10	\$9,900	
Exit, Service	50%	2026	\$11,500	1		
Exterior Lighting						
HID	100%	2021	\$358,900	10	\$300	
Alarm						
Fire/Smoke Detection						
No Component	50%					
Generic, Analog	50%	2026	\$492,100	1-3	\$28,100	
-	Not in Service, Extent : Mo Location : Throughout	oderate, Area Affectea	! : 100%			

Mechanical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2036	* *	5	\$25,300	
Conversion Equipment							
Hot Water Boiler	100%		2039	* *	1	\$40,400	
	Other Obs	ervation, Extent : Light, Arc	ea Affected	l : 100%			
	Location	: Boiler Room					
	Explanat	ion: 2 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2025	\$124,400	4	\$6,000	
Terminal Devices							
Air Handler	10%		2031	* *	1	\$5,100	
Convector/Radiator	20%		2031	* *	1	\$5,300	
Unit Heater - Steam	70%	Now \$20,000	2021	\$199,700	4	\$5,200	
	Not in Serv	vice, Extent : Severe, Area A	Affected : 2	20%			
	Location	: Garage					
Air Conditioning							
Energy Source							
Electricity	100%		2034	* *	1		

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

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

Asset #: 2790

Mechanical	С	urrent Repair	Future	Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Exterior Pkg Unit - Cooling	50%		2031	* *	2	\$2,500	
-	Other Observ Location : F Explanation	•	Affected :	50%			
Window/Wall Unit No Component	10% 40%	<u> </u>	2021	\$16,600	1		
Ventilation Distribution							
Ductwork/Diffusers	Location : C Insul. Deterio	tent : Moderate, Area Affe Garage rating, Extent : Moderate,			2-5	\$45,600	
Exhaust Fans Roof	100% N	e, Extent : Severe, Area Afj	2021 Sected : 30	\$132,500	2	\$2,000	
Plumbing	Location . I	.00j					
H/C Water Piping Brass/Copper	100%		2036	* *	1		
Water Heater Gas Fired	100%		2021	\$48,700	2	\$1,200	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100% N Blockage /Clo Location : C	ogged, Extent : Severe, Are	LIFE va Affected	* *	1		
Sump Pump(s) Non-Submersible	100% Unit Inoperal Location : E	ole, Extent : Severe, Area A Casement	2026 Iffected : 3	\$13,600	4	\$2,900	
Backflow Preventer Generic	100%		2026	\$20,300	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	

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN 8 SANITATION GARAGE

Address : 1760 ATLANTIC AVENUE BTWN SCHENECTADY - UTICA AVES

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DOS0035.000 / 121 Yr Built/Renovated : 1982 /

Area Sq Ft : 36,154 Project Type : SANITATION

Date of Survey : 25-Apr-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 1336 Lot : 18 BIN : 3330693

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,604,100	
Interior Architecture	\$979,700	\$69,200
Electrical		\$117,100
Mechanical	\$176,800	\$868,800
Site Pavements	\$124,400	
Total	\$2,885,000	\$1,055,100
Importance Code A	\$1,604,100	\$24,900
Importance Code B	\$1,281,000	\$1,030,200
Total	\$2,885,000	\$1,055,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,300			
Interior Architecture	\$92,000			\$1,800
Electrical	\$700	\$1,300	\$28,700	\$600
Mechanical	\$123,000	\$5,100	\$16,900	\$5,000
Site Enclosure	\$15,800			
Site Pavements	\$2,200			
Total	\$265,000	\$6,400	\$45,600	\$7,400
Importance Code A	\$65,600	\$1,800	\$1,900	\$1,800
Importance Code B	\$128,700	\$4,600	\$43,800	\$5,600
Importance Code C	\$70,700			
Total	\$265,000	\$6,400	\$45,600	\$7,400



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

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

Asset #: 121

rchitecture	Current	Repair	Future	Replacement	M	aintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Exterior Walls								
Concrete Masonry Unit	Vertical Cracks, Ext	y Doors - North And tent : Severe, Area A Tacade At Expansion	d South Str Affected : 5 n Joint	eet Facades %	5	\$13,400		
	Location : North I	Facade At Entrance	Doors					
Metal Coiling Doors	30% Now Bent/Warped Eleme Location : All Gar Corrosion/Rusting, Location : All Gar Unit Inoperable, Ex Location : Various	age Doors Extent : Moderate, 2 age Doors	Area Affec Affected : 2	ted : 50%	5	\$14,300		
Windows								
Aluminum	Ctrwt/Balnc Not Fu	vs Throughout ments, Extent : Mod Screens - Lounge, (lerate, Are Corridor A ate, Area A	a Affected : 20% nd Locker Rooms	5	\$300		
Parapets								
Concrete Masonry Unit	80% Now Jnt Mortar Miss/Ero Location: Interior		LIFE te, Area A <u>j</u>	* * fected : 15%	5	\$3,900		
Metal Panel	5% 2-4 Broken/Missing Electoration: Throug		2038 t, Area Aff	* * Cected : 10%	5	\$400		
Metal: Cage/Fence	15% Now Corrosion/Rusting, Location: North A		2048 Area Affec	* * ted : 50%	5	\$2,100		
Roof	0.50/ 3.5	4.5. 0.00	•••	de de				
Built-Up (BUR)	95% Now Blisters, Extent: Me Location: 2nd Flo Water Penetration, Location: Above I Worn/Eroded, Exten Location: Roof W	oor Roof Extent : Severe, Are Locker Rooms	a Affected Affected :	75%				
Skylight, Metal/Glass	5% Now Broken/Missing Elec- Location: Above of Water Penetration, Location: Throug	Garage Extent : Moderate, 2		-			1	

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

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

Asset # : 121

Architecture	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Floors	(E0/ NI 0100	200 TIEE **	-	0.00.00	
Cast in Place Concrete	65% Now \$102,		5	\$69,200	
	Cracking/Crumbling, Extent: Lig	nt, Area Affectea : 15% If Garage And Entry From Pacifi	c And Ati	lantic Avenues	
	Worn/Eroded, Extent: Light, Area		c 21110 2111	unite Hvenues	
	Location: Garage Surface Thro	00			
Ceramic Tile	5% Now \$14,	~	5	\$1,200	
Ceranne The	Broken/Missing Elements, Extent			Ψ1,200	
	Location : Shower Area In Lock				
Vinyl Tile	30% Now \$129,	300 2038 **	3	\$5,500	
•	Broken/Missing Elements, Extent			. ,	
	_	s, 1st And 2nd Floor Offices, Lui	nch Room	n And Locker	
	Rooms	A A. C			
	Worn/Eroded, Extent: Moderate, Location: Throughout	Area Affectea : 00%			
Interior Walls	200mon . Imougnou				
Ceramic Tile	5% Now \$6,	800 2031 **	5	\$600	
00000000	Broken/Missing Elements, Extent			4000	
	Location: Shower Areas Within	Locker Rooms			
Concrete Masonry Unit	62% 4+ \$33,	700 LIFE **	5	\$5,800	
•	Cracking/Crumbling, Extent: Mo	derate, Area Affected : 20%			
	Location : Various Locations Th	-			
	Diagonal Cracks, Extent: Light,				
	Location: Mechanics Area And	**			
	Vertical Cracks, Extent : Light, And Location : Mechanics Area And				
Glass: Single Pane	3%	LIFE **	5	\$500	
Gypsum Board	30% Now \$12,		5	\$4,200	
oypouni Douice	Punct/Tear/Impact Damage, Exter		-	\$ 1,200	
	Location : Offices				
Ceilings					
AcousTileSusp.Lay-In		600 2033 **	5	\$7,300	
	Broken/Missing Elements, Extent				
	Location: 2nd Floor Lounge An				
	Staining/Discoloring, Extent: Mo Location: 1st And 2nd Floors T	00			
Exposed Struc: Steel	70% 4+ \$747,				
Exposed Strue. Steel	Corrosion/Rusting, Extent: Sever				
	Location : South West Corner O				
	Water Penetration, Extent : Sever	_			
	Location: 2nd Floor Locker Roc	oms			
Site Enclosure					
Fence/Gates	1000/ 37	000 2020 ***			
Chain Link	100% Now \$15,				
	Impact Damage, Extent: Moderat Location: Gates At Pacific Aver				
	Locuiton . Guies At Fucific Aver	nuc			

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

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

Asset #: 121

Architecture	Curre	nt Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100% Now	\$124,400	2048	* *			
	Cracking/Crumbl	ing, Extent : Moderat	e, Area Af	fected : 35%			
	-	valks At Pacific And A					
	Tripping Hazard,	Extent : Severe, Area	Affected :	10%			
	Location : Sidev	walks At Pacific And A	Itlantic Av	venues			
On-Site Walkways							
Cast in Place Concrete	100%		2041	* *			
Parking/Driveway							
Asphalt	100% Now	\$2,200	2031	* *			
-	Cracking/Crumbl	ing, Extent : Moderat	e, Area Af	fected : 15%			
	Location: East	Side Yard					

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2028	\$1,500	5	\$200	
	Other Observation, Extent : Moderat	te, Area Affec	ted : 100%			
	Location : Electrical Room					
	Explanation : Not Available Namep	olate Rating C	Capacity			
Switchgear / Switchboard						
Fused Disc Sw	100%	2028	\$25,500	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Electrical Room 2					
	Explanation: 2- Vertical Sections					
Raceway						
Conduit	100%	2028	\$3,900	1		
Panelboards						
Fused Disc Sw	5%	2027	\$800	5		
Molded Case Bkrs	95%	2027	\$14,800	5	\$900	
Wiring						
Thermoplastic	100%	2028	\$8,500	1		
Motor Controllers						
Locally Mounted	100%	2026	\$30,000	5	\$200	
Ground			-			
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	

Lighting

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

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

Asset #: 121

Electrical	Current Repai	r Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	60%	2033	* *	10	\$19,900	
	T-8 Lamps And Fixtures, E	Extent : Light, Area Affec	ted : 100%			
	Location : Offices And Lo	ocker Rooms				
Fluorescent	10%	2033	* *	10	\$3,300	
	T-5 Lamps And Fixtures, E	Extent : Light, Area Affec	ted : 100%			
	Location : Mechanic Sho					
HID	30%	2033	* *	10	\$400	
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$4,400	
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
HID	20%	2028	\$28,500	10		
No Component	80%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2028	\$117,100	1-3	\$6,700	
	Other Observation, Extent	: Moderate, Area Affecte	ed : 100%			
	Location : Hallways, Offi	ices And Garage				
	Explanation : Srobe Ligh	ts, Manual Pull Stations	, Alarm Bells			

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	30%		2038	* *	5	\$3,400	
Natural Gas	70%		2038	* *	1		
Conversion Equipment							
Furnace	40% Now	\$33,300	2038	* *	1	\$6,400	
	Abandoned in Place, Location : 4 Roofto			ted : 40%			
Furnace	20%		2028	\$16,600	1	\$3,600	
	Other Observation, E Location : Garage	Extent : Light, Area	Affected	! : 20%			
	Explanation: 4 Gas	s Fired Modine He	aters				
Furnace	10%		2028	\$8,300	1	\$1,800	
	Other Observation, E Location : Roof Explanation : 1 Roo	_					
Hot Water Boiler	30%		2033	* *	1	\$5,400	
	Other Observation, E	xtent : Light, Area		! : 30%		4-, 4-	
	Location : Boiler R	-					
	Explanation: 2 Uni	its					

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

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

Asset #: 121

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Distribution				
Hot Wtr Piping/Pump	30% Now \$ Insul. Deteriorating, Extent: Mod Location: Boiler Room	300 2036 ** lerate, Area Affected : 20%	4 \$500	
No Component	70%			
Terminal Devices				
Convector/Radiator	20%	2026 \$37,800	1 \$2,300	
Unit Heater - Steam	10%	2028 \$12,600	4 \$300	
No Component	70%			
Air Conditioning				
Energy Source Electricity	100%	2036 **	1	
Conversion Equipment Ext Pkg Unit - Heating/Cooling	10%	2028 \$44,200	2 \$200	
	R-22 Refrigerant, Extent: Light, A Location: 1 Rooftop Unit, R-22,			
Ext Pkg Unit - Heating/Cooling	40%	2023 \$176,800	2 \$900	
	Abandoned in Place, Extent : Seve Location : 4 Rooftop Package U			
Window/Wall Unit No Component	5% 45%	2023 \$3,700	1	
Ventilation				
Distribution Ductwork/Diffusers	100% 0-2 \$32, Corroded, Extent : Moderate, Are Location : Garage, Pacific Stree Damaged, Extent : Moderate, Are	a Affected : 15% et Side a Affected : 10%	2-5 \$20,200	
	Location : Garage, Pacific Stree	et Side		
Exhaust Fans Roof	100% Now \$11, Not in Service, Extent : Severe, An Location : Roof		2 \$900	
Plumbing				
H/C Water Piping				
Brass/Copper	80%	2028 \$210,500	1	
Galvanized Steel	20% 0-2 \$1, Corroded, Extent : Severe, Area A Location : Water Main Area	500 2026 \$31,000 Iffected : 15%	1	
Water Heater Gas Fired	100%	2026 \$21,500	2 \$500	
Sanitary Piping Cast Iron	100% Now \$12, Blockage /Clogged, Extent : Seven Location : Wash Bay Area	900 LIFE **	1	

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

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

Asset #: 121

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2028	\$147,100	1-5	\$18,200	
Sprinkler							
Generic	100%		2028	\$345,700	1-2	\$10,100	
Chemical System							
Generic	100%		2021	\$27,200	1-3	\$4,000	
		ion, Extent : Light, Area rage Fuel Station	Affected	! : 2%			
	Explanation:	1 Set					

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

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

Page: 106

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN 9 GARAGE

Address : 690 NEW YORK AVENUE @ WINTHROP ST.

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 26-Jun-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1, Mez

Block : 4827 Lot : 24 BIN : 3332514

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$500,500	\$95,400		
Interior Architecture	\$175,200	\$398,400		
Electrical	\$55,100	\$131,500		
Mechanical	\$50,400	\$251,900		
Total	\$781,200	\$877,100		
Importance Code A	\$550,900	\$95,400		
Importance Code B	\$174,700	\$781,800		
Importance Code C	\$55,700			
Total	\$781,200	\$877,100		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$69,100			
Interior Architecture	\$104,800			\$700
Electrical	\$9,700		\$100	\$400
Mechanical	\$62,500	\$3,600	\$17,900	\$3,000
Site Pavements	\$9,500			
Total	\$255,600	\$3,600	\$17,900	\$4,100
Importance Code A	\$70,100	\$1,300	\$1,300	\$1,300
Importance Code B	\$163,000	\$2,400	\$16,700	\$2,800
Importance Code C	\$22,500			
Total	\$255,600	\$3,600	\$17,900	\$4,100



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

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

Asset #: 4197

chitecture	Current Repair			Futur	e Replacement	M	Maintenance	
tem Component Type		Date Es	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Masonry: Brick	78%		440.000	LIFE	* *	5	\$39,900	
Masonry: Brick	10% No Diagonal Crac Location : Se Jnt Mortar Mis Location : Se	ks, Extent cond Floo ss/Erod, E	or, Throughout Extent : Modera			5	\$2,600	
Masonry: Limestone	2% No Jnt Mortar Mis Location : Wi	s/Erod, E		LIFE te, Area 2	* * Affected : 50%	5	\$400	
Metal Sect. OHD	10% No Deformed/Den Location : Al Unit Inoperabl Location : Al	ted, Exten ong Park e, Extent	Place : Moderate, Arc	00		5	\$4,000	
Windows								
Aluminum	15% No Ctrwt/Balnc No Location : Th	ot Funct,		2046 ate, Area	* * Affected : 15%	5	\$600	
Steel	85% Now \$343,200 2055 ** 5 \$39,400 Air Infiltration, Extent: Moderate, Area Affected: 50% Location: Throughout Corrosion/Rusting, Extent: Moderate, Area Affected: 50% Location: Throughout Deteriorated Finish, Extent: Moderate, Area Affected: 50% Location: Throughout Glazing Broken/Cracked, Extent: Moderate, Area Affected: 50% Location: Throughout Water Penetration, Extent: Moderate, Area Affected: 25% Location: Throughout							
Parapets Masonry: Brick	95% No Diagonal Crac Location: No Jnt Mortar Mis Location: Th Misaligned/Bu Location: No Spalling, Exten Location: Int	ks, Extent orth Faca s/Erod, E troughout lging, Ext orth Faca at: Moder	de Extent : Light, A ent : Moderate, de ate, Area Affec	rea Affec Area Aff	ted : 50% fected : 10%	5	\$9,100	
Masonry: Limestone	5%		-	LIFE	* *	5-10	\$5,800	
Roof Modified Bitumen	100%			2035	* *		\$56,000	

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 4197

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors Ceramic Tile	-	\$3,900 ag, Extent : Moderate And Showers Throu		* * Sected : 15%	5	\$1,000	
Traffic Topping	80% Now Cracking/Crumblin Location: Around Deteriorated Finish Location: Through Ponding, Extent: M	\$119,500 ag, Extent: Moderate d Floor Drains Throu h, Extent: Moderate, ghout Garage Bays Moderate, Area Affect ghout Garage Bays	2030 c, Area Aff ughout Ga Area Affe	rage Bays	5	\$19,300	
Vinyl Tile	-	\$30,700 ag, Extent : Moderate s, Corridors And Loc			3	\$2,200	
Interior Walls	Locuiton . Office.	,, Corridors find Loc	iver recom.	, in oughou			
Concrete Masonry Unit	20% Now Cracking/Crumblin Location : Throug	\$18,100 ag, Extent : Moderate ghout	LIFE , Area Aff	* * Gected : 10%	5	\$3,100	
Gypsum Board	10% Now Cracking/Crumblin Location: Through	\$1,700 ag, Extent : Moderate ghout	LIFE , Area Aff	* * Gected : 10%	5	\$2,300	
Masonry: Brick	70% Now Cracking/Crumblin Location: Through	\$55,700 ag, Extent : Moderate ghout	LIFE , Area Aff	* * Gected : 10%			
Ceilings							
AcousTileSusp.Lay-In	Location : Office: Cracking/Crumblin Location : Office: Staining/Discolorin Location : Office:	\$1,600 ements, Extent: Mod s, Toilets And Shower g, Extent: Moderate s, Toilets And Shower ng, Extent: Light, Ard s, Toilets And Shower	rs Throug , Area Aff rs Throug ea Affecte rs Throug	hout fected : 25% hout d : 10% hout	5	\$1,000	
Exposed Concrete	65%		LIFE	* *	5-10	\$31,300	
Exposed Struc: Steel	25% Paint Peeling, Exte Location : Garag	ent : Light, Area Affec e	LIFE cted : 5%	**	10	\$19,300	
Plaster	5%		LIFE	* *	5-10	\$3,300	
Site Enclosure Fence/Gates	1000/		2050	**			
Chain Link Site Pavements	100%		2050	T			
Public Sidewalk							
Cast in Place Concrete	100% 4+ Cracking/Crumblin Location : Throug	\$6,800 ag, Extent : Light, Ard ghout	2043 ea Affected	* * d : 10%			

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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN 9 GARAGE

Asset #: 4197

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Parking/Driveway								
Asphalt	90%	0-2	\$2,700	2039	* *			
•	0.	Extent : Mo : Side Yard	derate, Area Affect d	ted : 15%	6			
Cast in Place Concrete	10%			2043	* *			
	Cracking/C	Crumbling,	Extent : Moderate	, Area Ą	ffected : 10%			
	Location	: North An	d South Sides					

Electrical	Current Repa	ir Futur	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$100	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	om				
	Explanation: One 1,200	Amperes Main Discon	nect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2030	\$25,500	5	\$100	
Raceway						
Conduit	95%	2030	\$3,700	1		
Conduit	5%	2050	* *	1		
Panelboards						
Molded Case Bkrs	100%	2029	\$15,600	5	\$700	
Wiring						
Thermoplastic	95%	2030	\$8,100	1		
Thermoplastic	5%	2050	* *	1		
Motor Controllers						
Locally Mounted	80%	2028	\$18,000	5	\$200	
Locally Mounted	20%	2035	* *	5	,	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	

Lighting

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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN 9 GARAGE

Asset #: 4197

Electrical	Current Repair	Future Replacement	N	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cor FY	Cycle (Yrs)	Estimated Cost	Priority		
ighting							
Interior Lighting							
Fluorescent	10%	2030 \$5,90	0 10	\$2,400			
	Other Observation, Extent : Light, Are	a Affected : 100%					
	Location: First Floor Locker Room						
	Explanation: T-8 Lamps						
Fluorescent	30%	2025 \$17,60	0 10	\$7,100			
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Throughout The Building						
	Explanation: T-12 Lamps						
HID	40%	2025 \$87,70	0 10	\$300			
HID	20%	2030 \$43,80	0 10	\$200			
Egress Lighting							
Emergency, Battery	20%	2035 *	* 10	\$1,200			
Emergency, Battery	30%	2025 \$10,90	0 10	\$1,900			
Exit, Service	50%	2030 \$3,60	0 1				
Exterior Lighting							
HID	100% Now \$55,100	2038 *	*				
	Damaged Fixtures, Extent : Moderate,	Area Affected : 50%					
	Location : Building Perimeter						

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	26%	Now	\$50,400	2043	* *	1	\$3,000	
	Broken, E.	xtent : Severe	, Area Affected :	5%				
	Location	: Boiler Circ	culation Pump					
	Controller	Not Working	g, Extent : Severe	, Area Aj	ffected : 50%			
	Location	: Boiler Roo	m					
	Other Obs	ervation, Ext	ent : Severe, Are	a Affecte	d : 100%			
	Location	: Boiler Roo	m					
	Explana	tion : 2 Units,	Flue On Roof Ir	Bad Co	ndition			
Hot Water Boiler	74%			2043	* *	1	\$9,400	
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	\$1,900	
Terminal Devices								
Air Handler	50%			2030	\$176,600	1	\$8,000	
Convector/Radiator	30%			2035	**	1	\$2,500	
Fan Coil Unit/Heat	20%			2030	\$75,200	1	\$1,700	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN 9 GARAGE

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Window/Wall Unit	20%		2025	\$10,500	1		
No Component	80%						
Ventilation							
Distribution 1/Disc	000/		LIEE	* *	2.5	#20.400	
Ductwork/Diffusers	90%	#22.200	LIFE	* *	2-5	\$20,400	
Ductwork/Diffusers	10% Now Damaged, Extent : S	\$23,200	LIFE		2-5	\$1,400	
	Location : Ductwo	-					
Exhaust Fans	Location . Ductwor	in On 1 arnside state	ој Вин	nug			
Exhaust Fans Interior	30%		2038	* *	2	\$200	
Roof	70% Now	\$2,900	2030	\$29,200	2	\$400 \$400	
Rooi	Controller Not Work				2	\$ 1 00	
	Location : Garage	g, ze zevere	, 11, 00, 12,	yeereu : 10070			
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater							
Electric	20%		2025	\$4,400	4		
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Boiler R	?oom					
	Explanation: Unit	Is Used For Back-เ	ıp Only.				
Gas Fired	80%		2023	\$12,300	2	\$300	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% Now	\$26,200	LIFE	* *	1		
	Blockage /Clogged, I						
	Location : Floor D	rains In Garage Ne	ar Parks	ide			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2050	* *	1-5	\$13,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Page: 112

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN LOT CLEANING GARAGE

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

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 28-Mar-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,3

Block : 4555 Lot : 1 BIN : 3099064

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,737,100	\$214,300
Interior Architecture	\$1,104,300	\$183,300
Electrical	\$82,100	\$529,100
Mechanical	\$157,300	\$56,700
Site Enclosure	\$47,200	
Site Pavements	\$508,400	
Total	\$4,636,500	\$983,300
Importance Code A	\$2,737,100	\$214,300
Importance Code B	\$600,100	\$769,000
Importance Code C	\$1,299,200	
Total	\$4.636.500	\$983,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$49,400			
Interior Architecture	\$38,200		\$2,500	\$1,200
Electrical	\$42,500		\$100	\$800
Mechanical	\$26,700	\$6,200	\$8,600	\$7,400
Site Pavements	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,700	\$10,100	\$15,200	\$13,400
Importance Code A	\$69,500	\$2,300	\$4,100	\$2,300
Importance Code B	\$83,700	\$7,900	\$11,100	\$11,100
Importance Code C	\$8,500			
Total	\$161,700	\$10,100	\$15,200	\$13,400



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

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

Asset #: 4194

Architecture	Curre	nt Repair	Future Re	placement	M	Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls Concrete Masonry Unit	10% Now Jnt Mortar Miss/I Location : North	Erod, Extent : Modera	LIFE te, Area Affec	* * ted : 10%	5	\$8,500		
Masonry: Brick	Location: Thro Cracking/Crumbl Location: Thro Diagonal Cracks, Location: Thro Jnt Mortar Miss/I Location: Thro Spalling, Extent: Location: South Vertical Cracks, I Location: At Co	lements, Extent: Moderate gighout South And Easting, Extent: Moderate gighout All Facades Extent: Moderate, Aughout All Facades Grod, Extent: Moderate Moderate, Area Affect Extent: Moderate, Area Facade Extent: Moderate, Area Facade gighout All Returns The Extent: Moderate, Area Extent: Moderate,	t Sides e, Area Affected: te, Area Affec ted: 10% ted: 10% ted Affected: 1	ed : 10% 5% ted : 10%	5	\$95,300		
Masonry: Granite		\$42,000 Erod, Extent : Modera Of Building Through		* * ted : 10%	5	\$5,100		
Metal Coiling Doors	Location: East Deformed/Dented Location: East Paint Peeling, Ex Location: East Unit Inoperable, I	\$241,600 3, Extent : Moderate, And West Sides Of Bu 5, Extent : Moderate, A And West Sides Of Bu tent : Light, Area Affe And West Sides Of Bu Extent : Moderate, Ar And West Sides Of Bu	ilding Irea Affected . ilding cted : 25% ilding ea Affected : I	15%	5	\$10,600		
Pre-Cast Concrete	5% Now Cracking/Crumbl Location: West	ing, Extent : Moderat	LIFE e, Area Affecto	* * ed : 20%	5	\$22,100		
Wood Overhead Doors	Location: West Deteriorated Fini Location: West Dry Rot/Decay, E Location: West	lements, Extent : Seve Facade sh, Extent : Severe, A Facade xtent : Moderate, Are Facade tent : Moderate, Area	rea Affected :	50%	5	\$17,000		

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

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

Architecture	Current Repair	M						
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Windows	000/ 31	2022 **						
Metal Louvers	20% Now \$88,800 Bent/Warped Elements, Extent: Modera Location: East Facade Broken/Missing Elements, Extent: Modera	ate, Area Affected : 15%						
	Location: East Facade	eraic, mrea myceica : 2070						
	Corrosion/Rusting, Extent : Moderate, A Location : Throughout	Area Affected : 100%						
	Deformed/Dented, Extent : Moderate, A Location : East Facade	rea Affected : 25%		5 \$119,000				
Steel	80% Now \$1,036,700 Air Infiltration, Extent : Moderate, Area Location : Throughout	2055 ** Affected : 50%	5	\$119,000	1			
	Corrosion/Rusting, Extent : Severe, Area Location : Throughout							
	Glazing Broken/Cracked, Extent : Sever Location : Bulkheads And Throughout							
	Unit Inoperable, Extent : Severe, Area A Location : Throughout	Affected: 100%						
	Water Penetration, Extent: Moderate, A Location: Throughout	Area Affected : 50%						
Parapets			_					
Masonry: Brick	95% Now \$201,400 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** c, Area Affected : 10%	5	\$11,200				
	Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout	te, Area Affected : 10%						
	Vertical Cracks, Extent : Moderate, Are Location : At Lower Roof	a Affected : 5%						
Pre-Cast Concrete	5% Now \$11,000 Cracking/Crumbling, Extent: Light, Are Location: Coping	LIFE ** ea Affected : 10%	5	\$3,700				
	Jnt Mortar Miss/Erod, Extent : Moderat Location : Coping	te, Area Affected : 50%						
	Loose/Miss Fasteners, Extent : Moderat Location : Lower Roof Level	e, Area Affected : 10%						

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

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

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Roof	400/ 37	2012				
Metal, Corrugated	10% Now \$9,200	2043 **	1			
	Broken/Missing Elements, Extent: Sev. Location: Slope Roof Over Second F	22				
	Corrosion/Rusting, Extent: Moderate,	**				
	Location: At Upper Roof	Area Affectea . 50/0				
Modified Bitumen	90% Now \$255,800	2035 **				
Modified Bitumen	Blisters, Extent: Moderate, Area Affec					
	Location: Over Third Floor					
	Miss/Damaged Flashings, Extent: Mod	derate, Area Affected : 5%				
	Location : Lower Roof Over Garage	. 55				
	Water Penetration, Extent : Moderate,	Area Affected : 10%				
	Location : Over Garage, Archives Ro	om And Heating Room				
nterior						
Floors	0.70/ 3.7		_	4404 400		
Cast in Place Concrete	85% Now \$181,700	LIFE **	5	\$183,300		
	Cracking/Crumbling, Extent: Moderat Location: At Garage, Shops And Thr					
Ceramic Tile	5% Now \$19,900	2039 **	5	\$2,500		
	Broken/Missing Elements, Extent: Mod		J	Ψ2,500		
	Location: 1st And 2nd Floor, Toilets					
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 10%				
	Location: 1st And 2nd Floor, Toilets	And Showers				
	Jnt Mortar Miss/Erod, Extent: Modera	ute, Area Affected : 5%				
	Location: 1st And 2nd Floor, Toilets	And Showers				
Vinyl Tile	10% Now \$87,400	2040 **	3	\$3,700		
	Adhesion Failure, Extent : Moderate, A					
	Location: Locker Rooms And Offices					
	Cracking/Crumbling, Extent: Moderat	**				
	Location: Locker Rooms And Offices					
	Worn/Eroded, Extent : Moderate, Area Location : Locker Rooms	Affected: 50%				
	Locuiton . Locker Rooms					

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

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

Asset #: 4194

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
nterior Interior Walls Cast in Place Concrete	20% Now \$359,000 Water Penetration, Extent: Moderate, A Location: Third Floor Other Observation, Extent: Severe, Are Location: Third Floor - Unoccupied Explanation: Exposed Steel Structure	a Affected : 60%	netration		
Plaster	10% Cracking/Crumbling, Extent: Moderate Location: Offices, Garage, And Locke Paint Peeling, Extent: Light, Area Affect Location: Offices, Garage, And Locke Water Penetration, Extent: Moderate, A Location: Offices, Garage, And Locke	LIFE ** , Area Affected : 10% rs Throughout rted : 20% rs Throughout lrea Affected : 5%	5-10	\$11,600	
SGFT/Glazed Masonry	70% Now \$384,600 Broken/Missing Elements, Extent: Mode Location: Stairs And Toilets Througho Cracking/Crumbling, Extent: Moderate Location: Offices, Garage, And Locke Diagonal Cracks, Extent: Moderate, Ar Location: Offices, Garage, And Locke Int Mortar Miss/Erod, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, A Location: Throughout	LIFE ** erate, Area Affected: 5% out , Area Affected: 10% ors Throughout ea Affected: 10% rs Throughout e, Area Affected: 10%			
Ceilings					
AcousTileSusp.Lay-In Exposed Concrete	5% 85% Cracking/Crumbling, Extent: Moderate Location: Throughout Exposed Reinforcement, Extent: Moderate Location: Throughout Spalling, Extent: Moderate, Area Affect Location: Throughout Water Penetration, Extent: Moderate, A Location: Shops	ate, Area Affected : 5% ed : 10%	5 5-10	\$4,900 \$104,700	
Plaster	10% Broken/Missing Elements, Extent: Mode Location: Corridors Throughout Cracking/Crumbling, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, A Location: Archives Room And Heating	, Area Affected : 15% Irea Affected : 10%	5-10	\$16,900	

Site Enclosure

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

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

Asset #: 4194

Architecture		Current F	Repair	Futui	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link		Now	\$47,200	2040	* *			
		0	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		: Through						
	•	U	ent : Moderate, Are	ea Affecto	ed : 10%			
	Location	: Through	out					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	, , ,	Now	\$1,000	2035	**			
		Crumbling, : Through	Extent : Moderate out	, Area Ą	ffected : 15%			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Asphalt	98%	Now	\$508,400	2033	* *			
	0	Crumbling, : Through	Extent : Moderate out	, Area Ą	ffected : 15%			
	U	Extent : Mo : Through	derate, Area Affec out	ted : 5%				
	Potholes,	Extent : Mo	oderate, Area Affec	ted : 5%				
	Location	: Through	out					
		bsiding, Ex	ctent : Moderate, A out	rea Affe	cted : 5%			
Cast in Place Concrete	2%			2035	* *			

ectrical		Current F	Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts									
Service Equipment									
Air Circuit Breaker	100%	0-2	\$16,200	2060	* *	5	\$200		
			xtent : Light, Area	Affected	: 100%				
	Location	: Electrica	l Room						
	Explanat Extended		Main Service Disco	nnect Sv	vitches, No Availal	ble Rating	gs And On		
Switchgear / Switchboard									
Air Circuit Breaker	10%	0-2	\$5,100	2060	* *	5			
	On Extend	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location	: Electrica	l Room						
Molded Case Bkrs	90%	0-2	\$45,800	2060	* *	5	\$800		
	On Extend	ed Life, Ex	tent : Moderate, A	ea Affec	ted : 100%				
	Location	: Electrica	l Room						
Raceway									
Conduit	95%			2030	\$9,300	1			
Conduit	5%			2040	* *	1			

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

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

Asset #: 4194

Electrical	Current Repa	ir	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Panelboards								
Fused Disc Sw	15%		2029	\$4,700	5	\$200		
Molded Case Bkrs	80%		2029	\$24,900	5	\$1,400		
Molded Case Bkrs	5%		2038	**	5	\$100		
Wiring								
Braided Cloth	60% 2-4	\$12,800	2055	* *	1			
	Insulation Aged, Extent : I Location : Throughout	Moderate, Area	ı Affecte	ed : 100%				
Thermoplastic	5%		2040	* *	1			
Thermoplastic	35%		2030	\$7,500	1			
Motor Controllers	3370		2030	\$7,500	1			
Locally Mounted	10%		2035	* *	5			
Locally Mounted	40%		2033	\$21,000	5	\$200		
Motor Control Center	50% 0-2	\$6,000	2050	\$21,000 **	5	\$400		
Wotor Control Center	On Extended Life, Extent .			ted · 100%	3	\$ 1 00		
	Location: 1st Floor	mouer are, m	ca rijjec	ica . 10070				
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	60%		2025	\$90,200	10	\$36,200		
	Other Observation, Extend	-	Affected	: 100%				
	Location : Throughout T	he Building						
	Explanation: T-12 Lamp	os .						
Fluorescent	8%		2035	* *	10	\$4,800		
	Other Observation, Extend	t : Light, Area	Affected	: 100%				
	Location : Offices							
	Explanation: T-8 Lamps	5						
HID	32%		2025	\$179,600	10	\$700		
	Malfunctioning, Extent : N	Aoderate, Area	Affecte					
	Location : Throughout (Garage Area						
Egress Lighting								
Emergency, Service	40%		2025	\$13,500	1			
Emergency, Battery	10%		2025	\$9,300	10	\$1,600		
Exit, Service	50%		2025	\$9,300	1			
Exterior Lighting				*				
HID	100%		2025	\$259,300	10	\$200		
	Outdr Lights On During L	aytime, Extent	: Mode	· ·				
	Location : East Garage	•						

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

Heating

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

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

Asset #: 4194

Mechanical	Current R	epair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source	/							
Electricity	30%		2040	* *	1	4= 1 00		
Fuel Oil No 2	70% Now	\$4,400	2040	* *	5	\$7,100		
	Buried Tank(s), Exten Location: One 4,00							
	Other Observation, E							
	Location : 1st Floor		и Ајјестеи	. 100/0				
	Explanation : Oil Pi		nino					
Conversion Equipment	Expranation . Ott 1 t	imp 15 Mayuncuo	8					
Furnace	70% Now	\$2,100	2035	* *	1	\$20,500	1	
	Unit Inoperable, Exte	nt : Severe, Area A	Affected: 1	0%				
	Location : Main Flo	or Unit Inoperable	e Due To R	ain Penetration .	At Lower	r Roof		
	Other Observation, Ex	xtent : Light, Area	Affected:	70%				
	Location : Througho	out Mechanical Sh	op Of Gara	age Floor				
	Explanation : Oil Fi	red Space Heaters	S					
Radiant Heater	30%		2035	* *	2	\$9,200		
	Other Observation, E.	_						
	Location : Administr	-	Locker Ro	oms				
	Explanation : Electr	ic Space Heaters						
Terminal Devices Fan Coil Unit/Heat	100%		2035	* *	1	\$21,300		
Air Conditioning	10070		2033		1	\$21,300		
Energy Source								
Electricity	100%		2038	* *	1			
Conversion Equipment	10070							
Window/Wall Unit	15%		2025	\$20,100	1			
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%		LIFE	* *	2-5	\$5,800		
No Component	90%							
Exhaust Fans	600/		2025	* *	2	¢1 200		
Roof Wall Unit	60% 40%		2035 2030	\$9,200	2 2	\$1,200 \$800		
Plumbing	4070		2030	\$9,200		\$600		
H/C Water Piping								
Brass/Copper	50%		2040	* *	1			
Galvanized Steel	50%		2035	* *	1			
Water Heater								
Electric	100% Now	\$56,700	2030	\$56,700	4	\$400		
	Malfunctioning, Exten		-	00%				
	Location: 1st Floor							
	On Extended Life, Ext		00	100%				
	Location : 1st Floor	Mechanical Roon	ı					

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

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

Mechanical	Current Repair	Future Replacemer	nt N	Naintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C	ost Cycle (Yrs)	Estimated Cost	Priority
Plumbing					
Sanitary Piping					
Cast Iron	100% Now \$47,100		* * 1		
	Blockage /Clogged, Extent : Severe, A Location : Mower Shop Floor Drain	-			
	Leak Evident, Extent : Severe, Area Aj	fected : 30%			
	Location: Multiple Leaks From 2nd	And 3rd Floor To 1st Flo	oor Ceiling		
	On Extended Life, Extent: Moderate,	Area Affected : 100%			
	Location : Throughout				
Storm Drain Piping	-				
Cast Iron	100% Now \$13,400	LIFE	* * 1		
	Leak Evident, Extent : Severe, Area Aj	ffected : 10%			
	Location: 3rd Floor Roof Multiple 1	Locations			
	On Extended Life, Extent: Moderate,	Area Affected : 100%			
	Location : Throughout				
Backflow Preventer					
Generic	100%	2030 \$16,3	00 1	\$4,000	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Light, Are	ea Affected : 100%			
	Location: 1st To 4th Floor				
	Explanation: One Unit Not In Service	ce			
Fire Suppression Standpipe					
Generic	100% Now \$53,600	2040	* * 1-5	\$23,400	
	House Tank: Wood, Extent: Severe, A	rea Affected : 100%		•	
	Location: Deteriorated On Roof Wil	th No Cover			

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BROOKLYN SOUTH 6 GARAGE BK S6

Address : 127 2ND AVENUE

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 21-Aug-2014 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 1020 Lot : 1 BIN : 3022747

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$918,800	
Interior Architecture	\$898,600	\$316,900
Electrical	\$122,000	\$160,400
Mechanical	\$136,300	\$619,700
Total	\$2,075,800	\$1,096,900
Importance Code A	\$918,800	
Importance Code B	\$1,005,100	\$861,000
Importance Code C	\$151,900	\$235,900
Total	\$2,075,800	\$1,096,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$31,500
Interior Architecture	\$29,500			\$5,000
Electrical	\$11,800			\$24,200
Mechanical	\$44,600	\$4,500	\$6,300	\$36,300
Total	\$85,900	\$4,500	\$6,300	\$96,900
Importance Code A	\$11,700	\$1,500	\$1,500	\$33,000
Importance Code B	\$47,600	\$2,900	\$4,800	\$59,800
Importance Code C	\$26,600			\$4,100
Total	\$85,900	\$4,500	\$6,300	\$96,900



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

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

Asset #: 4193

rchitecture	Current Repa	air	Future F	Replacement	M	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	timated Cost	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Concrete Masonry Unit	30% Now	\$182,600	LIFE	* *	5	\$6,600	
	Cracking/Crumbling, Ext Location: East Facade,	-					
	Int Mortar Miss/Erod, Ex						
	Location: East Facade,	_					
	Misaligned/Bulging, Exte						
	Location : East Facade,	-					
Masonry: Brick	55% Now	\$367,900	LIFE	* *	5	\$19,500	
J	Cracking/Crumbling, Ext			cted : 40%		¥ - 9	
	Location: Throughout I	Interior / Exter	rior Of Main	ı Garage			
	Diagonal Cracks, Extent	: Moderate, Ar	ea Affected	: 25%			
	Location: Throughout	36.1	4 4 00				
	Jnt Mortar Miss/Erod, Ex	ctent : Moderai	te, Area Affe	ected: 50%			
	Location: Throughout Misaligned/Bulging, Exte	ent : Moderate	Area Affect	tad · 30%			
	Location: Window Ope		Агеи Ајјесі	ea . 50/0			
	Rusting Masonry Supt, E:		te. Area Affa	ected : 50%			
	Location: Window And						
	Spalling, Extent : Modera	ate, Area Affec	ted : 40%				
	Location: Throughout	Interior / Exter	ior Of Main	ı Garage			
Metal Coiling Doors	5% Now	\$104,800	2046	* *	5	\$2,800	
	Corrosion/Rusting, Exten	t : Moderate, A	Area Affecte	ed : 50%			
	Location: Throughout	t Courses Augs	Affactad .	500/			
	Deformed/Dented, Extent Location: Throughout	: Severe, Area	i Ajjeciea : .	30%			
Wood Overhead Doors	10% Now	\$116,900	2046	* *	5	\$8,900	
wood Overnead Doors	Dry Rot/Decay, Extent: 1				3	\$6,900	
	Location: Throughout	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	i Hyjeeted .	2070			
	Punct/Tear/Impact Dama	ge, Extent : M	oderate, Are	ea Affected : 25%	6		
	Location : Throughout						
	Split/Cracked, Extent: M	oderate, Area	Affected: 2.	5%			
	Location : Throughout						
Windows	200/ 0.2	¢27 500	2051	* *	_	\$400	
Aluminum	30% 0-2 Unit Inoperable, Extent:	\$37,500			5	\$400	
	Location: Throughout	Severe, mrea m	престей . 40	,,,			
Steel	70% Now	\$109,100	2051	* *	5	\$12,500	
Steel	Air Infiltration, Extent : M			100%	3	Ψ12,500	
	Location : South Facad		33				
	Corrosion/Rusting, Exten	t : Moderate, A	Area Affecte	ed : 50%			
	Location: Throughout						
	Deteriorated Finish, Exte	ent : Moderate,	Area Affect	ted : 50%			
	Location: Throughout	.		100 . 1			
	Glazing Broken/Cracked,	Extent : Mode	erate, Area A	Affected: 50%			
	Location : Throughout						

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

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

Asset #: 4193

Architecture		Current Repair	Future	Replacement	M	aintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Parapets								
Concrete Masonry Unit	30%		LIFE	* *	5	\$2,500		
Masonry: Brick	40%		LIFE	**	5	\$3,000		
		uir Evident, Extent : Light, A	Area Affec	ted: 20%				
		Throughout						
Masonry: Limestone	10%		LIFE	* *	5	\$900		
Pre-Cast Concrete	10%		LIFE	* *	5	\$4,700		
Stucco Cement	10%		2039	* *	5	\$1,900		
Roof	1000/		2024	* *	10	#20 (00		
Modified Bitumen	100%		2034		10	\$30,600		
Interior Floors								
Cast in Place Concrete	80%	0-2 \$401,500	LIFE	* *	5	\$81,000		
Cast III I lace Concrete		rumbling, Extent : Severe, A		ted · 60%	3	\$61,000		
		Throughout		. 0070				
		ed, Extent : Moderate, Area	Affected :	35%				
		Throughout	55					
Mosaic Tile	5%		2031	* *	5	\$5,800		
Vinyl Tile	15%	Now \$61,500	2036	* *	3	\$2,600		
v myr rife		ed, Extent : Severe, Area Afj		%	J	Ψ2,000		
		Throughout						
Interior Walls		-						
Ceramic Tile	10%		2029	\$235,900	5	\$8,200		
Concrete Masonry Unit	40%	Now \$151,900	LIFE	* *	5	\$13,100		
	Diagonal Ci	racks, Extent : Severe, Area	Affected .	15%				
	Location:	Corridors Through Annex						
Gypsum Board	25%	Now \$26,600	LIFE	* *	5	\$12,300		
		sing Elements, Extent : Mod	lerate, Are	ea Affected : 20%				
		Baseboards Throughout						
		ed, Extent : Moderate, Area		30%				
	Location:	Throughout Offices / Hally	vays					
Masonry: Brick	25%		LIFE	* *				
Ceilings								
AcousTileSusp.Lay-In	15%	-	2046	* *	5	\$3,500		
	_	scoloring, Extent : Moderat	e, Area Af	fected : 50%				
		Throughout						
		ed, Extent : Moderate, Area	Affected :	25%				
		Throughout						
Exposed Struc: Steel	20%	. ,	LIFE	* *				
		Rusting, Extent : Moderate,		eted : 10%				
		Northeast Corner Of Gara	ge					
Plaster	65%		LIFE	* *	5	\$18,800		
		sing Elements, Extent : Seve						
		Above Left Overhead Door						
		g, Extent : Severe, Area Afj	tected: 50	%				
	Location :	Throughout Main Garage						

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

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

Asset #: 4193

\$1,500 00%	Cycle (Yrs)	Estimated Cost	Priority
00%	5	\$100	
00%	5	\$100	
\$25,500	5	\$100	
\$3,900	1		
\$300	5		
\$12,500	5	\$700	
* *	5	\$100	
\$6,800	1		
* *	1		
		\$200	
* *	5		
	5	\$500	
\$28,300	10	\$11,400	
* *	10	\$2,800	
d : 100%			
132,000	10	\$500	
\$8,700	1		
122,000	10	\$100	
	\$25,500 \$3,900 \$300 \$12,500 ** \$6,800 ** \$24,000 ** \$28,300 ** d:100%	\$3,900 1 \$300 5 \$12,500 5 ** 5 \$6,800 1 ** 1 \$24,000 5 ** 5 ** 5 ** 5 ** 5 ** 5	\$25,500 5 \$100 \$3,900 1 \$300 5 \$12,500 5 \$700 ** 5 \$100 \$6,800 1 ** 1 \$24,000 5 \$200 ** 5 ** 5 \$500 \$28,300 10 \$11,400 \$2,800 d: 100%

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

Heating

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

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

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

Asset #: 4193

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2036	* *	1		
Conversion Equipment Hot Water Boiler	Location : Other Observation :	Boiler Bi rvation, E Boiler Ro	xtent : Light, Area	Affected	: 100%	1	\$13,800	
Distribution					*			
Central Plant Steam Piping/Pmp	100%		\$51,200 Toderate, Area Affe	2036 cted : 10	* *	4	\$1,500	
	Location :	Through	out Extent : Severe, Ar					
Terminal Devices	- 00/			• • • •	** **********************************		0.00	
Air Handler Convector/Radiator	50% 20% Damaged, E Location :	Extent : M	\$3,200 Toderate, Area Affe out	2026 2024 cted : 10	\$212,800 \$32,400	1	\$9,600 \$1,800	
Fan Coil Unit/Heat	Location :	Garage	\$40,800 Extent : Severe, Are 01-008 Are Beyond		\$136,000 ed : 30% Seful Life Cycle Ro	1 uting	\$2,700	
Air Conditioning			-					
Energy Source	1000/			•••	ate ate			
Electricity	100%			2034	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	5%			2026	\$12,800	1	\$700	
•	R-22 Refrig Location :		ent : Light, Area A	ffected :	10%			
Exterior Pkg Unit - Cooling	5%			2026	\$12,300	2	\$100	
Window/Wall Unit	15% Malfunction Location :	-	\$900 nt : Severe, Area A AC-014	2021 ffected :	\$9,500 10%	1		
No Component	75%							
Terminal Devices Air Handler/Dir Expansion	5%			2026	\$4,200	1		
No Component	95%							

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

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

Mechanical		Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Heat Rejection							** ***		
Air Cooled Condenser	5%			2026	\$800	2	\$1,100		
Unit	0.50/								
No Component	95%								
Ventilation Distribution									
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,300		
Exhaust Fans	10070			LIFE		2-3	\$17,300		
Exhaust Fans Interior	10%			2026	\$10,800	2	\$100		
Roof	90%	0-2	\$9,000	2026	\$45,200	2	\$700 \$700		
Rooi	Malfunction	oning, Exte	nt : Severe, Area Ą Ef 003 Are Defecti	ffected :		2	\$700		
Plumbing			<u> </u>						
H/C Water Piping									
Brass/Copper		Extent : Se	\$4,500 evere, Area Affecte utoff Valve Corrod		\$225,600	1			
Water Heater									
Gas Fired		tallation, E : Boiler Ro	Extent : Light, Area oom	2025 Affected	\$18,500 !: 100%	2	\$500		
Sanitary Piping									
Cast Iron	_		\$44,300 Extent : Severe, Are	LIFE ea Affecte	* * ed : 20%	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Fixtures									
Generic	100%								
Fire Suppression									
Standpipe									
Generic	100%			2046	* *	1-5	\$15,600		

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

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

Page: 127

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : CENTRAL REPAIR SHOP QUEENS 2,3,4 GARAGE Address : 52-35 58TH STREET (ZOLA - 58-73 53RD AVENUE)

Borough : QUEENS Agency's Number : N/A

Date of Survey : 20-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : 2361 Lot : 268 BIN : 4054170

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,610,500	\$2,243,100
Interior Architecture	\$9,229,900	\$2,261,500
Electrical	\$862,900	\$1,123,600
Mechanical	\$10,148,900	\$11,061,400
Site Enclosure	\$57,700	
Site Pavements	\$411,900	\$459,900
Total	\$24,321,700	\$17,149,400
Importance Code A	\$3,610,500	\$2,243,100
Importance Code B	\$19,605,000	\$14,719,500
Importance Code C	\$1,106,200	\$186,900
Total	\$24.321.700	\$17,149,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,200			
Interior Architecture	\$66,900			\$772,500
Electrical	\$100,500	\$97,800	\$81,600	\$78,900
Mechanical	\$111,100	\$124,600	\$126,200	\$72,200
Site Enclosure	\$13,400			
Site Pavements	\$1,500			
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$348,300	\$246,100	\$231,500	\$947,300
Importance Code A	\$53,000		\$1,900	
Importance Code B	\$271,200	\$246,100	\$229,600	\$947,300
Importance Code C	\$24,200			
Total	\$348,300	\$246,100	\$231,500	\$947,300



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

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

Asset #: 120

rchitecture	Current Repair	Future Replacement	M	laintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
kterior					
Exterior Walls					
Masonry: Brick	10% Now \$139,500 Diagonal Cracks, Extent: Moderate, A Location: Bulkheads	LIFE ** Irea Affected : 10%	5	\$44,400	
	Expansion Jnt Failure, Extent: Moder	ate, Area Affected : 15%			
	Location: North And South Facades				
	Vertical Cracks, Extent : Moderate, Ar Location : Corners	ea Affected : 10%			
Masonry: Brick	65%	LIFE **	5	\$288,300	
Metal Panel	5%	2048 **	5-10	\$152,500	
Metal Coiling Doors	15% Now \$393,600	2041 **	5	\$104,000	
	Corrosion/Rusting, Extent : Moderate, Location : Throughout	Area Affected : 25%			
	Deteriorated Finish, Extent: Moderate Location: Throughout	e, Area Affected : 25%			
Window Wall	5%	2048 **	5	\$83,200	
Windows					
Aluminum	40% Now \$1,174,900 Air Infiltration, Extent: Moderate, Are Location: 1st And 4th Floor Offices	2053 ** ra Affected : 50%	5	\$13,400	
	Glazing Broken/Cracked, Extent: Mod Location: 1st And 4th Floor Offices	lerate, Area Affected : 15%			
	Unit Inoperable, Extent : Moderate, An Location : 1st And 4th Floor Offices	ea Affected : 30%			
Aluminum	55%	2050 **	5	\$37,000	
	Recent Replace Evident, Extent : Light Location : 4-6 Floors	, Area Affected : 100%		, , , , , , ,	
Metal Louvers	5%	2031 **	10	\$21,000	
Parapets				-	
Masonry: Brick	95%	LIFE **	5	\$24,000	
Metal Panel	5% Now \$10,200	2048 **	5	\$2,400	
	Broken/Missing Elements, Extent: Mo Location: Coping	derate, Area Affected : 20%			

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

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

Asset #: 120

Architecture	Current Repair Future Repla		Replacement	М	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	200/ N.	£406.200	2020	¢1 (52 000			
Modified Bitumen	Vegetation Growth, Location : Over Fi Water Penetration, I	fth Floor Body Sho Extent : Moderate, fth Floor Body Sho	p Area Affect p Area Affecto	red : 25%			
M. 1'C. 1D'			`	* *			
Modified Bitumen	Drains Inad/Misposic Location: 6th Floo Ponding, Extent: M Location: Through Ridging, Extent: Mo	At Expansion Joint. n, Extent : Moderat or Roof oderate, Area Affec hout 6th Floor Rooj	s e, Area Affo ted : 25% c ted : 30%	Affected: 10%			
Interior							
Floors	50 /		2024	ф да1 2 00	2	#100.000	
Carpet Cast in Place Concrete	5% 77% Now Cracking/Crumbling Location: 5th Floo Drains Inad/Misposi Location: Wash B Spalling, Extent: M Location: 4th And	or Throughout And n, Extent : Moderat ay Area oderate, Area Affec	Wash Bay A e, Area Affe	4rea	3 5	\$109,900 \$1,851,300	
Ceramic Tile	5%		2031	* *	5	\$55,000	
Terrazzo	3%		LIFE	* *	5	\$25,800	
Vinyl Tile 9" X 9"	10% 2-4 Loose/Delam Surfac Location : 2nd, 3rd	\$1,262,100 re, Extent : Severe, A d, 4th, 6th Floor Co	2038 Area Affecto		3	\$41,200	
Interior Walls							
Ceramic Tile	5%		2031	* *	5	\$24,000	
Concrete Masonry Unit	Water Penetration, I	or Mechanical Area	And Stairv a Affected .	vell 9 · 10%	5 om Wash	\$143,800 a Bavs Above	
Gypsum Board	15%	0 /	LIFE	* *	5	\$43,100	
Plaster	5%		LIFE	* *	5	\$7,200	

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

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

Asset #: 120

Architecture	Curi	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Total (Year	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Ceilings	150/ 31	#120.000	2022	ate ate	_	#10 2 000	
AcousTileConcealSpLn	Location : Nea Water Penetrati	Elements, Extent : Mo ur Freight Elevator On on, Extent : Moderate,	Fifth Floo	or	5	\$103,000	
		Floor Corridors					
Exposed Concrete	Location : At I	Elements, Extent : Sev Beams			5	\$120,200	
	Location: 4th						
	Location: 4th	rcement, Extent : Sever Floor Elevator Lobby, : Moderate, Area Affe Eloor Ceiling	At Beams				
Exposed Struc: Steel	15%	1 toor Cetting	LIFE	* *			
Site Enclosure	1370		LIIL				
Fence/Gates							
Chain Link	100% 4+1 Corrosion/Rusti Location : Thr	ng, Extent : Moderate,	2038 Area Affe	* * cted : 50%			
Retaining Walls							
Cast in Place Concrete		2 \$2,700 rcement, Extent : Mode h Place Receiving Entr		* * Affected : 25%			
	Impact Damage,	, Extent : Moderate, A ceiving Entrance		ed: 10%			
Masonry: Brick	50% No			* *			
		ging, Extent : Severe, A ock Entry At 58th Stree		ed : 35%			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	Location : Per	bling, Extent : Modera					
	Location : Per						
On-Site Walkways Cast in Place Concrete		2 \$1,500 urface, Extent : Modera h Street Entrance	2026 ate, Area A	\$15,300 Iffected : 20%			

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

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

Asset #: 120

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

Site Pavements

Parking/Driveway

Asphalt 100% 0-2 \$45,600 2024 \$228,200

Potholes, Extent: Moderate, Area Affected: 20% Location: At 58th Street Lot And Receiving Area Sinking/Subsiding, Extent: Moderate, Area Affected: 25%

Location: At 58th Street Lot And Receiving Area

ectrical	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	75%	2028	\$3,800	5	\$3,000	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation : Three Main Service Di	sconnect S	Switches Rated At 3	3,000 Am	iperes Each	
Fused Disc Sw	25%	2048	* *	5	\$800	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Main Service Disconne	ect Switch	Rated At 3,000 Am	iperes		
Transformers						
Dry Type	100%	2033	* *	5	\$2,800	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 2-150 Kilovolt-ampere Volts	, 75 Kilove	olt-ampere, 45 Kild	ovolt-am	pere, 480/208/120	
Switchgear / Switchboard						
Air Circuit Breaker	80%	2028	\$40,800	5	\$3,200	
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: 8- Vertical Sections					
Molded Case Bkrs	20%	2028	\$10,200	5	\$4,000	
	Other Observation, Extent : Moderate,			=	4 -, 0	
	Location : Electrical Room	00				
	Explanation: 2- Vertical Sections					
Raceway	*					
Busway	20%	2026	\$6,500	1		
Busway	5%	2041	**	1		
Conduit	60%	2028	\$19,600	1		
Conduit	15%	2038	**	1		
Panelboards						
Fused Disc Sw	10%	2027	\$4,000	5	\$1,800	
			4.,000		·	
Molded Case Bkrs	65%	2027	\$26,100	5	\$13,100	

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

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

Asset #: 120

Priority
_

Alarm

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

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

Asset #: 120

Electrical	Current Repair	Future Repla	acement	M		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$85,700	
	Other Observation, Extent : Ligh	t, Area Affected : 100%	ó			
	Location: Hallways And Outsid	le				
	Explanation: CCTV Surveillan	ce Camera System				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2033	* *	1-3	\$145,700	
	Other Observation, Extent : Ligh	t, Area Affected : 100%	ó			
	Location : Hallways					
	Explanation : Smoke Detector,	Alarm Bells, Strobe Lig	thts, Manu	al Pull St	ations And Horns	

Mechanical	Current Repair		Futur	e Replacement	M		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source Plant Campus Steam / PRV	100%		2038	* *	1		
	Other Observation, E	-	Affected	: 100%			
	Location : 58-73 53					_	
	Explanation: Steam	n Coming From Fo	rmer Bei	tts Avenue Incinera	tor Build	ling	
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2031	* *	5	\$43,600	
Distribution							
Steam Piping/Pump	100% Now Insul. Deteriorating, Location: Steam Ro Steam Traps Faulty, Location: Through	ooms In 1st And 5ti Extent : Moderate,	h Floors				
Terminal Devices							
Air Handler	45% Now Broken, Extent: Mod Location: Pneuman Leak Evident, Extent Location: Heating	tic Controls Inoper : Severe, Area Affe	able For	-	1	\$183,900	
Air Handler	5% Recent Installation, E Location: 2 Units I		2036 Affected	**	1	\$22,700	
Convector/Radiator	10%		2026	\$383,900	1	\$23,700	
Fan Coil Unit/Heat	10%		2023	\$1,073,800	1	\$23,700	
Unit Heater - Steam	30%		2023	\$768,900	4	\$20,200	

Air Conditioning

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

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

Asset #: 120

	Current I	rent Repair		Future Replacement		Maintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
1000/			2026	* *	1		
100%			2036		1		
5%			2036	* *	1	\$17,000	
		-			ŗ		
10%	Now	\$30,400	2028	\$608,600	1	\$30,700	
			Affected	' : 5%			
-		-	ffected :	10%			
5%	Now	\$290,300	2038	* *	2	\$1,800	
-	-	nt : Severe, Area A	ffected :	5%			
		Extent : Severe, Are	a Affecte	ed : 5%			
Explana	tion : 1 Obs	solete Unit With R-	22, For I	Laboratory Section			
5%			2033	* *	2	\$2,300	
		Extent : Light, Area	Affected	! : 5%			
	-	. 5.440					
		its, R-410a	2021	** ** ** ** ** ** ** **			
			2021	\$149,400	1		
65%							
5%			2054	* *	4	\$2,700	
10%			2038	* *	4	\$5,400	
0.50/							
85%							
50/			2026	* *	1		
3%			2030		1		
10%			2028	\$281 500	1	\$45 400	
			2020	Ψ201,200	•	ψ 13, 100	
10%			2028	\$50,600	2	\$51,100	
5%			2036	**	2	\$25,600	
85%						•	
	Total	% of Total (Years) 100% 5% Recent Installation, E Location: 2 Units II 10% Now Not in Service, Exten Location: #1 And # R-22 Refrigerant, Ext Location: 5 Units, 5% Now Malfunctioning, Exte Location: Roof Other Observation, E Location: Roof Explanation: 1 Obs 5% Other Observation, E Location: Roof Explanation: 2 Units 10% 65% 5% 10% 85% 10% 85%	Total (Years) 100% Recent Installation, Extent: Light, Area Location: 2 Units For Office Area, R-10% Now \$30,400 Not in Service, Extent: Moderate, Area Location: #1 And #4, Roof R-22 Refrigerant, Extent: Light, Area A Location: 5 Units, Roof 5% Now \$290,300 Malfunctioning, Extent: Severe, Area A Location: Roof Other Observation, Extent: Severe, Area Location: Roof Explanation: 1 Obsolete Unit With R-5% Other Observation, Extent: Light, Area Location: Roof Explanation: 2 Units, R-410a 10% 65% 5% 10% 85%	Not in Service, Extent: Moderate, Area Affected: Location: #1 And #4, Roof Respective Respective Research R	Now \$2036 ** Recent Installation, Extent : Light, Area Affected : 5% Location : 2 Units For Office Area, R-410a. Outside The Building 10% Now \$30,400 2028 \$608,600 Not in Service, Extent : Moderate, Area Affected : 5% Location : #1 And #4, Roof R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 5 Units, Roof 5% Now \$290,300 2038 ** Malfunctioning, Extent : Severe, Area Affected : 5% Location : Roof Other Observation, Extent : Severe, Area Affected : 5% Location : Roof Explanation : 1 Obsolete Unit With R-22, For Laboratory Section 5% 2033 ** Other Observation, Extent : Light, Area Affected : 5% Location : Roof Explanation : 2 Units, R-410a 10% 2021 \$149,400 65% 5% 2034 ** 10% 2038 \$281,500 85% 10% 2028 \$281,500 85% 10% 2028 \$281,500 85% 10% 2028 \$50,600	Not in Service, Extent: Moderate, Area Affected: 5% Location: 2 Units, Roof	Not Fail Date Estimated Cost FY Estimated Cost Cycle Cyc

Ventilation

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

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

Asset #: 120

echanical	Current R	Future R	eplacement	М	aintenance		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ntilation Distribution Ductwork/Diffusers	100% Now Corroded, Extent : Mo Location : Roof Duc			**	2-5	\$409,500	
Exhaust Fans Interior Roof	20% 80% Now Corroded, Extent : Li _{\(\bar{\}} Location : Roof Exh		2023 2028 : 10%	\$510,200 \$952,300	2 2	\$4,500 \$14,400	
mbing H/C Water Piping Brass/Copper	70% Now Other Observation, E. Location : Throughe Explanation : All Zo	out			1		
Galvanized Steel	30% Now Corroded, Extent: Se Location: Throughe Leak Evident, Extent Location: Various I	\$47,200 vere, Area Affecte out 5th Floor · Moderate, Area A	2026 d : 10% Affected : 5%	\$943,800	1		
HW Heat Exchanger Steam Fired	100%		2054	* *	4	\$108,900	
Sanitary Piping Cast Iron	100% Now Leak Evident, Extent . Location : Water Le Other Observation, E. Location : 1st Floor Explanation : The O	aking To 1st Flood axtent : Severe, Are	r From 2nd 1 va Affected :	100%		Time	
Storm Drain Piping Cast Iron	100%	-	LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Now Malfunctioning, Exter Location : Adjacent Other Observation, E. Location : Adjacent Explanation : Pump	To Old Incinerate xtent : Moderate, . To Old Incinerate	2038 ffected : 100 or Building Area Affected or Building	d : 100%	4 Ruilding	\$16,200 Needs To Be	
Sewage Ejector(s) Electric	Renovated Or Reloc 100% Now Corroded, Extent: Se Location: The Hous Noisy/Vibrating, Extent Location: 1st Fl.	\$215,200 vere, Area Affecte sing, 1st Floor	2038 d : 50%	* *	<i>4</i>	\$30,400	
Fixtures Generic	100%						

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

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

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, A	lrea Affected .	: 100%			
E'	Location: 1 Passenger Unit From Floor, 4 Freight Units From 1st T Explanation: 6 Units		ooi, 11 ussenger		m 10 0m	
Fire Suppression						
Standpipe	1000/	2020	¢2.000.200	1.5	¢270.200	
Generic	100%	2028	\$2,988,200	1-5	\$370,300	
Sprinkler	000/					
No Component	80%					
Generic	20%	2028	\$1,404,200	1-2	\$41,100	
Chemical System						
Dry	100%	2021	\$27,200	1-3	\$3,900	
	Other Observation, Extent : Light, A	lrea Affected .	: 100%			
	Location : Outside Of The Building	g				
	Explanation: Refill Station					

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

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

Page: 137

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : CIOFFE REPAIR SHOP
Address : 106-01 AVE. D AT 105 WALK

Borough : BROOKLYN Agency's Number : N/A

Date of Survey : 19-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 3871 Lot : 1 BIN : 3252759

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$5,298,100	\$75,100
Interior Architecture	\$6,983,500	\$297,300
Electrical		\$433,200
Mechanical	\$1,051,900	\$728,100
Site Pavements	\$698,500	
Total	\$14,032,100	\$1,533,700
Importance Code A	\$5,443,300	\$75,100
Importance Code B	\$7,794,400	\$1,458,600
Importance Code C	\$794,400	
Total	\$14,032,100	\$1,533,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$65,700			
Interior Architecture	\$42,600			\$2,000
Electrical	\$2,600	\$2,100	\$11,300	\$1,700
Mechanical	\$55,300	\$8,100	\$13,400	\$8,800
Site Enclosure	\$31,700			
Site Pavements	\$12,300			
Total	\$210,100	\$10,200	\$24,700	\$12,500
Importance Code A	\$68,100	\$3,500	\$3,600	\$3,500
Importance Code B	\$67,800	\$6,700	\$21,100	\$9,100
Importance Code C	\$74,200			



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

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

Asset #: 2003

rchitecture		Current R	epair	Futur	Future Replacement		aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls						_		
Concrete Masonry Unit	Expansion Location Jnt Mortan Location Rusting M Location Spalling, H	: Street And r Miss/Erod, : All Facad asonry Supt, : At Window	Extent : Modera w Openings lerate, Area Affect	t Transve te, Area A te, Area A	erse Joints Affected : 25% Affected : 25%	5	\$72,800	
Metal Panel	2%	2-4	\$2,200	2048	* *	5	\$5,400	
	Location Misaligned	: North Fac d/Bulging, E	xtent : Moderate, cade xtent : Moderate, cade At Administr	Area Afj	Sected : 25%			
Metal Coiling Doors	Broken/Ma Location Deteriorat Location Unit Inope	: Bay Door ted Finish, E : All Doors erable, Exter	\$1,275,400 nts, Extent: Mod s On All Facades extent: Moderate, at: Moderate, Are coors Throughout	Area Aff ea Affecte		5	\$33,700	
Pre-Cast Concrete	2% Cracking/	Now Crumbling, I	\$9,900 Extent : Moderate ills Throughout	LIFE	* * ffected : 10%	5	\$9,300	
Windows	Locuiton	. Window S	ilis Throughout					
Aluminum	Water Pen		\$44,300 tent : Severe, Are and Sill Througho			5	\$500	
Aluminum	5%			2027	\$2,300	5	\$100	
Parapets Concrete Masonry Unit	_		\$27,600 Extent : Light, Ard ut	LIFE ea Affecto	* * ed : 10%	5	\$23,000	
Metal Rail		/Rusting, Ex	\$7,100 tent : Moderate, A ocations Through		* * cted : 10%	5	\$18,000	
Pre-Cast Concrete	Jnt Mortan Location Open Join	: Coping	\$19,000 Extent : Moderat Moderate, Area A			5	\$16,000	

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

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

Architecture	Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof	1000/	3.7	Φ 2 0 7 0 7 00	2020	* *			1	
Built-Up (BUR)		Now	\$2,978,700	2038				1	
		O	ings, Extent : Mod		33				
		Location: Around AC Units And Perimeter Walls							
		Water Penetration, Extent: Severe, Area Affected: 20%							
	Location : Over Shops, Mezzanine Level, Fiberglass Room, Transverse Expansion Joints, Locker Rooms								
			: Moderate, Area	Affected	. 20%				
			pps And Throughou		. 20/0				
nterior	Locuiton	. over sne	ps iina i iii ougnot						
Floors									
Cast in Place Concrete	85%	Now	\$147,300	LIFE	* *	5	\$297,300		
			ents, Extent : Seve		Affected : 30%	-	4-21,000		
		: Garage/							
	Other Obs	ervation, E	xtent : Severe, Are	a Affecte	ed : 20%				
	Location: Garage/Shops								
	Explanat	ion : Expo	sed Reinforcing						
Ceramic Tile	5%	2-4	\$161,500	2043	* *	5	\$4,000		
	Cracking/0	Crumbling,	Extent : Light, Are		ed : 10%	-	, , ,		
			ns And Locker Roc						
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
	Location	: Bathrooi	ns And Locker Roc	oms					
	Worn/Eroc	ded, Extent	: Moderate, Area	Affected	: 60%				
	Location	: Bathroon	ns And Locker Roc	oms					
Vinyl Tile	10%	2-4	\$141,700	2038	* *	3	\$6,000		
v myr rne	Cracking/Crumbling, Extent: Light, Area Affected: 30%								
	Location : Offices, Break Room, Stock Room								
			: Moderate, Area		: 50%				
			Break Room, Stock	00					

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

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

Asset #: 2003

Architecture	Current Repair Future Replacement					M			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Interior Walls									
Ceramic Tile	Location : Jnt Mortar I	Bathrooi Miss/Eroo	\$28,400 Extent : Light, Ard ns And Locker Rod l, Extent : Modera Walls - Bathrooms	oms te, Area 2	Affected : 20%	* *	5	\$500	
Concrete Masonry Unit	70% Cracking/Cr Location : Vertical Cro	Now rumbling, Proxima acks, Exte	\$95,900 Extent: Light, Ar. te To Window Ope nt: Moderate, Are And Corners Of N	LIFE ea Affecto nings ea Affecte	ed : 20% d : 20%	* *	5	\$5,500	
Glass: Single Pane	2% Cracking/Cr Location:		\$2,500 Extent : Light, Are	LIFE ea Affecto	ed : 20%	* *	5	\$300	
Gypsum Board	5% Cracking/Cr Location :	_	\$400 Extent : Light, Are out	LIFE ea Affecto	ed : 10%	* *	5	\$600	
Metal Coiling Doors SGFT/Glazed Masonry	10% 8% Cracking/Cr Location:	_	\$6,400 Extent : Light, Arc	2036 LIFE ea Affecto	ed : 20%	* *	5	\$9,900	
Ceilings									
AcousTileSusp.Lay-In	Location : Staining/Dis Location : Water Pener	sing Elem Through scoloring, Fibergla tration, E	\$134,500 ents, Extent: Mod out Extent: Moderate ss Room, Main Off xtent: Moderate, 2 ss Room, Main Off	e, Area A fice, Lock Area Affe	ffected : 40% ser Rooms, 2nd cted : 20%	d Flo			
Exposed Struc: Steel	90% Water Pener Location: Other Obser Location:	Now tration, E. Above Sh rvation, E Various	\$6,302,600 xtent : Light, Area nops And Mezzanin xtent : Severe, Are	LIFE Affected ae And Tr ea Affecte	: 30% cansverse Exp ed : 15%	* *	n Joints		
Site Enclosure									
Fence/Gates Chain Link	Impact Dam	_	\$28,600 ent : Moderate, Are Rear Yards	2038 ea Affecte	ed : 25%	* *			
Exposed Struc: Steel	Location: Other Obser Location: Explanation	Main Sec rvation, E Main Sec on: Unit	\$3,000 xtent: Moderate, 2 curity Gate xtent: Moderate, 2 curity Gate Inoperable s and are not escalar	Area Affe	ected : 40%	**			

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

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

Asset #: 2003

Architecture		Current F	Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$12,300	2041	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 15%			
	Location	: At Curb	Along Avenue D A	nd Entry	Apron To Side Lo	t		
Parking/Driveway								
Asphalt	100%	Now	\$698,500	2043	* *			
-	Cracking/	Crumbling,	Extent : Severe, A	rea Affe	cted : 15%			
	Location	: Side And	Rear Lots					
	Sinking/Su	Sinking/Subsiding, Extent: Moderate, Area Affected: 50%						
	Location	: Side And	Rear Lots	00				

Electrical		Current Repair	Future Replacement			aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment					_	****	
Fused Disc Sw	100%		2038	**	5	\$300	
		ervation, Extent : Moderate, 1 : Electrical Room	Area Affe	ected : 100%			
				I D : 1 1: 200:	0.4	4 11600	
	Explanati Amperes.	ion : 2- Main Service Discon	nect Swit	ches Rated At 2000) Ampere	es And 1600	
Switchgear / Switchboard							
Fused Disc Sw	100%		2038	* *	5	\$300	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrical Room					
	Explanati	ion : 4- Vertical Sections					
Raceway							
Conduit	100%		2038	* *	1		
Panelboards							
Fused Disc Sw	15%		2036	* *	5	\$200	
Molded Case Bkrs	85%		2036	* *	5	\$1,600	
Wiring							
Thermoplastic	100%		2038	* *	1		
Motor Controllers					_	****	
Locally Mounted	15%		2033	* *	5	\$100	
Motor Control Center	85%		2033	* *	5	\$1,600	
Ground							
Grounding Devices	1000/			di di	_		
Generic	100%		LIFE	* *	5	\$1,000	
Lighting							
Interior Lighting	4007		• • • •	4-0 400	4.0	** • •	
Fluorescent	40%	(I I I I I I I I I I I I I I I I I I I	2028	\$79,400	10	\$25,700	
		And Fixtures, Extent: Mode: Offices And Basement	rate, Are	a Affected : 100%			
HID	60%		2028	\$43,900	10	\$1,400	

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

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

Asset #: 2003

Electrical	Current Re	pair Fut	re Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$8,500	
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
HID	30%	2028	\$82,800	10	\$100	
No Component	70%					
Alarm						
Security System						
No Component	80%					
Generic	20%	2033	* *	1	\$5,200	
	Other Observation, Ext	ent : Moderate, Area A <u>j</u>	fected : 100%			
	Location : Garage An	nd Outside				
	Explanation: CCTV	Surveillance Camera Sy	stem			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2028	\$227,200	1-3	\$13,000	
_	Other Observation, Ext	tent : Moderate, Area A <u>j</u>	fected : 100%			
	Location : Hallways A	And Toilets				
	Explanation: Strobe	Lights, Manual Pull Sta	tions, Alarm Bells, S	Smoke De	rtectors	

Mechanical	Current Rep	air	Futur	e Replacement	M	aintenance			
system Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Energy Source									
Natural Gas	100%		2038	* *	1				
Conversion Equipment									
Furnace	60%		2023	\$96,800	1	\$20,800			
	Other Observation, Extent : Light, Area Affected : 60%								
	Location: 13 Big Package Units On Roof								
	Explanation: 13 Roofte Replaced.	pp Package Uni	ts. All C	f Them Have Been	Schedul	ed To Be			
Furnace	30% Now	\$48,400	2038	* *	1	\$9,400			
	Malfunctioning, Extent: Severe, Area Affected: 30%								
	Location: All 15 Units	In Garage.							
Hot Water Boiler	10%		2033	* *	1	\$3,500			
1100 11 0001 20101	Other Observation, Exter	it : Light, Area		1: 10%	•	ψ2,200			
	Location : 1st Floor Bo	-	33						
	Explanation: 2 Units								
Distribution	1								
Hot Wtr Piping/Pump	10% Now	\$500	2027	\$10,700	4	\$300			
1 & 1	On Extended Life, Extent	: Severe, Area	Affected			*			
	Location : Circulating								
No Component	90%	*							

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

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

Asset #: 2003

Mechanical	Current Re	epair Fut	ure Replacement	M		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Terminal Devices Convector/Radiator No Component	10% 90%	2026	\$36,700	1	\$2,300	
Air Conditioning Energy Source Electricity	100%	2036	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	5%	2022		2	\$200	
· ·	Location : Office	nt : Light, Area Affected tent : Light, Area Affecte e Area				
Ext Pkg Unit - Heating/Cooling	70% R-22 Refrigerant, Exte Location: Roof	2023 nt : Light, Area Affected		2	\$3,000	
	Other Observation, Ex Location : Roof	tent : Light, Area Affecto Old Package Units Sche		ed		
Window/Wall Unit No Component	10% 15%	2021		1		
Ventilation Distribution Ductwork/Diffusers	100% Now Insul. Deteriorating, E Location : Througho	\$31,600 LIFE extent : Severe, Area Affe ut Roof		2-5	\$39,100	
Exhaust Fans Roof	100%	2023	\$113,700	2	\$2,100	
Plumbing H/C Water Piping Brass/Copper	100%	2038	**	1		
Water Heater Gas Fired Gas Fired	50% Now Not in Service, Extent Location: Boiler Ro	2027 \$2,100 2023 : Moderate, Area Affecte	\$20,900	2 2	\$500 \$400	
Sanitary Piping Cast Iron	100%	LIFE	**	1		
Storm Drain Piping Cast Iron	100%	LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	2028	\$10,400	4	\$1,500	
Backflow Preventer Generic	100%	2028	\$17,400	1	\$4,300	

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

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

Page: 144

DEPARTMENT OF SANITATION - 827 CIOFFE REPAIR SHOP

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
Generic	100%			
Fire Suppression				
Sprinkler				
Generic	100%	2028 \$670,500	1-2 \$19,700	
Fire Pump				
Generic	100%	2024 \$44,100	1 \$13,100	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$524,000	
Interior Architecture	\$636,700	
Electrical		\$49,200
Mechanical	\$113,500	\$206,600
Total	\$1,274,300	\$255,800
Importance Code A	\$524,000	
Importance Code B	\$501,000	\$255,800
Importance Code C	\$249,300	
Total	\$1,274,300	\$255,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,200			
Interior Architecture	\$38,200			\$100
Electrical	\$40,600	\$200	\$100	\$15,000
Mechanical	\$6,700	\$2,100	\$1,800	\$4,600
Total	\$116,800	\$2,300	\$1,900	\$19,700
Importance Code A	\$32,300	\$1,300	\$1,200	\$1,200
Importance Code B	\$69,000	\$900	\$700	\$18,600
Importance Code C	\$15,400			
Total	\$116,800	\$2,300	\$1,900	\$19,700



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

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

Asset #: 14780

Architecture	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Exterior						
Exterior Walls	000/ 31 #202/	700 LIEE **	-	ф10. 2 00		
Masonry: Brick	80% Now \$303, Cracking/Crumbling, Extent : Mod Location : Throughout		5	\$19,300		
Metal Coiling Doors	20% Now \$171, Broken/Missing Elements, Extent : Location : Throughout		5	\$7,500		
Windows						
Aluminum	50% Now \$19, Ctrwt/Balnc Not Funct, Extent : M Location : Throughout		5	\$700		
Steel	50% Now \$49,0 Broken/Missing Elements, Extent : Location : Throughout		5	\$9,400		
Roof						
Asphalt Shingle	10% Recent Replace Evident, Extent : I Location : Throughout	2041 ** Light, Area Affected : 100%	10	\$200		
Asphalt Shingle	50% Now \$11,5 Cracking/Crumbling, Extent: Mod Location: Throughout					
Modified Bitumen	40%	2036 **	10	\$5,100		
	Recent Replace Evident, Extent: I Location: Throughout	Light, Area Affected : 100%		4 1, 11		
Interior						
Floors	000/ 37	700 LIEE **	_	#246		
Cast in Place Concrete	90% Now \$84, Cracking/Crumbling, Extent : Mod Location : Throughout		5	\$34,200		
Quarry Tile	5% Now \$13,0 Cracking/Crumbling, Extent : Mod Location : Throughout		5	\$700		
Vinyl Tile	5% Now \$3,4 Cracking/Crumbling, Extent: Mod Location: Throughout		3	\$300		

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

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

Asset #: 14780

Architecture		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Gypsum Board		Now	\$1,800	LIFE	* *	5	\$500	
	0	0	Extent : Moderate	, Area Aj	ffected : 100%			
	Location	: Througho	put					
Masonry: Brick	75%	Now	\$249,300	LIFE	* *			
·	Cracking/C	rumbling,	Extent : Moderate	, Area Aj	ffected : 100%			
	Location	: Througho	put					
	Water Pene	etration, Ex	tent : Moderate, A	lrea Affe	cted : 30%			
	Location	: Througho	out					
Plaster	20%	Now	\$13,700	LIFE	* *	5	\$1,000	
			Extent : Moderate		ffected : 100%		4-,	
	0	: Througho			•			
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$1,400	2031	* *	5	\$400	
1 3	Broken/Mis	sing Eleme	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
		: Througho						
Exposed Concrete	45%	Now	\$51,500	LIFE	* *	5	\$1,200	
Emposed Concrete			Extent : Moderate		ffected · 40%	J	Ψ1,200	
	0	: Througho		<i>J</i> .	<i>y</i>			
Exposed Struc: Wood	45%	2-4	\$251,200	LIFE	* *			
Exposed Strue. Wood			t : Moderate, Area		1 · 60%			
	•	: Througho		i Myeciei	1.00/0			
Gypsum Board	5%	Now	\$4,500	LIFE	* *	5	\$1,100	
71	Cracking/C	rumbling,	Extent : Moderate	, Area Aj	ffected : 100%			
	0	: Througho			-			

lectrical	С	Current Repair		Future Replacement		aintenance		
ystem Component Type	, , , , , , , ,	il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%		2052	* *	5	\$300		
	Other Observ	ation, Extent : Moderate,	Area Affe	ected : 100%				
	Location: 2	nd Floor						
	Explanation	: Main Service Switch Ro	ited At 20	00 Amperes.				
Raceway								
Conduit	50%		2026	\$2,000	1			
Conduit	50%		2052	* *	1			
Panelboards								
Fused Toggle Switch	5%	2-4 \$400	2051	* *	5			
	On Extended	On Extended Life, Extent : Moderate, Area Affected : 100%						
	Location: 1	st Floor						
Molded Case Bkrs	50%		2048	* *	5	\$200		
Molded Case Bkrs	45%		2025	\$3,500	5	\$100		

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

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

Asset #: 14780

Electrical	Current Repa	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	50% 2-4	\$4,300 2051	* *	1		
	Insulation Aged, Extent : I	Aoderate, Area Affecte	d : 100%			
	Location : Throughout T	he Building				
Thermoplastic	50%	2052	* *	1		
Motor Controllers						
Locally Mounted	100%	2024	\$15,000	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	90%	2021	\$25,700	10	\$10,300	
	T-12 Lamps And Fixtures,		ea Affected : 100%	ó		
	Location : Throughout T	he Building				
HID	10%	2026	\$10,600	10		
Egress Lighting						
Exit, Service	100%	2026	\$3,500	1		
Exterior Lighting						
HID	100%	2026	\$49,200	10		

echanical	Current Repair	Future R	Replacement	M	aintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
ating							
Energy Source							
Fuel Oil No 2	100%	2046	* *	5	\$3,900		
	Other Observation, Extent : Light	, Area Affected : 1	00%				
	Location : Buried						
	Explanation: One 1,000 Gallon	Tank					
Conversion Equipment							
Furnace	10%	2026	\$2,900	1	\$600		
	Other Observation, Extent: Light	, Area Affected : 1	0%				
	Location : Above Supervisor Off	fice					
	Explanation: Unit Serves Super	visor's Office					
Steam Boiler	90%	2031	* *	1	\$11,100		
Distribution							
Central Plant Steam	100%	2026	\$206,600	4	\$900		
Piping/Pmp							
1 0 1	On Extended Life, Extent: Moder	ate, Area Affected	: 100%				
	Location: Throughout						
Terminal Devices							
Convector/Radiator	100%	2024	\$65,300	1	\$4,000		
	On Extended Life, Extent : Moder	ate, Area Affected	: 100%				
	Location : Throughout						

Air Conditioning

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

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

Asset #: 14780

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	10%		2034	* *	1		
No Component	90%						
Conversion Equipment							
Window/Wall Unit	10%		2024	\$2,500	1		
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	10%		2036	* *	1		
Galvanized Steel	90%		2024	\$48,200	1		
		ed Life, Extent : Moderate, A	rea Affec	eted : 100%			
	Location	: Throughout					
Water Heater							
Electric	10%		2021	\$1,100	4		
Electric	30%		2025	\$3,200	4		
Gas Fired	60%		2025	\$4,500	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
		ed Life, Extent : Moderate, A : Throughout	rea Affec	eted : 100%			
Fixtures							
Generic	100%						
Fire Suppression							
Standpipe							
Generic	100%		2036	* *	1-5	\$6,500	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : FRESH KILLS II EQUIPMENT WASH BLDG.

Address : S. OF VICTORY BLVD.

Borough : STATEN ISLAND Agency's Number : N/A

Date of Survey : 08-Jun-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 2685 Lot : 100 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$174,900	
Electrical	\$36,900	
Total	\$211,800	
Importance Code A	\$174,900	
Importance Code B	\$36,900	
Total	\$211.800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,300			
Interior Architecture	\$15,200			
Electrical	\$100	\$21,000		
Mechanical	\$200	\$8,900	\$400	\$200
Total	\$24,700	\$29,900	\$400	\$200
Importance Code A	\$9,500	\$1,200	\$200	\$200
Importance Code B	\$8,000	\$28,700	\$200	
Importance Code C	\$7,200			
Total	\$24,700	\$29,900	\$400	\$200



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

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

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

Asset #: 2012

Architecture		Current F	Repair Future Replacem		e Replacement	N	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$1,400	
Metal Panel	88%	Now	\$9,300	2047	**	5	\$23,200	
		_	xtent : Severe, Are		ed: 15%			
			r At Foundation W		1 100/			
	-		tent : Moderate, A		cted: 10%			
	Location : Various Locations - All Facades Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
				oaerate,	Агеа Ајјестеа : 10	1%0		
		: Various I		A	4-1. 150/			
		ervanon, E : North Fa	xtent : Moderate, 2	4rea Ајје	ectea : 15%			
			ative Growth					
Matal Cart OHD		on . vegei	alive Growin	2040	* *		\$4.400	
Metal Sect. OHD Windows	10%			2040		5	\$4,400	
Aluminum	05%	Now	\$174,900	2052	* *	5	\$2,000	1
Alummum			ents, Extent : Seve		Affected · 100%	3	\$2,000	1
		: Through		, c, 11, ca	11,100104 . 10070			
No Component	5%							
Roof								
Metal Panel	100%			2040	* *	10	\$20,200	
Interior								
Floors								
Cast in Place Concrete	100%			LIFE	* *	5	\$12,800	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	\$300	
Metal Panel		Now	\$7,200	LIFE	**			
			xtent : Severe, Are	a Affecte	ed: 20%			
		: Wash Ar						
G 11	Explanati	on : Mold	Issues					
Ceilings	1000/	NI	ሰ ባ ሰባሳ	2022	* *			
Fiber Board	100%		\$8,000	2032				
		ssing Elem : Wash Ar	ents, Extent : Seve	re, Area	Ајјестеа : 25%			
	Location	. wasn Ar	еи					

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

Under 600 Volts

Maintenance \$ are aggregated over a ten-year period. Site 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 Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	70%	2027	\$1,100	5		
	Other Observation, Extent : Moderate	, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation: One 1,000 Ampere Ma					
Fused Disc Sw	30%	2027	\$500	5		
	Other Observation, Extent: Moderate	, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation: One 400 Ampere Mair	n Disconnect	Switch			
Switchgear / Switchboard						
Air Circuit Breaker	100%	2027	\$25,500	5		
Raceway						
Conduit	100%	2027	\$3,900	1		
Panelboards						
Fused Disc Sw	10%	2026	\$800	5		
Molded Case Bkrs	90%	2026	\$7,000	5	\$100	
Wiring						
Thermoplastic	100%	2027	\$8,500	1		
Motor Controllers						
Locally Mounted	100%	2025	\$7,500	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
HID	100%	2022	\$36,900	10	\$100	
Egress Lighting						
Emergency, Battery	50%	2022	\$2,700	10	\$500	
Exit, Service	50%	2022	\$500	1		
Exterior Lighting						
HID	100%	2022	\$17,100	10		

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

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

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

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

Asset #: 2012

Mechanical	Current Repair	Future Repl	acement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	90%	2027	\$9,000	1	\$1,900	
	Other Observation, Extent: Light, Location: Main Floor Explanation: 2 Units	Area Affected : 90%				
Furnace	10%	2022	\$1,000	1	\$200	
	Other Observation, Extent : Light, Location : Main Floor Explanation : 1 Unit	Area Affected : 10%				
Ventilation						
Distribution						
Ductwork/Diffusers	50%	LIFE	* *	2-5	\$1,200	
No Component	50%					
Exhaust Fans		_				•
Roof	100%	2022	\$7,000	2	\$100	
Plumbing						
H/C Water Piping						
Galvanized Steel	100%	2032	* *	1		

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : GREENPOINT MARINE TRANSFER STA.
Address : N. HENRY ST. AND NEWTOWN CREEK

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DOS0007.000 / 2017 Yr Built/Renovated : 1955 /

Area Sq Ft : 59,882 Project Type : SANITATION

Date of Survey : 29-May-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2508 Lot : 1 BIN : 3064006

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,291,000	\$780,300
Interior Architecture	\$672,000	\$138,100
Electrical	\$1,229,100	\$454,700
Mechanical	\$936,400	\$45,600
Total	\$4,128,500	\$1,418,600
Importance Code A	\$1,291,000	\$864,500
Importance Code B	\$2,837,500	\$554,100
Total	\$4,128,500	\$1,418,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$40,300			
Interior Architecture	\$126,000			\$500
Electrical	\$10,100	\$3,400	\$3,600	\$4,500
Mechanical	\$40,300	\$2,700	\$8,500	\$3,700
Site Enclosure	\$5,200			
Site Pavements	\$39,200			
Total	\$261,200	\$6,000	\$12,100	\$8,700
Importance Code A	\$40,600		\$200	
Importance Code B	\$131,300	\$6,000	\$11,800	\$8,700
Importance Code C	\$89,300			
Total	\$261,200	\$6,000	\$12,100	\$8,700



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

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

Asset #: 2017

	A3561#.2					
chitecture	Current Repair	Future Replace	ment	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior						
Exterior Walls				_		
Metal Panel	100% Now \$167,300	2040	**	5	\$209,100	
	Broken/Missing Elements, Extent: Mod Location: Throughout	іегаїе, Агеа Ајјесіес	1:10%			
	Deformed/Dented, Extent: Moderate, 2	Area Affected : 15%				
	Location: Throughout	irea ilijectea . 1570				
	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location : Throughout					
	Explanation: This Building Is Unocc		l To Be	Demolisi	hed. Report To	
	Follow Is A Carryover From July 201	'5				
Windows	100/ NI #20 700	2055	* *	F	#200	
Aluminum	10% Now \$29,700 Broken/Missing Elements, Extent: Mod	2055 Javata Area Affactas		5	\$300	
	Location: Office	іегиіе, Агей Ајјесіев	i . 3370			
	Glazing Broken/Cracked, Extent: Mod	erate. Area Affected	: 30%			
	Location: Office					
Fiberglass Panel	85% Now \$93,900	2038	* *	5	\$10,900	
	Broken/Missing Elements, Extent: Mod		l : 10%	5	Ψ10,500	
	Location : Throughout					
Metal Louvers	5% 4+ \$10,600	2033	* *			
	Deformed/Dented, Extent : Moderate, A	Area Affected : 5%				
	Location : Throughout					
Parapets	1000/ 31 #215.400	2025	* *	_	Φ 2 (0. 2 00	
Metal Rail	100% Now \$315,400	2035		5	\$268,300	
	Corrosion/Rusting, Extent: Moderate, Location: Throughout	Area Affectea : 40%	1			
Roof	Location : 1111 oughout					
Cast in Place Concrete	25% Now \$37,400	LIFE	* *			
	Gut/DS Non Func/Miss, Extent : Model		25%			
	Location : Over Garbage Disposal A	rea				
	Water Penetration, Extent : Moderate,					
	Location : Over Garbage Disposal Ai					
Metal Panel	75% Now \$245,700	2035	* *			
	Deformed/Dented, Extent: Moderate, A					
	Location: Over Garbage Disposal An					
	Vegetation Growth, Extent: Light, Area Location: Roof Edges	a Affectea : 5%				
	Water Penetration, Extent: Moderate,	Area Affected · 10%				
	Location: Over Garbage Disposal Ai					
Soffits	÷ .					
Cast in Place Concrete	7% Now \$149,600	LIFE	* *	5	\$21,200	
	Cracking/Crumbling, Extent : Light, Ar	ea Affected : 10%				
	Location : East And West Elevations					
Cast in Place Concrete	93%	LIFE	* *	5	\$563,300	

Interior

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

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

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

Asset #: 2017

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Floors Cast in Place Concrete	80% Now \$136,900 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE ** re, Area Affected : 20%	5 \$138,100	
Ceramic Tile	5% Now \$79,700 Cracking/Crumbling, Extent : Moderat Location : Office	2045 ** e, Area Affected : 100%	5 \$2,000	
Vinyl Tile	5% Now \$35,000 Broken/Missing Elements, Extent: Mod Location: Office	2040 ** derate, Area Affected : 100%	3 \$1,500	
Wood	10% Now \$54,200 Deteriorated Finish, Extent : Moderate Location : Throughout	2058 ** P, Area Affected : 15%	5 \$7,400	
Interior Walls	*			
Cast in Place Concrete	20% Now \$26,400 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE ** re, Area Affected : 10%		
Concrete Masonry Unit	5% Now \$4,600 Broken/Missing Elements, Extent: Mod Location: Equipment Room Cracking/Crumbling, Extent: Moderat Location: Exterior Walls Other Observation, Extent: Severe, Ar Location: Equipment Room Explanation: Lintel Supporting Conc Corroded	e, Area Affected : 20% ea Affected : 5%	5 \$400 Equipment Room Severely	
Concrete Masonry Unit SGFT/Glazed Masonry	40% 10% Now \$8,100 Broken/Missing Elements, Extent: Mod	LIFE ** LIFE ** derate, Area Affected : 20%	5 \$6,400	
	Location : Offices			
SGFT/Glazed Masonry	25%	LIFE **	10 \$2,500	
Ceilings AcousTileSusp.Lay-In	5% Now \$33,300 Broken/Missing Elements, Extent : Seve Location : Throughout	2050 ** ere, Area Affected : 100%	5 \$2,000	
Exposed Concrete	10% 0-2 \$158,800 Cracking/Crumbling, Extent: Moderat Location: Lower Level Exposed Reinforcement, Extent: Mode Location: Lower Level Spalling, Extent: Moderate, Area Affect Location: Lower Level	rate, Area Affected : 15%	5 \$1,200	
Exposed Concrete Exposed Struc: Steel	15% 70% 2-4 \$242,500 Water Penetration, Extent : Moderate, Location : Garbage Disposal Area	LIFE ** LIFE ** Area Affected : 10%	5-10 \$14,800	

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

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

Asset #: 2017

Architecture		Current F	Repair	epair Future Replacemer		nt	nt Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
Cast in Place Concrete	50%			2065		* *			
Chain Link	50%	Now	\$5,200	2040		* *			
	Corrosion	/Rusting, E	xtent : Moderate, A	1rea Affe	ected : 10%				
	Location	: Through	out						
	Impact Da	mage, Exte	ent : Moderate, Are	a Affecte	ed : 5%				
	Location	: Swing G	ates						
Site Pavements									
On-Site Walkways									
Asphalt	95%	Now	\$19,600	2033		* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 15%				
	Location	: Through	out						
Cast in Place Concrete	5%			2035		* *			
Parking/Driveway									
Asphalt	13%	Now	\$19,600	2033		* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 10%				
	Location	: Through	out						
	Ponding, I	Extent : Mo	derate, Area Affect	ted : 5%					
	Location	: Through	out						
Asphalt	87%			2033		* *			

ectrical	Current Repair	Future	Replacement	М	aintenance			
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	2030	\$38,600	5	\$1,600			
	Other Observation, Extent : Lig	ht, Area Affected	: 100%					
	Location: Electrical Room							
	Explanation: Two 1,200 Amp	ere Main Disconn	ect Switches					
Transformers								
Dry Type	100%	2028	\$16,500	5	\$200			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: One 500 Kilovo	lt-ampere 480 Vo	lt / 208 / 120 Volt					
Switchgear / Switchboard								
Molded Case Bkrs	100%	2030	\$178,300	5	\$1,600			
Raceway								
Conduit	100% Now \$5	0,100 2060	* *	1				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout Buildi	ng						
	Explanation: Rusted Conduit	S						

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

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

Asset #: 2017

Electrical	Electrical Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards	20/			2020	Φ2 000	-		
Molded Case Bkrs	2%	N T	¢00.200	2029	\$2,000	5	\$900	
Molded Case Bkrs		Now	\$99,300 Extent : Light, Are	2055		5	\$800	
			exient . Ligni, Are out Building	и Ајјеси	ги . 100/0			
Wiring	Location	. Through	our Buriaing					
Braided Cloth	90%	Now	\$51,700	2055	* *	1		
	Insulation 2	Aged, Exte	nt : Light, Area Af	fected : I	100%			
	Location	: Through	out Building					
Thermoplastic	10%			2030	\$5,700	1		
Motor Controllers								
Locally Mounted	10%			2028	\$3,900	5		
Motor Control Center		Now	\$152,700	2050	* *	5	\$700	
			Extent : Light, Are	ea Affecte	ed : 100%			
-	Location	: Through	out Building					
Ground								
Grounding Devices Generic	100%	Now	\$9,900	LIFE	* *	5	\$900	
Generic			xtent : Light, Area		l· 100%	3	\$700	
		: Water M	-	11,500000	. 100/0			
	Explanati	on : Corre	oded					
Lighting								
Interior Lighting								
Incandescent	40%		\$228,800	2040	* *	2	\$400	
			tent : Light, Area	Affected .	: 100%			
	-	: Building	Interior					
LED	60%			2035	* *			
Egress Lighting	500/							
No Component	50%							
No Component	50%							
Exterior Lighting HID	100%			2025	\$235,800	10	\$200	
Alarm	100/0			2023	Ψ233,600	10	\$200	
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$646,500	2040	* *	1-3	\$33,500	
	Other Obse	ervation, E	xtent : Severe, Are	a Affecte	ed : 100%		-	
		: Building						
	Explanati	on : No D	evices Connected T	To The E.	xisting Control Pa	nel.		

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

Heating

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

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

Asset #: 2017

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2030		1		
	Other Observation, Extent : Light, Area	Affected: 100%	ó			
	Location: 2nd Level	1 F T	C4			
Conversion Equipment	Explanation: This Facility Being Used	a For Temporar	y Storage			
Conversion Equipment Radiant Heater	5%	2025	\$45,600	2	\$1,200	
Radiant Heater	Abandoned in Place, Extent : Light, Are			2	\$1,200	
	Location : Office Area	a ny cerea . 100	, 0			
	Other Observation, Extent : Light, Area	Affected : 5%				
	Location : Office Only	9,5				
	Explanation : Electric Radiant Heater					
No Component	95%					
Distribution	75					
Steam Piping/Pump	100% Now \$11,400	2060	* *			
	Abandoned in Place, Extent: Severe, A	ea Affected : 10	00%			
	Location : Throughout					
	Corroded, Extent : Severe, Area Affecte	d : 100%				
	Location : Throughout					
	Damaged, Extent : Severe, Area Affecte	d : 100%				
	Location : Throughout					
Terminal Devices	400/ 31 05.500	2050	* *		06100	
Convector/Radiator	40% Now \$5,500	2050		1	\$6,100	
	Abandoned in Place, Extent: Severe, An Location: Throughout	еа Ајјества : 10	10%			
	Damaged, Extent : Severe, Area Affecte	d · 100/				
	Location: Throughout	u . 40/0				
Fan Coil Unit/Heat	60% Now \$23,100	2040	* *	1	\$9,200	
Fail Coll Ollit/Heat	Abandoned in Place, Extent: Severe, A			1	\$9,200	
	Location: Throughout	eu nyjecieu . 10	070			
	Not in Service, Extent : Severe, Area Af	Sected · 60%				
	Location : Throughout					
Air Conditioning	0					
Energy Source						
Electricity	100%	2029	\$7,800	1		
Conversion Equipment						
Window/Wall Unit	5%	2023	\$5,400	1		
	Abandoned in Place, Extent: Severe, Ai	ea Affected : 10	00%			
	Location : Office					
No Component	95%					
Ventilation					<u></u>	

Ventilation

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

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

Asset #: 2017

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type		Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Ventilation					
Exhaust Fans					
Interior	60% Now \$109,900 20 Abandoned in Place, Extent: Severe, Area 2 Location: Throughout Not in Service, Extent: Severe, Area Affecte Location: Throughout		2	\$800	
No Component	40%				
Plumbing					
H/C Water Piping Brass/Copper	40% Now \$153,500 20 Abandoned in Place, Extent: Severe, Area Location: Throughout Corroded, Extent: Severe, Area Affected: 4 Location: Throughout		1		
No Component	60%				
HW Heat Exchanger Steam Fired	100% Now \$82,000 20 Abandoned in Place, Extent : Severe, Area 2 Location : Lower Level	060 ** Affected : 100%	4	\$5,200	
	Obsolete Equipment, Extent : Severe, Area L Location : Mechanical Room	Affected : 100%			
Sanitary Piping Cast Iron	100% Now \$376,700 L. Abandoned in Place, Extent: Severe, Area Location: Throughout Corroded, Extent: Severe, Area Affected: Location: Lower Level		1		
Fixtures					
Generic	100% Abandoned in Place, Extent: Severe, Area Location: Throughout				
	Not in Service, Extent : Severe, Area Affecte Location : Throughout Obsolete Fixtures, Extent : Severe, Area Aff Location : Throughout				
Fire Suppression	-				
Standpipe					
Generic	100% Now \$214,500 20 Corroded, Extent: Severe, Area Affected: A Location: Throughout Not in Service, Extent: Severe, Area Affecte Location: Throughout		1-5	\$18,700	

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

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

Page: 161

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : MANHATTAN 1/2/5 GARAGE Address : 520 GREENWICH STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DOS0072.000 / 14836 Yr Built/Renovated : 2015 /

Area Sq Ft : 367,322 Project Type : SANITATION

Date of Survey : 17-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6,7,8

Block : 596 Lot : 50 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$373,700	\$1,528,500
Interior Architecture	\$316,100	\$662,500
Electrical		\$336,900
Mechanical	\$48,000	\$139,000
Total	\$737,900	\$2,667,000
Importance Code A	\$373,700	\$1,528,500
Importance Code B	\$364,100	\$922,200
Importance Code C		\$216,300
Total	\$737,900	\$2,667,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,500			\$34,800
Interior Architecture	\$20,100			
Electrical	\$62,600	\$55,700	\$72,200	\$64,500
Mechanical	\$68,700	\$95,300	\$79,100	\$86,500
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$176,500	\$174,700	\$174,900	\$209,500
Importance Code A	\$12,400			\$35,800
Importance Code B	\$157,800	\$174,700	\$174,900	\$173,700
Importance Code C	\$6,400			
Total	\$176,500	\$174,700	\$174,900	\$209,500



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

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

Asset #: 14836

Architecture	Current Re	pair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	70/	-	TDD		_	451 200	
Masonry: Brick Cavity	7%		JFE	* *	5	\$51,300	
Metal/Glass Curt Wall	40%		JFE	* *	5	\$549,800	
Metal Panel	40% 0-2	. ,	2054		5	\$549,800	
	Broken/Missing Elemen Location : Solar Shad						
Metal Sect. OHD	4%	2	2045	* *	5	\$91,600	
Pre-Cast Concrete	8%	L	IFE	* *	5	\$190,600	
Window Wall	1%	2	2054	* *	5	\$27,500	
Windows							
Aluminum	25%		2050	* *	5	\$100	
Metal Louvers	75%	2	2041	* *	10	\$1,500	
Parapets							
Metal/Glass Curt Wall	80%		2054	* *	5	\$78,600	
Metal Rail	10%		2045	* *	5-10	\$45,800	
Pre-Cast Concrete	10%	L	JFE	* *	5	\$16,000	
Roof						****	
Panel/Paver: Cer/Brk	75%		2054	* *	10	\$224,500	
	Other Observation, Ext Location: Green Roo Explanation: Compo	f		: 100%			
Single Ply Membrane	25%		2036	* *	10	\$56,100	
	Gravel/Stone Ballast, E Location: At Rooftop Other Observation, Ext Location: Throughou Explanation: Concre	Extent : Light, Area A Mechanical Equipn ent : Light, Area Aff at Roof Deck	Affecte nent			******	
Soffits							
Metal Panel	100%	2	2054	* *	5-10	\$29,000	
nterior Floors							
Cast in Place Concrete	4%	L	JFE	* *	5	\$48,100	
Ceramic Tile	5%		2041	* *	5	\$27,500	
Sheet Vinyl/Rubber	10%		2036	* *	5	\$82,500	
Steel Plate	1%		LIFE	* *	1	\$0 2 ,200	
Traffic Topping	80%		2036	* *	5	\$549,800	
Interior Walls						+)	
Cast in Place Concrete	10%	L	IFE	* *			
Ceramic Tile	3%		2041	* *	5	\$12,700	
Concrete Masonry Unit	65%		IFE	* *	5	\$110,300	
Glass: Single Pane	2%		JFE	* *	5	\$6,400	
Gypsum Board	10%		IFE	* *	5	\$25,400	
Masonry: Brick	5%		IFE	* *	_	\$25,100	
Metal Coiling Doors	5%		2050	* *	5	\$106,000	

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

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

Asset #: 14836

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15%		2045	* *	5	\$82,100	
Exposed Concrete	5%		LIFE	* *	5	\$4,300	
Exposed Struc: Steel	75%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$34,200	
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2045	* *			

Electrical	Current Repai	r Future Replac	ement	М	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2054	* *	5	\$1,900	
		: Light, Area Affected : 100%				
	Location : Electrical Roo					
	Explanation : Main Servi	ce Disconnect Switch Rated Ai	t 3200 Am	peres		
Transformers			4. 4.	_		
Dry Type	100%	2045	* *	5	\$1,400	
		: Light, Area Affected : 100%				
	Location : Electrical And					
	Explanation : 43 Dry Typ Kilovolt-ampere)	e Transformers With Various I	Ratings (112.5, 75	, 45, 30, 15	
Switchgear / Switchboard						
Air Circuit Breaker	100%	2054	* *	5	\$1,900	
		: Light, Area Affected : 100%				
	Location : Electrical Roo					
-	Explanation : Lvcb (Low	Voltage Circuit Breakers) With	h 5 - Verti	ical Secti	ons	
Raceway						
Conduit	100%	2054	* *	1		
Panelboards			4. 4.	_		
Fused Disc Sw	30%	2050	* *	5	\$2,500	
Molded Case Bkrs	70%	2050	* *	5	\$6,800	
Wiring						
Thermoplastic	100%	2054	* *	1		
Motor Controllers			4. 4.	_		
Locally Mounted	70%	2045	* *	5	\$1,700	
Motor Control Center	30%	2045	* *	5	\$3,000	
Ground						
Grounding Devices	1000/		ala al-	-	Φ. 7. 40.0	
Generic	100%	LIFE	* *	5	\$5,400	
Stand-by Power						
Transfer Switches	1000/	2045	* *	1	ф112 000	
Automatic	100%	2045	* *	1	\$113,000	

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

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

Asset #: 14836

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power					
Generators	1000/	2041 **		Ф1 42 200	
Diesel	100% Other Observation, Extent: Light, Location: Generator Room Explanation: Emergency Gener	Area Affected : 100%	1	\$142,300	
Batteries					
Lead/Acid	100%	2023 \$1,600	5	\$13,600	
Fuel Storage					
Day Tank	50%	2050 **	5	\$34,100	
·	Other Observation, Extent: Light, Location: Generator Room Explanation: 275 Gallons Rated				
Main Tank	50%	2063 **	5	\$5,400	
Lighting	3070	2003		φ5,400	
Interior Lighting					
Fluorescent	68% T-5 Lamps And Fixtures, Extent : Location : Garages, Parking	2036 ** Light, Area Affected : 100%	10	\$229,100	
Fluorescent	30% T-8 Lamps And Fixtures, Extent: Location: Offices, Hallways, Mo		10	\$101,100	
Fluorescent	2% Compact Fluorescent Light, Extent Location: Hallways And Showe	2036 ** at : Light, Area Affected : 100%	10	\$6,700	
Egress Lighting	Location . Hanways Him Showel	Rooms			
Emergency, Service	40%	2036 **	1		
Emergency, Battery	10%	2036 **	10	\$8,900	
Exit, Service	50%	2036 **	1	Ψ0,200	
Exterior Lighting	2070	2000	-		
Fluorescent	5%	2036 **	10	\$1,700	
1.001.000	Other Observation, Extent : Light, Location : Outside		10	\$1,700	
	Explanation: 11- CFL (Compac	t Fluorescent Light Fixtures)			
No Component	95%		-		
Lightning Protection Arresters/Cabling					
Generic	100%	2063 **	5	\$10,800	
Alarm					
Security System	200/				
No Component	30%			.	
Generic	70% Other Observation, Extent: Light, Location: Hallways, Garages, C Explanation: CCTV Surveillanc	Outside	1	\$96,000	

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

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

Asset #: 14836

Electrical	Current Repair	Future Replacer	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
Generic, Digital	100%	2036	* *	1-3	\$233,200	
	Other Observation, Extent : Light	Area Affected : 100%				
	Location: Throughout The Build	ding				
	Explanation : Strobe Lights, Ala	rm Bells, Smoke Detectors	s, Manı	ial Pull S	Stations And Horns	

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2054	**	1		
	Other Observation, Ex		fected	: 100%			
	Location : Throughou						
	Explanation: Steam	From Con Edison					
Conversion Equipment					_	***	
Pres. Reducing	100%	2	2041	* *	5	\$21,800	
Valve/LP Steam			cc . 1	1000/			
	Other Observation, Ex		jected	: 100%			
	Location : Penthouse				5		
	Explanation: 6 Heat	Exchangers To Cor	ivert E	lot Water For Hea	ting Devi	ices	
Distribution (P)	000/		2050	* *	4	Φ 2 4 400	
Hot Wtr Piping/Pump	90%		2050	**	4	\$24,400	
Steam Piping/Pump	10%		2054	* *			
Terminal Devices	000/		2026	* *		#204 400	
Air Handler	90%		2036	* *	1	\$204,400	
Convector/Radiator	5%		2045	* *	1	\$5,900	
Unit Heater - Hot Water	5%		2036	T T			
Air Conditioning							
Energy Source	50 /	,	2050	* *	1		
Electricity	5%		2050 2054	* *	1 1		
Steam/HW System	95%		2034		1		
Conversion Equipment	100/	,	0041	* *	1	¢20,000	
Absorption Chiller/Steam/HW	10%	4	2041		1	\$39,800	
Chiller/Steam/H w	Other Observation, Ex	tant : Light Avag At	Gastad	. 100/			
	Location : Penthouse		јестеи	. 10/0			
	Explanation: 2 350		ium R	romida			
G 1'd II 'd				* *			
Split Unit	2% Other Observation, Ex.		2036				
	Location : Electrical	0 0.	јестеа	. 270			
N. C.	Explanation: 12 Uni	is. N-410a					
No Component	88%						

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

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

Asset #: 14836

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Distribution							
CW & CHW Wtr	10%		2054	* *	4	\$2,700	
Pipe/Pump							
		ent, Extent : Severe, Area Affe 1 : Various Locations In Office			,		
No Component	90%		Section	(Onder warranty)	,		
No Component Terminal Devices	90%						
Air Handler/Cool/Ht	10%		2036	* *	1	\$22,700	
Fan Coil - 2 Pipe	2%		2036	* *	1 1	\$2,400	
No Component	88%		2030		1	\$2,400	
Heat Rejection	0070						
Evaporative Condenser	2%		2036	* *	2	\$5,100	
Water Cooling Tower	10%		2030	* *	2	\$3,100	
water Cooling Tower		servation, Extent : Light, Area			2	\$37,000	
	Location		Ајјестеи	. 10/0			
		tion : 2 Units					
N. C.							
No Component	88%						
Ventilation							
Distribution	1000/		LIEE	* *	2.5	¢204.900	
Ductwork/Diffusers	100%		LIFE		2-5	\$204,800	
Exhaust Fans	1000/		2026	* *	2	¢11 200	
Interior	100%		2036		2	\$11,200	
Plumbing							
H/C Water Piping	100%		2054	* *	1		
Brass/Copper	100%		2034		1		
HW Heat Exchanger Steam Fired	1000/		2054	* *	4	¢54.500	
	100%		2054		4	\$54,500	
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	-1- W	1		
Sump Pump(s)	1000/		2026	* *	A	47.000	
Non-Submersible	100%		2036	r *	4	\$7,800	
Sewage Ejector(s)	1000/		2026	* *	4	¢1//00	
Electric	100%		2036	-1- W	4	\$14,600	
Backflow Preventer	1000/		2026	* *	1	¢22.500	
Generic	100%		2036		1	\$22,500	
Fixtures	1000/						
Generic Variant Transment	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIEE	* *			
Geared Traction		servation, Extent : Light, Area	LIFE				
		servation, Extent : Lignt, Area 1 : 2 Units From 1st - 5m Floo			Floor		
			n, 1 Oni	i 1:70m 18t 10 0th 1	1001		
Eiro Supproggion	<i>Exp</i> иana	tion: 3 Units					

Fire Suppression

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

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

Asset #: 14836

lechanical	Current Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
re Suppression						
Standpipe Generic	100%	2054	* *	1-5	\$192,100	
Sprinkler						
Generic	100%	2054	* *	1-2	\$102,900	
Fire Pump						
Generic	100%	2041	* *	1	\$68,600	
Chemical System						
Dry	100%	2027	\$27,200	1-3	\$3,900	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location : Refill Stations					
	Explanation: 4 Sets					

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

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

Page: 168

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : MANHATTAN 12 GARAGE

Address : 301 WEST 215TH STREET @ NINTH AVE.

Borough : MANHATTAN Agency's Number : N/A

Date of Survey : 18-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,PEN

Block : 2196 Lot : 1 BIN : 1064485

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,391,200	\$221,100
Interior Architecture	\$193,700	\$276,500
Electrical	\$380,600	\$507,200
Mechanical	\$1,202,200	\$1,516,700
Site Enclosure	\$66,800	
Site Pavements	\$232,400	
Total	\$3,467,000	\$2,521,500
Importance Code A	\$1,993,600	\$221,100
Importance Code B	\$1,261,600	\$2,300,400
Importance Code C	\$211,800	
Total	\$3,467,000	\$2.521.500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$39,400		\$700	
Interior Architecture	\$96,500			\$1,500
Electrical	\$22,300	\$2,600	\$23,500	\$1,500
Mechanical	\$111,100	\$11,700	\$39,800	\$10,500
Site Pavements	\$20,900			
Total	\$290,100	\$14,300	\$64,000	\$13,500
Importance Code A	\$39,400	\$4,000	\$4,900	\$4,000
Importance Code B	\$202,900	\$10,400	\$59,200	\$9,600
Importance Code C	\$47,800			
Total	\$290,100	\$14,300	\$64,000	\$13,500



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

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

Asset #: 140

rchitecture	Current Repair	r Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls Concrete Masonry Unit	53% 2-4 Rusting Masonry Supt, Extended to Location: Throughout	\$319,000 LIFE ent : Moderate, Area A	* * ffected : 35%	5	\$46,400	
Concrete Masonry Unit	10% Now Broken/Missing Elements, Location: Pillar At South Punct/Tear/Impact Damage Location: Pillar At South	neast Corner e, Extent : Moderate, A		5	\$8,800	
Masonry: Brick Cavity	10%	LIFE	* *	5	\$14,000	
Masonry: Granite	2%	LIFE	* *	5	\$2,100	
Metal Sect. OHD	25% Now Unit Inoperable, Extent : M Location : All Rapid Roll			5	\$54,800	
Windows						
Aluminum	45% Now Air Infiltration, Extent: MacLocation: Office Window Hardware Missing, Extent Location: Offices Unit Inoperable, Extent: S Location: Various Office	rs : Moderate, Area Affec evere, Area Affected : .	ted : 10%	5	\$4,200	
Glass Block	45%	LIFE	* *	5	\$5,300	
Metal Louvers	10%	2031	* *	10	\$11,800	
Parapets						
Masonry: Brick Cavity	50% 0-2 Jnt Mortar Miss/Erod, Exte Location : At Sloped Glas		* * ffected : 5%	5	\$3,700	
Metal Panel	5%	2048	* *	5	\$1,400	
Metal Rail	45% Now Corrosion/Rusting, Extent Location: Throughout Deteriorated Finish, Exten Location: Throughout			5	\$23,800	
Roof						
Modified Bitumen	95% Now Drains Inad/Misposn, Exte Location: Over Shops An Miss/Damaged Flashings, Location: Penthouse At Water Penetration, Extent Location: Over Locker R	nd Locker Rooms Extent : Moderate, Are West Side : Moderate, Area Affec	a Affected : 15%			
Sloped Glazing	5% Now Water Penetration, Extent Location : Over Locker R		* * ted : 25%	5	\$76,100	

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

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

Asset #: 140

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Soffits								
Pre-Cast Concrete			\$37,200 l, Extent : Light, A le Of Soffits Throu		* * ted : 40%	5	\$35,100	
Interior								
Floors Cast in Place Concrete	Cracking/O Location Caulking I	: Garage	\$42,200 Extent : Moderate d, Extent : Modera			5	\$170,300	
Ceramic Tile	Broken/Mi	-	\$24,200 ents, Extent : Mod cs Restrooms	2037 'erate, Ar	* * ea Affected : 10%	5	\$6,000	
Quarry Tile Vinyl Tile	Broken/Mi Location Cracking/O	: Offices Crumbling,	\$31,900 ents, Extent : Mod Extent : Moderate			5 3	\$27,000 \$4,500	
Interior Walls	Location	: Offices						
Ceramic Tile Concrete Masonry Unit	-		\$19,200 tent : Moderate, A Of Stair Core Wal		* * * * ted : 5%	5 5	\$3,400 \$16,600	
Glass: Single Pane	3%	. Corners	Of Stair Core wai	LIFE	* *	5	\$1,100	
Metal Coiling Doors	5%			2036	* *	5	\$12,200	
Ceilings AcousTileSusp.Lay-In	Staining/D Location	: Offices	\$151,500 Extent : Severe, A			5	\$9,000	
	Worn/Eroo Location		: Moderate, Area	Affected	: 25%			
Exposed Struc: Steel Gypsum Board Metal Panel	75% 5% 5%	33		LIFE LIFE LIFE	* * * * * *	5 5	\$7,500 \$7,500	
Site Enclosure Fence/Gates Chain Link	100% Impact Da		\$66,800 ent : Severe, Area A e Of Building At Po	2058 Affected :		<u> </u>	4.,	
Site Pavements								
Public Sidewalk Cast in Place Concrete	_	_	\$87,500 Extent : Moderate Locations Around	-				

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

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

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

Page: 171

DEPARTMENT OF SANITATION - 827 MANHATTAN 12 GARAGE

Asset #: 140

Architecture		Current F	Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$6,400	2033	* *			
	Cracking/0	Crumbling,	Extent : Severe, A	rea Affe	cted : 15%			
	Location	: East Side	of Building					
	Tripping H	lazard, Ext	ent : Severe, Area	Affected	: 15%			
	Location	: East Side	e Of Building					
Parking/Driveway								
Asphalt	100%	Now	\$14,500	2024	\$144,900			
-	Potholes, I	Extent : Sev	vere, Area Affected	! : 15%				
	Location	· Drivewa	v Apron At Entran	ce To Lo	t - East Side			

ectrical	Current Repair			Futur	e Replacement	M	aintenance			
stem Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts										
Service Equipment										
Fused Disc Sw	100%			2028	\$2,600	5	\$400			
		Other Observation, Extent: Moderate, Area Affected: 100%								
		: Electrical I								
	Explanat	tion : Main Se	ervice Disconnec	ct Switch	Rated At 2,000 An	nperes.				
Switchgear / Switchboard										
Fused Disc Sw	75%			2028	\$38,200	5	\$300			
			ent : Moderate, 2	Area Affe	ected : 100%					
		: Electrical I								
	Explanat	tion : 2- Verti	cal Sections							
Molded Case Bkrs	25%			2028	\$12,700	5	\$600			
	Other Obs	ervation, Ext	ent : Moderate, 1	Area Affe	ected : 100%					
	Location	: Electrical I	Room							
	Explanat	tion : 1- Verti	cal Section							
Raceway										
Conduit	100%			2028	\$9,800	1				
Panelboards										
Fused Disc Sw	5%			2036	* *	5	\$100			
Molded Case Bkrs	95%			2027	\$29,600	5	\$2,200			
Wiring										
Thermoplastic	100%			2028	\$21,300	1				
Motor Controllers										
Locally Mounted	35%			2026	\$23,600	5	\$200			
Locally Mounted	10%	2-4	\$6,800	2048	* *	5				
			nt : Moderate, A	rea Affec	eted : 100%					
	Location	: Garage								
Motor Control Center	50%			2026	\$7,700	5	\$1,200			
Variable Frequency Drive	5%	Now	\$3,400	2048	**		. ,			
. = =	Not Functi	ioning, Exten	t : Severe, Area .	Affected	: 100%					
		: Boiler Roo		-						

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

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

Asset #: 140

Electrical	Current Rep	air	Futur	e Replacement	M			
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground								
Grounding Devices								
Generic	100% 0-2	\$9,900	LIFE	**	5	\$1,300		
	Other Observation, Exten		a Affecte	d: 100%				
	Location: Boiler Room							
T : 1	Explanation : Corrode	a						
Lighting								
Interior Lighting Fluorescent	50%		2028	\$91,400	10	\$36,700		
Fluorescent	T-8 Lamps And Fixtures,	Extent : Mode			10	\$30,700		
	Location: Offices And		uie, Are	и Аујесіей . 100/0				
IIID	50%	2/14 1 100/	2028	\$240,000	10	¢1 200		
HID Engan Linking	30%		2028	\$340,900	10	\$1,300		
Egress Lighting Emergency, Battery	50%		2023	\$56,300	10	\$9,700		
Exit, Service	50%		2023	\$11,300	10	\$9,700		
Exterior Lighting	3070		2023	\$11,500	1			
HID	10% Now	\$35,100	2038	* *				
IIID	Other Observation, Exten			d · 100%				
	Location : Outside	50,0,0,11,0		. 100/0				
	Explanation : Not Fund	ctional						
No Component	90%							
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%		2023	\$289,100	1-3	\$16,500		
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Hallways							
	Explanation: Manual I	Pull Station, Ald	arm Bell:	s, Smoke Detectors				

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Fuel Oil No 2	100%	Now	\$7,600	2028	\$152,300	5	\$12,400	
	Other Obs	ervation, Ex	tent : Severe, Are	a Affecte	d: 100%			
	Location	: Undergro	und Outside Of T	he Buildi	ng			
	Explana	tion : 2 Poter	ntial Leaking Tan	ks				
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$602,400	2048	* *	1	\$35,600	
	Corroded,	Extent : Mo	derate, Area Affe	cted : 50	%			
	Location	: Both Boile	ers					
	On Extend	led Life, Exte	ent : Severe, Area	Affected	: 100%			
	Location	: Boiler Ro	om					
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
			Boiler Room	55				
	Explana	tion : 2 Units	r					

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

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

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

Asset #: 140

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Distribution (P)	1000/	NT	ф1 2 2 00	2026	* *	4	#2 000		
Hot Wtr Piping/Pump	100%		\$12,200 Toderate, Area Affe	2036		4	\$3,900		
			ing Pumps And Pip						
			Extent : Moderate	_					
		_	oom And Through						
	Leak Evide	nt, Extent	: Severe, Area Aff	ected : 5%	6				
	Location	: Circulati	ion Pump, Ceiling	Of Boiler	Room				
Terminal Devices									
Air Handler		Now	\$219,800	2038	* *	1	\$8,900		
			Extent : Severe, A			D 0			
					house, 2 Units On	Roof.			
			t : Severe, Area Af ter Room, Toilet R						
C /P 1: 4		. FOR LOCK	ter Koom, Tollel K			1	Ф2 (00		
Convector/Radiator	10% 70%			2026 2033	\$41,800 * *	1	\$2,600		
Unit Heater - Hot Water Air Conditioning	/070			2033					
Energy Source									
Electricity	100%			2036	* *	1			
Conversion Equipment									
Int Pkg Unit -	20%	Now	\$332,400	2033	* *	2	\$800		
Heating/Cooling									
	Abandoned in Place, Extent: Severe, Area Affected: 20%								
	Location : 2 Units. 3rd Fl. Mech. Room Not in Service, Extent : Moderate, Area Affected : 10%								
			t : Moderate, Area ker Room, Toilet R						
			ter Koom, Tottet K tent : Light, Area A						
		: Penthous	-	престей.	2070				
Split Unit		Now	\$8,300	2028	\$166,800				
Spirt Oint			t : Moderate, Area						
		: 1 Unit, R		33					
	R-22 Refrig	gerant, Ext	ent : Light, Area A	Affected :	10%				
	Location	: 2 Units,	Roof						
Window/Wall Unit	8%			2021	\$13,000	1			
No Component	62%								
Heat Rejection									
Air Cooled Condenser	20%			2023	\$12,000	2	\$11,200		
Unit	000/								
No Component	80%								
Ventilation Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$44,600		
Exhaust Fans	10070						\$ 11,000		
Roof	50%			2028	\$64,900	2	\$1,200		
No Component	50%								
Plumbing									

Plumbing

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

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

Asset #: 140

Mechanical		Current	Repair	Futur	re Replacement	M	aintenance	_	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing									
H/C Water Piping									
Brass/Copper	50%			2038	* *	1			
Galvanized Steel	50%		\$17,100	2033	* *	1			
			Ioderate, Area Affe	cted : 30	0%				
	Location	ı : Boiler R	oom						
Water Heater									
Gas Fired		Now	\$4,800	2023	\$47,700	2	\$900		
			Extent : Moderate, 2	Area Affe	ected : 30%				
		i : Penthou							
	Explana	tion : The T	Tank Is Leaking An	d Rusted	At The Bottom				
Sanitary Piping									
Cast Iron		Now	\$11,400	LIFE	* *	1			
			Extent : Severe, Are						
	Location	ı : Oil Sepa	rator And Water B	ackup Fi	rom Sewage At Boi	ler Roon	1		
Storm Drain Piping									
Cast Iron		Now	\$3,300	LIFE	* *	1			
	Leak Evident, Extent : Severe, Area Affected : 2%								
	Location	ı : Leaking	To 2nd Floor Lock	er Room	From Penthouse				
Fixtures									
Generic	100%								
Fire Suppression									
Standpipe									
Generic	100%			2028	\$325,700	1-5	\$40,400		
Sprinkler									
Generic	100%			2028	\$765,200	1-2	\$22,400		
Chemical System									
Generic	100%			2021	\$27,200	1-3	\$4,000		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Gas Re-fill Stations								
	Explana	tion : 4 Set	s On Gas Refill Sta	tions					

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

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

Page: 175

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : MANHATTAN 3/3A GARAGE

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

Borough : MANHATTAN Agency's Number : N/A

Date of Survey : 19-Nov-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1, Mez

Block : 241 Lot : 13 BIN : 1078939

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$769,600	\$5,176,600
Interior Architecture	\$794,200	\$540,200
Electrical		\$1,004,800
Mechanical	\$359,900	\$1,825,500
Site Pavements	\$112,200	
Total	\$2,035,900	\$8,547,100
Importance Code A	\$888,500	\$5,533,300
Importance Code B	\$888,000	\$2,908,300
Importance Code C	\$259,400	\$105,500
Total	\$2,035,900	\$8,547,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$4,400		\$3,300	
Interior Architecture	\$66,900		\$32,000	\$24,500
Electrical	\$19,000	\$3,200	\$5,500	\$3,900
Mechanical	\$86,600	\$27,600	\$91,300	\$24,400
Total	\$176,900	\$30,800	\$132,100	\$52,700
Importance Code A	\$7,800	\$7,700	\$10,900	\$7,700
Importance Code B	\$130,200	\$23,100	\$121,100	\$27,000
Importance Code C	\$38,900			\$18,000
Total	\$176,900	\$30,800	\$132,100	\$52,700



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

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

Asset #: 2403

rchitecture		Current I	Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls			****			_		
Concrete Masonry Unit		Now	\$300,600	LIFE	**	5	\$21,900	
		nce, Extent : Through	: Moderate, Area .	Ајјестеа :	23%			
		_	oui d, Extent : Moderat	e Area A	Iffected : 25%			
		: Through		c, 111 cu 11	gjecica . 2570			
		_	ou. ot, Extent : Modera	te. Area A	Affected: 25%			
			uck Entrances		5,,			
	Weepholes	Not Func	t, Extent : Moderat	e, Area A	ffected : 50%			
	Location	: Through	out		-			
Fiberglass Panel	25%			2033	* *	5	\$109,400	
Metal Panel	25%			2050	* *	5-10	\$200,600	
Metal Coiling Doors	15%	Now	\$414,200	2043	* *	5	\$27,400	
		Rusting, E : West Fac	Extent : Moderate, A cade	1rea Affe	cted : 50%			
	Unit Inope		ent : Moderate, Are	a Affecte	d : 40%			
Window Wall	5%			2050	* *	5	\$21,900	
Windows							·	
Aluminum	95%			2038	* *	5	\$6,600	
Metal Louvers	5%			2039	* *	10	\$2,200	
Parapets								
Metal Panel	90%		* 4 4 4 0 0	2050	* *	5	\$55,300	
Metal Rail	10%		\$4,400	2035	**	5	\$11,300	
			Extent : Moderate, A ing Bridges Over R					
Roof	Locuiton	. At Waiki	ng Briages Over K	ooj Ana C	Janiries			
Built-Up (BUR)	65%			2030	\$4,416,900	10	\$312,200	
Бин-Ор (БОК)	Gravel/Sla	g Surface, : Through	Extent : Light, Are			10	\$312,200	
			oui 1t, Extent : Light, A	raa Affaa	stad · 100/			
	_		n, Extent : Light, A On East Side Of Roo		ieu . 1070			
Skylight, Plastic	5%			2035	* *	1		
Spray-on Foam	30%			2035	* *	5	\$192,100	
Soffits						_		
Metal Panel	100%			2050	* *	5-10		

Interior

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

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

Asset #: 2403

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail 1 Total (Yea	Date Estimated Cost ars)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior			•	•			
Floors							
Cast in Place Concrete	Location : Gar Drains Clogged, Location : Gar	oling, Extent : Moderate cage Floor Extent : Moderate, Are cage Floor At East Side	ea Affected : Overhead L	: 50% Door Entrance	5	\$252,200	
		xtent : Moderate, Area .	Affected: 2.	5%			
	Location : Gar	age Floor					
Ceramic Tile	5%		2039	* *	5	\$12,800	
Quarry Tile	20%		2043	* *	5	\$76,900	
Wood	30%		2065	* *	5	\$144,100	
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *	10	\$34,700	
Ceramic Tile	13%		2039	* *	5	\$36,100	
Concrete Masonry Unit	50%		LIFE	* *	5	\$111,000	
Glass: Single Pane	2%		LIFE	* *	5	\$8,300	
Gypsum Board	30%		LIFE	* *	5-10	\$141,600	
Ceilings							
AcousTileSusp.Lay-In	25%		2043	* *	5	\$64,000	
Exposed Struc: Steel	70%		LIFE	* *	10	\$358,700	
Gypsum Board	5%		LIFE	* *	5-10	\$44,000	
Site Enclosure Fence/Gates							
Aluminum Rail	50%		2043	* *	5-10		
Chain Link	50%		2040	* *			
Site Pavements On-Site Walkways							
Cast in Place Concrete	100%		2035	* *			
Parking/Driveway	10070		2033				
Asphalt	65% No Cracking/Crumb Location: Thr	oling, Extent : Moderate	2039 e, Area Affec	* * cted : 20%			
Cast in Place Concrete	35%		2035	* *			
	3370		2033				

Electrical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2040	* *	5	\$700		
	Other Observation, Extent : Light, Area	Affected:	100%				
	Location : Electrical Room						
Explanation : One 2,000 And One 800 Ampere Main Disconnect Switches, 1,200 Ampere Switch Serves Basketball City							

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

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

Asset #: 2403

Electrical	Current Repair	Future Replacement	Maintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority				
Under 600 Volts								
Transformers								
Dry Type	100%	2035 **	5 \$600					
	Other Observation, Extent: Light, Are	ea Affected : 100%						
	Location: Electrical Room	aman ana						
C	Explanation: 112.5 And 45 Kilovolt	-ampere						
Switchgear / Switchboard Fused Disc Sw	100%	2040 **	5 \$700					
	10078	2040	3 \$700					
Raceway Conduit	100%	2040 **	1					
Panelboards	10070	2040	1					
Molded Case Bkrs	100%	2038 **	5 \$4,500					
Wiring	10070	2030	σ φτ,500					
Thermoplastic	100%	2040 **	1					
Motor Controllers	10070	2010	-					
Locally Mounted	8%	2035 **	5 \$100					
Locally Mounted	2% Now \$3,000		5					
•	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: 1st Floor Entry							
	Explanation : Overhead Door Opera	ator Not Working						
Motor Control Center	90%	2035 **	5 \$4,200					
Ground			·					
Grounding Devices								
Generic	100%	LIFE **	5 \$5,100					
	Other Observation, Extent : Light, Are	ea Affected : 100%						
	Location : Water Main							
	Explanation : Meter Room							
Lighting								
Interior Lighting	200/	2025	10 001 000					
Fluorescent	20%	2035 **	10 \$31,600					
	Other Observation, Extent: Light, Are	еа Ајјества : 100%						
	Location: Throughout							
El ,	Explanation: Using T-8 Lamps	2025 **	10 021 000					
Fluorescent	20%	2033	10 \$31,600					
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Stairway Explanation : Compact Fluorescent	Lamas						
ШЪ			10 01 700					
HID	30%	2033	10 \$1,700					
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Garage							
	Explanation: High Pressure Sodium	4						
LED								
LED	30%	2035 **						
Egress Lighting	500/	2020 \$121.200	10 \$20.000					
Emergency, Battery	50% 50%	2030 \$121,200						
Exit, Service	JU70	2030 \$24,200	1					

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

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

Asset #: 2403

Electrical	Current Repair	Future Replacemen	nt N	Maintenance				
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	ost Cycle (Yrs)	Estimated Cost	Priority			
Lighting								
Exterior Lighting								
HID	50%	2030 \$339,4	100	\$300				
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Outside Perimeter							
	Explanation : Operated Via Pho	tocell						
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20% Now \$10,	900 2030 \$108,7	700 1	\$11,600				
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Entrance, Fuel Pump	, Alleyway And Pier						
	Explanation : Three Of Eight Co	umeras Not Working						
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%	2030 \$372,3	300 1-3	\$21,900				

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2040	* *	1			
Conversion Equipment								
Furnace	40%		2030	\$158,600	1	\$34,100		
	Other Observation, E Location : Leased S Explanation : 7 Ro	Брасе	Affectea	· : 90%				
Furnace	50% Now Broken, Extent : Seve Location : Garage	. 55		\$198,200	1	\$38,400		
No Component	10%							
Terminal Devices								
Air Handler	20%		2035	* *	1	\$21,300		
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%		2038	* *	1			

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

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

Asset #: 2403

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning			•				
Conversion Equipment Exterior Pkg Unit - Cooling	20% 4+	\$54,500	2025	\$272,600	2	\$1,700	
-	Malfunctioning, Exte Location : Rooftop		a Affecte	d : 30%			
Ext Pkg Unit - Heating/Cooling	40%		2035	* *	2	\$4,200	
	Other Observation, I Location : Rooftop Explanation : Leas	_	Affectea	! : 40%			
Split Unit	20% 4+ Malfunctioning, Exte		2025 a Affecte	\$718,700 d : 20%			
Split Unit	5%		2035	* *			
•	Other Observation, I	Extent : Light, Area	Affected	! : 10%			
	Location: Leased	Space					
	Explanation: For	Office Space					
Window/Wall Unit	15%		2025	\$52,600	1		
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$280,400	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$152,200	
Exhaust Fans	1000/		2020	#25 2 500		Φ.7. 200	
Roof	100%		2030	\$279,500	2	\$5,300	
Plumbing							
H/C Water Piping Brass/Copper	100%		2040	* *	1		
Water Heater	100%		2040		1		
Gas Fired	60%		2025	\$61,600	2	\$1,500	
Gas Fired Gas Fired	40%		2025	\$41,100	2	\$1,000	
Gas i ned	Other Observation, I	Extent · Light, Area		· ·	2	\$1,000	
	Location : Leased		33				
	Explanation : Acce	•					
Sanitary Piping	1						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
No Component	40%						
	Other Observation, I		Affected	1:0%			
	Location: Leased	•					
	Explanation : Acce	ess From Outside					
Generic	60%		2035	* *	1	\$6,300	
Fixtures Generic	100%						

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

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

Mechanical	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY	imated Cost Cycl (Yrs		Priority
Fire Suppression					
Standpipe					
Generic	100%	2040	** 1-5	\$86,900	
Sprinkler					
Generic	100%	2040	** 1-2	\$48,300	
Fire Pump					
Generic	100%	2033	** 1	\$32,200	
Chemical System					
No Component	98%				
Generic	2%	2025	\$500 1-3	\$100	
	Other Observation, Extent:	Light, Area Affected: 5%	ó		
	Location : Fueling Station	!			
	Explanation : Over Fuel T	Tanks			

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

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

Page: 182

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : MANHATTAN 4, 4A, 7 GARAGE

Address : 650 WEST 57TH ST.

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DOS0069.000 / 14765 Yr Built/Renovated : 2013 /

Area Sq Ft : 419,702 Project Type : SANITATION

Date of Survey : 20-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors G,GI,2,2I,3,3I,4,4I

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$348,700	\$1,563,300
Interior Architecture	\$481,100	\$800,700
Electrical		\$146,900
Mechanical	\$54,900	\$158,900
Total	\$884,700	\$2,669,800
Importance Code A	\$348,700	\$1,563,300
Importance Code B	\$367,200	\$883,900
Importance Code C	\$168,700	\$222,600
Total	\$884,700	\$2,669,800

Total	\$191,200	\$143,200	\$148,300	\$150,100
Importance Code C				
Importance Code B	\$162,600	\$142,300	\$148,300	\$113,200
Importance Code A	\$28,600	\$900		\$36,900
Total	\$191,200	\$143,200	\$148,300	\$150,100
Elevators/Escalators	\$24,700	\$24,700	\$24,700	\$24,700
Mechanical	\$113,200	\$82,200	\$106,800	\$71,700
Electrical	\$16,800	\$36,300	\$16,800	\$16,800
Interior Architecture	\$20,300			
Exterior Architecture	\$16,100			\$36,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 14765

Architecture		Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	23%			LIFE	* *	5	\$224,700	
Metal Panel	3%			2053	* *	5-10	\$107,500	
Metal Sect. OHD	5%			2044	* *	5	\$81,400	
Granite Panels	4%			LIFE	* *	5	\$15,600	
Pre-Cast Concrete	_	4+ Discoloring, : All Faca	\$229,800 Extent : Light, Ard des	LIFE ea Affect	* * ed : 20%	5	\$1,083,700	
Weathering Steel	1%			LIFE	* *	1		
Windows								
Aluminum	Broken/Mi	Now issing Elem : 4th Floo	\$9,400 ents, Extent : Seve r Garage	2049 re, Area	* * Affected : 2%	5	\$5,400	
Metal Louvers	10%			2036	* *	10	\$7,500	
Parapets								
Concrete Masonry Unit	80%			LIFE	* *	5	\$22,800	
Metal Rail	8%			2044	* *	5-10	\$36,600	
Pre-Cast Concrete	12%			LIFE	* *	5	\$19,100	
Roof IRMA/Protected Membrane	15%	4+	\$6,700	2035	* *			
	Location Paver Blo	: Terracea ck Ballast,	Extent : Light, Ar ! Roof - 4th Floor Extent : Light, Are ! Roof - 4th Floor					
Metal Panel	3%			2044	* *	10	\$14,700	
	Location	: Main Ro	·			·4:14:	Cl A-	
M. 1'C . 1 D'4		ion . Maie	rial Actually Metal		**			
Modified Bitumen	80%			2035	* *	10	\$214,100	
Skylight, Plastic	2%			2044		1		
Interior								
Floors Cast in Place Concrete	20%			LIFE	* *	5	\$274,800	
Cast in Frace Concrete Ceramic Tile	8%	4+	\$20,300	2040	* *	5	\$274,800	
Ceramic The	Worn/Ero		: Light, Area Affec		%	3	\$23,100	
Sheet Vinyl/Rubber	5%			2035	* *	5	\$47,100	
Traffic Topping	67%	2-4	\$272,100	2035	* *	5	\$263,100	
Traine Topping	Cracking/	Crumbling,	52/2,100 Extent : Light, Ard Broom Garages		ed : 20%	5	φ203,100	

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

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

Asset #: 14765

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	3%			2040	* *	5	\$19,900	
Concrete Masonry Unit	29%			LIFE	* *	5	\$76,800	
Concrete Masonry Unit	55%	4+	\$168,700	LIFE	* *	5	\$145,700	
-	Jnt Morta	r Miss/Eroa	, Extent : Light, A	rea Affec	ted : 15%			
	Location	: M4 Gara	ge - West Elevatio	n				
	Staining/L	oiscoloring,	Extent : Light, Ar	ea Affect	ed : 20%			
	Location	: Through	out					
Glass: Single Pane	3%			LIFE	* *	5	\$14,900	
Ceilings								
AcousTileSusp.Lay-In	13%			2044	* *	5	\$80,500	
Exposed Struc: Steel	85%			LIFE	* *			
Gypsum Board	2%			LIFE	* *	5	\$15,500	

Current Repair		Current Repair Future Replacemen		re Replacement	Maintenance		
% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
	•						
100%	2057	* *	5	\$1,800			
Other Observation, E.	xtent : Moderate, Area Aff	ected : 100%					
Location : Ground I	Floor And Ground Floor In	itermediate					
Explanation : Seven	4000 Amperes, Three 300	0 Amperes, Thee 2	000 Amp	eres And Four			
1200 Amperes Main	Disconnect Switch						
100%	2057	* *	5	\$1,800			
100%	2057	* *	1				
10%	2052	* *	5	\$1,000			
90%	2052	* *	5	\$9,900			
100%	2057	* *	1				
10%	2047	* *	5	\$300			
90%	2047	* *	5	\$10,300			
100%	LIFE	* *	5	\$6,200			
100%	2047	* *	1	\$129,100			
	% of Fail Date Total (Years) 100% Other Observation, E. Location: Ground I Explanation: Seven 1200 Amperes Main 100% 100% 10% 10% 10% 10% 10%	% of Total Fail Date (Years) Estimated Cost (Years) Year FY 100% 2057 Other Observation, Extent: Moderate, Area Affel Location: Ground Floor And Ground Floor In Explanation: Seven 4000 Amperes, Three 300 1200 Amperes Main Disconnect Switch 100% 2057 100% 2057 10% 2052 90% 2052 10% 2057 10% 2052 10% 2057 10% 2057 10% 2047 90% 2047 100% LIFE	Nof Total Cost Total Year Estimated Cost Total (Years) Year Estimated Cost FY	No of Total Pail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs) Estimated Cost Total FY Estimated Cost Cycle (Yrs) Estimated Cost Cycle (Yrs) Estimated Cost FY Estimated Cost Cycle (Yrs) Cycle (Yrs)		

Lighting

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

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

Asset #: 14765

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

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

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

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

Asset #: 14765

Mechanical	Current Repa	Current Repair Future Repla		acement Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Terminal Devices						
Fan Coil - 2 Pipe	40%	2035	* *	1	\$54,200	
No Component	60%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$234,000	
Exhaust Fans						
Roof	100%	2037	* *	2	\$12,900	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2057	* *	1		
HW Heat Exchanger						
HTHW/HW	100%	2057	* *			
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2022	\$13,900	4	\$13,300	
Sewage Ejector(s)						
Electric	100%	2037	* *	4	\$25,100	
Backflow Preventer						
Generic	100%	2037	* *	1	\$25,700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	60%	LIFE	* *			
	Other Observation, Exter	nt : Light, Area Affected .	: 60%			
	Location: 3 Units From	า Basement To 4th Floor				
	Explanation: 3 Units					
Hydraulic	40%	LIFE	* *			
•	Other Observation, Exter	nt : Light, Area Affected .	: 40%			
	Location: Ground To 3	rd Floor				
	Explanation: 2 Units					
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	

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

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

Page: 187

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : MANHATTAN 8 GARAGE (FORMER INCINERATOR)

Address : 341 WEST 215 STREET @ NINTH AVE.

Borough : MANHATTAN Agency's Number : N/A

 Program / Asset #
 : DOS0060.000 / 13643
 Yr Built/Renovated
 : 1935 / 2007

 Area Sq Ft
 : 56,830
 Project Type
 : SANITATION

Date of Survey : 18-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3

Block : 2196 Lot : 1 BIN : 1064485

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$5,171,300	\$339,100
Interior Architecture	\$1,314,900	\$179,800
Electrical	\$343,200	\$271,900
Mechanical	\$103,400	\$706,500
Site Enclosure	\$71,400	
Site Pavements	\$117,000	
Total	\$7,121,100	\$1,497,400
Importance Code A	\$5,171,300	\$339,100
Importance Code B	\$1,559,500	\$1,158,200
Importance Code C	\$390,300	
Total	\$7.121.100	\$1,497,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture			\$27,500	\$3,900
Interior Architecture	\$48,000	\$1,200		
Electrical	\$5,400	\$700	\$18,300	
Mechanical	\$33,000	\$9,000	\$23,400	\$7,700
Site Pavements	\$8,700			
Total	\$95,000	\$10,900	\$69,200	\$11,600
Importance Code A	\$5,600	\$5,600	\$33,900	\$9,600
Importance Code B	\$60,500	\$5,300	\$35,300	\$2,100
Importance Code C	\$29,000			
Total	\$95,000	\$10,900	\$69,200	\$11,600



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

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

rchitecture	Current Repair	Future Replacement	Maintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
kterior				
Exterior Walls	404.33			
Cast Stone/Terra Cotta	5% Now \$265,300 Cracking/Crumbling, Extent: Severe, A Location: Throughout Crazing, Extent: Moderate, Area Affect		5 \$46,800	1
	Location : Throughout			
	Jnt Mortar Miss/Erod, Extent : Severe, Location : Throughout	Area Affected : 50%		
Masonry: Brick	80% Now \$603,100 Cracking/Crumbling, Extent : Severe, A Location : Throughout	LIFE ** rea Affected : 15%	5 \$95,900	1
	Diagonal Cracks, Extent : Severe, Area Location : Corners	Affected: 20%		
	Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	te, Area Affected : 50%		
	Rusting Masonry Supt, Extent : Modera Location : Throughout	te, Area Affected : 25%		
Masonry: Granite	5% Now \$73,900 Int Mortar Miss/Erod, Extent : Severe, Location : Building Base	LIFE ** Area Affected : 50%	5 \$4,500	
Metal Sect. OHD	10% Now \$234,100 Other Observation, Extent: Severe, Are Location: Throughout Explanation: Broken/ Missing Elemen		5 \$18,700	
Windows	Explanation . Browell Missing Elemen	113		
Aluminum	20%	2044 **	5 \$7,900	
Steel	80% Now \$1,711,800	2053 **	5 \$196,500	1
	Bent/Warped Elements, Extent: Severe, Location: Throughout			
	Deformed/Dented, Extent: Severe, Area Location: Throughout			
	Glazing Broken/Cracked, Extent: Seven Location: Throughout	e, Area Affected : 75%		

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

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

Asset #: 13643

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets							
Cast Stone/Terra Cotta	10% Now	\$53,600	LIFE	* *	5	\$10,400	1
	Cracking/Crumbling,	Extent: Severe, A.	rea Affec	cted : 25%			
	Location : Coping						
	Crazing, Extent: Sev		: 25%				
	Location: Through						
	Jnt Mortar Miss/Eroo	l, Extent : Severe, A	Area Affe	ected : 100%			
	Location : Coping						
Masonry: Brick	90% Now	\$292,300	LIFE	* *	5	\$12,100	1
	Cracking/Crumbling,		rea Affec	cted : 25%			
	Location : Through						
	Diagonal Cracks, Ext	tent : Severe, Area	Affected	: 25%			
	Location : Corners						
	Vertical Cracks, Exte	•	ffected :	25%			
	Location : Through	out					
Roof							
Built-Up (BUR)	25%		2033	* *	10	\$27,500	
Built-Up (BUR)	70% Now	\$1,089,800	2038	* *			1
	Blisters, Extent: Seve		50%				
	Location : Through						
	Water Penetration, E.		a Affecte	d : 20%			
	Location: Garage						
	Worn/Eroded, Extent		ected: 5	0%			
	Location : Through						
Skylight, Metal/Glass	5% Now	\$847,500	2058	* *			1
	Broken/Missing Elem		re, Area	Affected : 50%			
	Location: Main Ro	of					
	Corrosion/Rusting, E.		a Affecte	ed: 50%			
	Location: Main Ro	of					

Interior

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

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

Architecture	Current Repair	Futu	re Replacement	M	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior								
Floors	400/ N	\$102.200 LIEE	* *	-	¢07.500			
Cast in Place Concrete	Cracking/Crumbling, Exten Location : Throughout		Affected : 25%	5	\$97,500			
	Misaligned/Bulging, Extent Location: Throughout Ga		eted : 25%					
	Worn/Eroded, Extent : Mod Location : Throughout	lerate, Area Affectea	! : 25%					
Ceramic Tile	5%	2031	* *	5	\$4,600			
Steel Plate	2% Now	\$176,700 LIFE	* *	1				
	Corrosion/Rusting, Extent : Location : Stairs	Severe, Area Affect	ed : 50%					
	Uneven Surface, Extent : Se Location : Stairs	evere, Area Affected	: 25%					
Vinyl Tile	10%	2028	\$82,300	3	\$3,500			
Not Accessible	35%							
	Other Observation, Extent : Light, Area Affected : 0% Location :							
	Explanation: Incinerator	Area Inaccessible -	Hazardous Air Qua	lity				
Interior Walls								
Concrete Masonry Unit	10% Now Vertical Cracks, Extent: M Location: Office	\$20,200 LIFE Toderate, Area Affect		5	\$3,500			
Masonry: Brick	35% Now Staining/Discoloring, Exten Location: Throughout	\$248,500 LIFE at : Severe, Area Affe						
	Vertical Cracks, Extent : M Location : Multiple Locat		ed : 10%					
SGFT/Glazed Masonry	20% Now	\$70,500 LIFE						
	Diagonal Cracks, Extent : N Location : Near Restroom		cted : 10%					
Not Accessible	35%							

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

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

Asset #: 13643

Architecture	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings Exposed Concrete	35% Now Cracking/Crumbling, Location: Garage Spalling, Extent: Mo Location: Garage Water Penetration, E	Area derate, Area Affec Area	ted : 20%	ó	5	\$5,100	
	Location : Garage		55				
Exposed Struc: Steel	20% Now Corrosion/Rusting, E Location: Garage Staining/Discoloring Location: Garage	Area Extent : Moderate	-				
Plaster	10% Now Cracking/Crumbling, Location: Through Water Penetration, E Location: Office	out	-		5	\$5,800	
Not Accessible	35%						
Site Enclosure Fence/Gates Chain Link	100%		2038	* *			
Free Standing Walls Masonry: Brick	100% 0-2 Loose Units, Extent: Location: Archway	-	2038	**			
Site Pavements Public Sidewalk							
Cast in Place Concrete	100% 0-2 Cracking/Crumbling, Location : Perimete Tripping Hazard, Ext Location : Perimete	er Sidewalks Throu tent : Severe, Area	ghout Affected				
Parking/Driveway Asphalt Cast in Place Concrete	70% 30% Now Sinking/Subsiding, E. Location: West 21:		2031 2033 Irea Affec	** ** eted : 25%			

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

Under 600 Volts

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

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

Asset #: 13643

Electrical	Current Repair	Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2038	* *	5	\$1,500	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Boiler Room	~	D 1 4 400 4			
	Explanation: Main Service Disconnec	ct Switch	Rated At 400 Ampe	eres		
Switchgear / Switchboard	500/	2020	* *	-	4700	
Molded Case Bkrs	50%	2038		5	\$700	
Molded Case Bkrs	50%	2028	\$89,200	5	\$700	
Raceway	050/	2029	\$47,600	1		
Conduit Conduit	95% 5%	2028 2038	\$47,600 * *	1		
Panelboards	370	2038		1		
Molded Case Bkrs	95%	2027	\$96,200	5	\$1,400	
Molded Case Bkrs	5%	2050	\$90,200 * *	5	\$1,400	
Wiring	370	2030			\$100	
Braided Cloth	80% 2-4 \$46,000	2053	* *	1		
Braided Clour	Insulation Aged, Extent: Moderate, Are		d : 100%			
	Location : Throughout The Building	33				
Thermoplastic	15%	2028	\$8,600	1		
Thermoplastic	5%	2054	**	1		
Motor Controllers	2,0					
Locally Mounted	100%	2026	\$39,000	5	\$400	
Ground					<u> </u>	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
Lighting						
Interior Lighting						
Fluorescent	30%	2023	\$31,000	10	\$15,600	
	T-12 Lamps And Fixtures, Extent: Mod	erate, Ar	ea Affected : 100%			
	Location : Offices And 2nd Floor					
Fluorescent	5% Now \$5,200	2038	* *			
	Other Observation, Extent : Severe, Are	a Affecte	d : 100%			
	Location: 2nd Floor					
	Explanation: Not Functional					
Fluorescent	2%	2036	* *	10	\$1,000	
	T-8 Lamps And Fixtures, Extent : Light,	Area Aff	ected : 100%			
	Location: New Locker Room					
HID	60%	2023	\$72,200	10	\$1,100	
LED	3%	2036	* *			

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

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

Asset #: 13643

Electrical	Current Repair	Futur	Future Replacement		aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Egress Lighting							
Emergency, Battery	10%	2036	* *	10	\$1,400		
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location : New Locker Roc	om Only					
	Explanation : Emergency I	Lights					
Exit, LED	10%	2063	* *	1			
,	Other Observation, Extent : Light, Area Affected : 100%						
	Location : New Locker Roc	om Only					
	Explanation: Exit Lights						
No Component	80%						
Exterior Lighting							
HID	30%	2023	\$67,100	10	\$100		
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100% Now \$	126,900 2068	* *	5	\$800		
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%				
	Location: Stacks						
	Explanation : Not In Service	ce					

Mechanical	Current Repair	Future	Replacement	М	aintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
Energy Source								
Fuel Oil No 2	100%	2038	* *	5	\$17,600			
Conversion Equipment								
Steam Boiler	100%	2033	* *	1	\$56,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Boiler Room							
	Explanation: 1 Unit							
Distribution								
Steam Piping/Pump	100% Now \$73,	600 2028	\$245,400					
1 6 1	Corroded, Extent : Severe, Area A	Corroded, Extent: Severe, Area Affected: 50%						
	Location: Throughout							
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location: 1st Floor Central Ga	rage.						
	Explanation : Low Steam Pressu	re To The New .	Section At The Ce	entral Ga	rage.			

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13643

Mechanical	C	urrent R	epair	Future Replacement		Maintenance		
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•				•			
Terminal Devices								
Convector/Radiator	20%			2026	\$59,400	1	\$3,700	
Unit Heater - Steam	15%		\$3,000	2023	\$29,800	4	\$800	
			: Severe, Area Afj · Locker Room	fected : 1	0%			
Unit Heater - Steam	10%			2038	* *	4	\$800	
	Other Observ	vation, Ex	tent : Light, Area	Affected	: 10%			
	Location:	lst Floor	Central Garage.					
	Explanation	n : New In	nstallation					
No Component	55%							
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Split Unit	5%			2036	* *			
			ctent : Light, Area					
	Location : 2	2nd Fl. F	emale Supervisor	Locker R	oom			
Window/Wall Unit	5%			2021	\$5,800	1		
No Component	90%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2036	* *	1	\$900	
No Component	95%							
Heat Rejection								
Evaporative Condenser	5%			2036	* *	2	\$2,000	
No Component	95%							
Ventilation								
Exhaust Fans	100/			2022	ate ate	•	#200	
Wall Unit	10%			2033	* *	2	\$200	
No Component	90%							
Plumbing								
H/C Water Piping Brass/Copper	30%			2038	* *	1		
Galvanized Steel	70%]	Now	\$17,000	2026	\$170,400	1		
Garvanized Steer			oderate, Area Affe		·	1		
	Location:			ciea . 20.	<i>,</i> 0			
Water Heater	Location .	ougho						
Gas Fired	100%			2026	\$33,800	2	\$800	
Gas i nou		vation. Ex	ctent : Light, Area			2	ψοσο	
	Location : I		-	,,,				
	Explanation							
Sanitary Piping	T							
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								

Fire Suppression

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

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Page: 195

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Standpipe Generic	100%	2028 \$231,300	1-5 \$28,700	

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

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

Page: 196

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : MANHATTAN BOROUGH REPAIR SHOP

Address : 640 W. 26 ST @12TH AVENUE

Borough : MANHATTAN Agency's Number : S214-232 Program / Asset # : DOS0058.000 / 4517 Yr Built/Renovated : 1994 /

Area Sq Ft : 205,215 Project Type : SANITATION

Date of Survey : 24-Apr-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,1m,2,2m,3

Block : 670 Lot : 50 BIN : 1012267

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,983,700	\$216,700
Interior Architecture	\$2,708,900	\$353,500
Electrical	\$131,800	\$1,245,500
Mechanical	\$73,300	\$316,000
Total	\$4,897,700	\$2,131,700
Importance Code A	\$1,983,700	\$216,700
Importance Code B	\$2,914,000	\$1,856,700
Importance Code C		\$58,300
Total	\$4,897,700	\$2,131,700

Total	\$127,800	\$52,600	\$128,500	\$429,900
Importance Code C				
Importance Code B	\$117,600	\$42,400	\$87,800	\$419,800
Importance Code A	\$10,100	\$10,100	\$40,700	\$10,100
Total	\$127,800	\$52,600	\$128,500	\$429,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Site Pavements	\$14,000			
Mechanical	\$31,300	\$27,500	\$70,500	\$33,300
Electrical	\$14,700	\$13,200	\$16,000	\$12,100
Interior Architecture	\$55,900			\$372,700
Exterior Architecture			\$30,100	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

rchitecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	,		*			_	***	
Masonry: Brick Cavity		Now	\$163,500	LIFE	**	5	\$83,600	
	•	Int Failure, I : West Street	Extent : Modera	te, Area .	Affected: 10%			
			r acaae Extent : Moderai	a Araa	Affactad · 15%			
		: West Street		e, Areu A	ijjeciea . 1570			
Metal Panel	10%	. West Street	1 acaac	2048	* *	5-10	\$104,600	
Metal Sect. OHD		Now	\$49,500	2033	* *	5	\$23,800	
Wietar Seet. OHD			nt : Moderate, A		cted : 15%	3	Ψ25,000	
		-	East And West F					
	Deformed/.	Dented, Exter	it : Moderate, A	rea Affec	cted : 25%			
	Location	: Base Of Do	ors On East And	d West F	acades			
			nt : Moderate, 2	Area Affe	cted : 10%			
		: North Faca						
		ion : Broken/i	nissing Element					
Weathering Steel	5%			LIFE	* *	1		
			nt : Light, Area	Affected	: 100%			
		: Rooftop Rai	-	. 11				
XX7' 1 XX7 11		ion : Compon	ent Actually Str		seams **		Ø114 100	
Window Wall Windows	20%			2048	* *	5	\$114,100	
Aluminum	40%	0-2	\$59,500	2036	* *	5	\$3,400	
Alummum			Moderate, Area		1 · 25%	3	\$5,700	
					king West Street			
Metal Louvers	60%			2031	**	10	\$63,800	
Parapets	0070			2001			\$32,500	
Masonry: Brick Cavity	95%	0-2	\$36,900	LIFE	* *	5	\$15,300	
	Caulking L	Deteriorated, 1	Extent : Modera	te, Area	Affected : 20%		•	
	Location	: At Control .	Joints					
Metal Panel	5%			2048	* *	5	\$3,100	

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

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

Asset #: 4517

Architecture	Current Repair	Future Replacement	M	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority			
Exterior								
Roof	550/ N	2029 **						
Built-Up (BUR)	55% Now \$942,000	2036						
	Drains Inad/Misposn, Extent: Modera	te, Area Affectea : 10%						
	Location: West Side Of Building	4 ACC 4 1 150/						
	Expansion Jnt Failure, Extent: Moder	ate, Area Affected : 15%						
	Location: Over 2nd Floor Shops	J						
	Miss/Damaged Flashings, Extent: Mod	aerate, Area Affectea : 20%						
	Location: Roof Over Repair Shop	4 400 . 1 150/						
	Vegetation Growth, Extent: Moderate,	**						
	Location: Perimeter Walls And At D							
	Water Penetration, Extent: Moderate,	Area Affectea : 10%						
	Location: Over 2nd Floor Shops	ACC						
	Worn/Eroded, Extent : Moderate, Area Location : Roof Entire	Affectea: /5%						
Metal Panel	35% Now \$498,300	2048 **			1			
	Corrosion/Rusting, Extent : Severe, Ar	ea Affected : 25%						
	Location : Over Parking Area							
	Water Penetration, Extent : Severe, Ar	ea Affected : 30%						
	Location : Over Parking Area							
Paver: Asphalt	10% Now \$113,100	2043 **			1			
1	Broken Paver Blocks, Extent : Modera	te, Area Affected : 20%						
	Location : Patio Area							
	Miss/Damaged Flashings, Extent: Mod	derate, Area Affected : 10%						
	Location: Over 2nd Floor Repair Shop							
	Vegetation Growth, Extent: Moderate, Location: Patio Area	•						
	Water Penetration, Extent : Severe, Art	ea Affected : 25%						
	Location : Over 2nd Floor Repair Sh	**						
nterior	•	-						
Floors								
Asphalt Poured	20% Now \$15,400	2033 **	5	\$13,500				
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 15%						
	Location : Parking Area On Third Fl	oor						
	Worn/Eroded, Extent : Moderate, Area	Affected: 20%						
	Location : Parking Area On Third Fl	oor						
Carpet	10%	2024 \$359,200	3	\$54,000				
Cast in Place Concrete	50% Now \$292,700	LIFE **	5	\$295,300				
	Broken/Missing Elements, Extent: Mod							
	Location : At Trench Drains Of First							
	Cracking/Crumbling, Extent : Moderate	0						
	Location: Stock Room In 2nd Mezza	nine, Entrance Ramps And A	1 <i>prons</i>					

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

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

Asset #: 4517

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Interior Walls					
Concrete Masonry Unit	76%	LIFE **	5	\$58,300	
•	Horizontal Cracks, Extent : Light, Area	Affected: 20%			
	Location : Various Locations Through	hout 1st And 2nd Floor Gar	ages		
	Caulking Deteriorated, Extent: Modera	ate, Area Affected : 20%			
	Location: Interior Expansion Joints				
	Vertical Cracks, Extent : Light, Area Aj	ffected : 15%			
	Location: Various Locations Through	hout 1st And 2nd Floor Gar	ages		
Glass: Single Pane	2%	LIFE **	5	\$2,900	
Gypsum Board	15%	LIFE **	5	\$17,200	
Masonry: Brick	5%	LIFE **	J	Ψ17,200	
Metal Coiling Doors	2%	2050 **	5	\$19,200	
Wetter Coming Doors	Other Observation, Extent : Light, Area		J	Ψ19,200	
	Location: 2nd Floor Ramp - Recent 1				
	Explanation: Component Actually Ro				
Ceilings		F · · · · · · · · · · · · · · · · · · ·			
AcousTileSusp.Lay-In	20% 4+ \$45,500	2033 **	5	\$27,000	
1 3	Staining/Discoloring, Extent: Moderat			* :,:::	
	Location : Throughout 1st And 3rd Fl				
Exposed Struc: Steel	80% Now \$2,370,700	LIFE **			
Exposed Struct Steel	Corrosion/Rusting, Extent: Severe, Are				
	Location : Structural Beams	<i>JJ</i>			
	Water Penetration, Extent: Moderate,	Area Affected : 40%			
	Location : Parking Area Over Third I				
	Worn/Eroded, Extent : Severe, Area Afj				
	Location : Fireproofing Delaminating				
Site Pavements	1 0 0	, 33 3			
Public Sidewalk					
Cast in Place Concrete	95% Now \$12,600	2041 **			
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 20%			
	Location : East Side At 11th Avenue A		West Str	reet	
Pavers/Stone	5% Now \$1,400	2031 **			
1 avers, stone	Misaligned/Bulging, Extent: Moderate				
	Location: West Street Walkways	,,,,, 0			
	Location . West street watkways				

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

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

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

Asset #: 4517

Electrical	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Transformers						
Dry Type	100%	2033	* *	5	\$800	
	Other Observation, Extent : Moderat					
	Location : Boiler Room And Mecha					
	Explanation: 75 Kilovolt-ampere, .	30 Kilovolt-	ampere, 480/208/1	20 Volts		
Switchgear / Switchboard						
Fused Disc Sw	100%	2038	* *	5	\$900	
	Other Observation, Extent: Moderat	e, Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : 6- Vertical Sections					
Raceway						
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	5%	2036	* *	5	\$200	
Molded Case Bkrs	95%	2036	* *	5	\$5,100	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	100%	2033	* *	5	\$1,400	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,000	
	Other Observation, Extent : Moderat		ected : 100%			
	Location : Sprinkler / Standpipe Ro					
	Explanation: Connected To Main V	Water Pipe				
Stand-by Power						
Transfer Switches						
Automatic	100%	2033	* *	1	\$63,100	
Lighting						
Interior Lighting						
Fluorescent	30%	2033	* *	10	\$56,500	
	T-5 Lamps And Fixtures, Extent : Lig	ht, Area Afj	fected : 100%			
	Location : Repair Shop					
Fluorescent	40%	2033	* *	10	\$75,300	
	T-8 Lamps And Fixtures, Extent : Lig	ht, Area Afj	fected : 100%			
	Location: Throughout The Building	g				
HID	30%	2033	* *	10	\$2,000	
Egress Lighting					+ 7	
Emergency, Battery	50%	2028	\$144,300	10	\$24,800	
Exit, Service	50%	2028	\$11,900	1	. – .,	
Exterior Lighting	2 4		711,200			
HID	30%	2028	\$242,400	10	\$200	
No Component	70%		, , . 30	-	40	
4.1	. •					

Alarm

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

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

Asset #: 4517

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2028	\$194,200	1	\$23,000	
	Other Observation, Extent : M	loderate, Area Affec	ted : 100%			
	Location : Hallways, Repair	Shop And Outside				
	Explanation : CCTV Surveil	lance Camera Syste	m			
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2028	\$664,700	1-3	\$37,900	
	Other Observation, Extent : M	loderate, Area Affec	ted : 100%			
	Location : Hallways					
	Explanation: Strobe Lights,	Manual Pull Station	ns, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future F	Replacement	M	Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year E FY	Sstimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating								
Energy Source								
Natural Gas	100%	2038	* *	1				
Conversion Equipment								
Furnace	80%	2033	* *	1	\$81,200			
		ation, Extent : Severe, Area Affected : 80%						
	Location : Roof Level							
	Explanation: 14 Rooftop Package V	Units						
Hot Water Boiler	20%	2033	* *	1	\$20,300			
	Other Observation, Extent: Light, Area Affected: 20%							
	Location : Boiler Room							
	Explanation: 2 Units							
Distribution								
Hot Wtr Piping/Pump	20%	2036	* *	4	\$2,000			
	Leak Evident, Extent : Moderate, Are	00						
	Location : 1st Floor Gas Room (Ma	intenance Issi	ue)					
No Component	80%							
Terminal Devices								
Convector/Radiator	10%	2033	* *	1	\$6,600			
Unit Heater - Steam	10%	2028	\$71,600	4	\$1,900			
No Component	80%							
ir Conditioning								
Energy Source								
Electricity	100%	2044	* *	1				
Conversion Equipment								
Ext Pkg Unit -	100%	2033	* *	2	\$12,600			
Heating/Cooling								
	Other Observation, Extent : Light, Ar	ea Affected : .	100%					
	Location: Roof							
	Explanation: 14 Rooftop Package V	Units - Refrige	erant 410 A					

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

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

Asset #: 4517

Mechanical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$114,400	
Exhaust Fans							
Interior	10%		2028	\$71,300	2	\$600	
Roof	90%		2033	* *	2	\$5,700	
Plumbing H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
Water Heater							
Gas Fired	40%		2027	\$48,900	2	\$1,200	
Gas Fired	60%	0-2 \$73,300	2028	\$73,300	2	\$1,400	
		ent, Extent : Moderate, Area A	Affected .	: 10%			
		: Boiler Room					
		y Efficient, Extent : Moderate : Boiler Room	, Area Aj	ffected : 60%			
		ervation, Extent : Moderate, 1	Area Affe	ected : 100%			
		: Throughout	33				
		ion : The System Has No Reti	urn Line				
Sanitary Piping	<u> </u>	•					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2033	* *	1	\$12,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : Light, Area					
		: 1 Unit - 1, 1m, 2, 2m, 3; 2	Units -	1, 1m, 2, 2m			
	Explanat	ion: 3 Units					
Fire Suppression							
Standpipe	1000/		20.40	عاب الم	1 -	0107 300	
Generic	100%		2048	* *	1-5	\$107,300	
Sprinkler	1000/		2020	ale ale	1.0	0.55 5.00	
Generic	100%		2038	* *	1-2	\$57,500	
Fire Pump	1000/		2027	* *	1	#20.200	
Generic	100%		2037	~ ~	1	\$38,300	

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

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

Page: 203

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : OUEENS - WEST DISTRICT 5 GARAGE

Address : 48-01 58 ROAD

Borough : QUEENS Agency's Number : \$211-238 Program / Asset # : DOS0059,000 / 4518 Yr Built/Renovated : 1995 /

Area Sq Ft : 79,000 Project Type : SANITATION

Date of Survey : 17-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2600 Lot : 1 BIN : 4307983

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,487,900	\$132,800
Interior Architecture	\$720,200	\$229,700
Electrical	\$74,700	\$1,370,300
Mechanical		\$239,500
Site Pavements	\$45,000	
Total	\$4,327,900	\$1,972,400
Importance Code A	\$3,487,900	\$132,800
Importance Code B	\$698,500	\$1,796,300
Importance Code C	\$141,400	\$43,300
Total	\$4,327,900	\$1,972,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,600			
Interior Architecture	\$2,500	\$9,500	\$10,500	
Electrical	\$4,400	\$6,200	\$7,800	\$5,600
Mechanical	\$21,900	\$6,200	\$14,600	\$6,200
Total	\$31,400	\$21,800	\$32,900	\$11,800
Importance Code A	\$6,500	\$3,900	\$3,900	\$4,100
Importance Code B	\$24,900	\$17,900	\$25,500	\$7,700
Importance Code C			\$3,500	
Total	\$31,400	\$21,800	\$32,900	\$11,800



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

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

Asset #: 4518

Architecture	Current Repair	Future Replacem	ent	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Concrete Masonry Unit	80% Now \$139, Broken/Missing Elements, Extent Location: 58th Road And 47th S Cracking/Crumbling, Extent: Mo Location: Throughout Expansion Int Failure, Extent: M	: Severe, Area Affected : 29 Street derate, Area Affected : 15%	ó	5	\$10,200	
	Location: Throughout					
Metal Coiling Doors	15% 0-2 \$180, Corrosion/Rusting, Extent: Light, Location: All Facades Deformed/Dented, Extent: Moder Location: All Facades Unit Inoperable, Extent: Moderal Location: Throughout	Area Affected : 70% rate, Area Affected : 30%	* *	5	\$4,800	
Window Wall		600 2049 Moderate, Area Affected :	* * 10%	5	\$1,900	
Windows	Location . East Facade					
Aluminum	100%	2045	* *	5	\$3,900	
Parapets					* - y	
Concrete Masonry Unit	90% Now \$424, Expansion Int Failure, Extent: See Location: Throughout Misaligned/Bulging, Extent: Seve Location: Throughout Vertical Cracks, Extent: Moderate Location: Throughout Other Observation, Extent: Seven Location: Throughout Explanation: Many Units Misal	evere, Area Affected : 50% ere, Area Affected : 35% e, Area Affected : 15% e, Area Affected : 100%	* *	5	\$17,700	1
Pre-Cast Concrete	10% Now \$64, Jnt Mortar Miss/Erod, Extent: Se Location: Coping Misaligned/Bulging, Extent: Seve Location: Throughout Caulking Deteriorated, Extent: Seve Location: Coping	vere, Area Affected : 50% ere, Area Affected : 30%	* *	5	\$10,900	1

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

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	0.70/		00 (000	• • • •				
Built-Up (BUR)		Now	\$2,677,800	2039	* *			
	_	Extent : Mo : Through	derate, Area Affec	ted : 20%	Ó			
		_	oui Extent : Severe, Are	a Affaat	ad . 250/			
	-	i Growin, 1 : Through		а Ајјест	ea : 25%			
		_	oui xtent : Moderate, A	lraa Affa	estad · 20%			
			ds, Locker Rooms,					
Sloped Glazing	5%	. Bunareac	is, Ecciter Rooms,	LIFE	* *	5	\$132,800	
Soffits	370			LIFE			\$132,800	
Alum/Vinyl Siding	100%			2039	* *	10		
Interior	10070			2037		10		
Floors								
Cast in Place Concrete	53%			LIFE	* *	5	\$135,400	
Cast in Place Concrete		Now	\$50,600	LIFE	* *	5	\$51,100	
		Crumbling, : Through	Extent : Moderate	, Area A	ffected : 20%			
		_	, Extent : Severe, A	rea Affe	cted · 50%			
		: Wash Ba		11990	. 5070			
			xtent : Severe, Are	a Affecte	ed: 100%			
		: Wash Ba						
		tion : Clogs	•					
Ceramic Tile	12%		, 0	2038	* *	5	\$14,000	
Quarry Tile	10%			2042	* *	5	\$17,500	
Vinyl Tile	5%			2034	* *	3	\$2,200	
Interior Walls							· ,	
Ceramic Tile	5%			2038	* *	5	\$6,900	
Concrete Masonry Unit	75%			LIFE	* *	5	\$41,600	
Concrete Masonry Unit	3%	Now	\$96,400	LIFE	* *	5	\$1,700	
			ents, Extent : Seve					
	Location	: Freestan	ding Wall In Wash	Bay Are	ea			
	_	_	Extent: Moderate		•			
	Location	: Garage	Garage Near Parki	ng Area,	Freestanding Was	ll In Wasi	h Bay Area	
Glass: Single Pane	2%			LIFE	* *	5	\$2,100	
Gypsum Board	5%			LIFE	* *	5	\$4,200	
SGFT/Glazed Masonry	10%			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.

Asset #: 4518

Architecture	Current	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	15% Now Broken/Missing Elen Location: Office A Staining/Discoloring Location: Office A	rea, Second Floor (, Extent : Moderate rea Locker Rooms	Corridor c, Area Affe	ected : 25%	5	\$8,800	
	Water Penetration, E						
	Location : Locker I						
Exposed Struc: Steel	83% 4+ Corrosion/Rusting, E Location: Garage Water Penetration, E Location: Garage						
Gypsum Board	2% Now Cracking/Crumbling Location: Bulkhea Water Penetration, E Location: Bulkhea	ds Extent : Severe, Arec	a Affected .		5	\$2,900	
Site Enclosure							
Fence/Gates							
Chain Link	100%		2039	* *			
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways Cast in Place Concrete	100%		2034	* *			
Parking/Driveway Asphalt	100% 4+ Cracking/Crumbling Location : Through		2038 , Area Affe	* * ected : 10%			

Electrical	Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2029	\$2,600	5	\$300	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location : Electrical Room					
	Explanation: Main Service Disconnec	t Switch	Rated At 2000 Am	peres.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2029	\$50,900	5	\$300	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location : Electrical Room					
	Explanation: Two Vertical Sections					

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

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

Asset #: 4518

Electrical	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Raceway								
Conduit	100%			2029	\$9,800	1		
Panelboards								
Fused Disc Sw	5%			2028	\$1,600	5	\$100	
Molded Case Bkrs	95%			2028	\$29,600	5	\$2,000	
Wiring								
Thermoplastic	100%			2029	\$21,300	1		
Motor Controllers							****	
Locally Mounted	25%			2027	\$15,000	5	\$100	
Motor Control Center	75%			2027	\$10,300	5	\$1,600	
Ground								
Grounding Devices Not Accessible	100%							
	10070							
Lighting Interior Lighting								
Fluorescent	40%			2029	\$72,100	10	\$29,000	
Thuorescent		And Fixtu	res, Extent : Light,			10	\$29,000	
	Location	: Offices,	_	, 11, 00 11))	. 10070			
Fluorescent	40%			2029	\$72,100	10	\$29,000	
	_		res, Extent : Light,	, Area Afj	fected : 100%			
	Location	: Main Ga	ırage					
HID	20%			2029	\$134,600	10	\$500	
Egress Lighting								
Emergency, Battery	30%			2029	\$36,300	10	\$6,200	
Exit, Service	70%			2029	\$17,000	1		
Exterior Lighting								
HID	30%			2029	\$93,300	10	\$100	
No Component	70%							
Marm								
Security System								
No Component	70%		<u>.</u>					
Generic		Now	\$74,700	2039	**	1	\$8,000	
			Extent : Severe, Are	ea Affecte	ed: 100%			
			er Of The Building		_			
	Explana	tion : CCT	V Surveillance Car	neras No	t Functional			
Fire/Smoke Detection	1000/			2020	фо ло осо	1.2	0.40.50 0	
Generic, Digital	100%	,	7	2029	\$852,900	1-3	\$48,700	
			Extent : Light, Area	i Affected	: 100%			
		_	out The Building	D 11 G: -	41 5 11 6			
	Explana	non : Strob	e Lights, Manual I	Yuli Statio	ons, Atarm Bells, S	токе Де	tectors And Horns	

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

Heating

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

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

Asset #: 4518

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating				•						
Energy Source										
Natural Gas	80%			2049	* *	1				
Interruptible Gas/Dual Fuel	20%			2049	* *	1				
Conversion Equipment										
Furnace	60%			2037	* *	1	\$23,400			
			Extent : Light, Area	Affected	' : 100%					
	Location	-								
			ew Gas Fired Units							
Furnace	20%			2034	* *	1	\$7,800			
			Extent : Light, Area	Affected	: 100%					
	Location	ı : Garage								
	Explana	tion : 12 M	odine Heaters							
Hot Water Boiler	20%			2034	* *	1	\$7,800			
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%					
	Location: 1st Floor Boiler Room									
	Explana	tion : 2 Due	al Fuel Hot Water	Boilers						
Distribution										
Hot Wtr Piping/Pump	20%			2037	* *	4	\$1,200			
No Component	80%									
Terminal Devices										
Convector/Radiator	10%	0-2	\$2,100	2034	* *	1	\$2,300			
	Damaged	Extent : M	oderate, Area Affe	cted : 5%	6					
	Location	ı : Various .	Areas							
Unit Heater - Hot Water	10%			2037	* *					
No Component	80%			2007						
Air Conditioning										
Energy Source										
Electricity	100%			2045	* *	1				
Conversion Equipment										
Interior Pkg Unit -	5%			2030	\$144,200	2	\$200			
Cooling					, , , , ,		*			
8	R-22 Refrigerant, Extent: Light, Area Affected: 100%									
	Location	ı: 1 Unit In	i Garage							
Ext Pkg Unit -	5%			2029	\$48,300	2	\$200			
Heating/Cooling	2,0			_0_,	ψ.ο,εσσ	_	\$			
man seeming	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	100%					
		ı : 1 Unit oı		<i>33</i>						
Ext Pkg Unit -	10%			2037	* *	2	\$500			
Heating/Cooling	10/0			2031		<u> </u>	φ500			
Heating/Cooming	Other Observation, Extent : Light, Area Affected : 100%									
	Location : Roof									
		-	its, R-410a Refrige	rant						
No Component	80%		, it itou nejitge							
No Component	<u>80%</u>							-		

Ventilation

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

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

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$44,100	
Exhaust Fans							
Roof	100%		2037	* *	2	\$2,400	
Plumbing							
H/C Water Piping							
Brass/Copper	80%		2039	* *	1		
Galvanized Steel	20%		2034	* *	1		
Water Heater							
Gas Fired	100%		2027	\$47,000	2	\$1,200	
	Other Observation, Ext Location : Boiler Roc Explanation : 1 Aban	om					
Sanitary Piping	•						
Cast Iron	100% Now	\$11,300	LIFE	* *	1		
	Blockage /Clogged, Ex Location : Wash Bay		ea Affecte	ed : 5%			
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
Generic	100%		2029	\$19,600	1	\$4,800	
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2039	* *	1-2	\$22,100	

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

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

Page: 210

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 : 23-Oct-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 7860 Lot : 1 BIN : 4445411

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,036,900	\$58,200
Interior Architecture	\$714,200	\$352,500
Electrical	\$1,158,600	\$548,800
Mechanical	\$180,400	\$803,400
Site Pavements	\$319,600	
Total	\$4,409,700	\$1,762,900
Importance Code A	\$2,036,900	\$242,500
Importance Code B	\$1,889,500	\$1,520,400
Importance Code C	\$483,200	
Total	\$4,409,700	\$1,762,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$74,400		\$20,500	
Interior Architecture	\$97,000		\$3,800	\$10,900
Electrical	\$54,600	\$6,200	\$7,200	\$9,200
Mechanical	\$78,400	\$10,300	\$16,000	\$9,800
Site Enclosure	\$600			
Site Pavements	\$10,500			
Total	\$315,400	\$16,500	\$47,500	\$29,900
Importance Code A	\$96,400	\$5,000	\$25,500	\$5,000
Importance Code B	\$162,800	\$11,500	\$22,000	\$14,400
Importance Code C	\$56,200			\$10,500
Total				



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

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

Asset #: 4135

Architecture	Current F	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls Masonry: Brick Cavity	78% Now Broken/Missing Elem Location: West Fac Diagonal Cracks, Ext Location: South Fa	cade Over Garage tent : Moderate, Ar	Entrance	2	5	\$58,200	
Metal Coiling Doors	15%		2043	* *	5	\$35,000	
Pre-Cast Concrete	2%		LIFE	* *	5	\$9,700	
Window Wall	5% Now Glazing Clouded, Ext Location: West Fac Caulking Deteriorate Location: West Fac	cade d, Extent : Modera			5	\$7,000	
	Water Penetration, E. Location: West Fac	xtent : Moderate, A	Irea Affe	cted : 10%			
Windows							
Aluminum	95%		2038	* *	5	\$6,100	
Metal Louvers	5%		2039	* *	10	\$2,000	
Parapets							
Concrete Masonry Unit	50% Misaligned/Bulging, Location: Parapet		LIFE Area Afj	* * fected : 2%	5-10	\$27,300	
Masonry: Brick Cavity	48%		LIFE	* *	5-10	\$32,700	
Pre-Cast Concrete	2%		LIFE	* *	5	\$2,500	
Roof							
Built-Up (BUR)	95% Now Gravel/Slag Surface, Location: Through Miss/Damaged Flash Location: Garage I Water Penetration, E. Location: Lunch Re Roof And Upper Ga Worn/Eroded, Extent	out ings, Extent : Mod Parapet Wall And (xtent : Moderate, A oom, Locker Room, trage : Moderate, Area A	erate, Ar Upper Ar Area Affe Offices,	ea Affected : 15% nd Lower Garage I cted : 20% Exercise Room, In		on Of Garage 2	
	Location : Through	out					
Skylight, Plastic	5% Now Broken/Missing Elem Location: Roof Ove		2043 re, Area	* * Affected : 30%	1		1

Interior

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

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

Architecture		Current R	epair	Futur	e Replacement	М	aintenance		
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors	<i>(50/</i>	3.7	ФО11 400	TIPE	* *	-	#212 200		
Cast in Place Concrete	65%		\$211,400	LIFE		5	\$213,300		
	_	_	Extent : Moderate	Area A	ijeciea : 25%				
	Location : Second Floor And Ramps Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
	Location : Garage Area Location : Garage Area								
		Cocation: Garage Area Other Observation, Extent: Moderate, Area Affected: 5%							
	Location : Basement								
	Explanati	on : Groun	d Water						
Ceramic Tile	5%			2033	* *	5	\$7,500	-	
	Loose/Dela	m Surface,	Extent : Moderate	e, Area A	Iffected : 10%		. ,		
	Location .	First Floo	or Corridor						
Quarry Tile	20%			2035	* *	5	\$45,000		
Sheet Vinyl/Rubber	3%			2030	\$139,200	5	\$6,800		
Terrazzo	5%	4+	\$18,200	LIFE	* *	5	\$5,900		
			Extent : Moderate	Area Aj	ffected : 5%				
		Entry Sta	ir Treads						
Vinyl Tile	2%			2030	\$26,600	3	\$1,500		
	_	_	Extent : Moderate		-	C			
T . ' TT7 11	Location .	Lunch Ko	om, 2na Floor Loi	ınge, An	d 1st Floor Office	Space			
Interior Walls Cast in Place Concrete	50/	Now	\$69,200	LIFE	* *				
Cast in Trace Concrete			Extent : Moderate		ffected · 5%				
	U	Basement		117 000 119	yeerea : e, e				
	Diagonal C	racks, Exte	ent : Moderate, Ar	ea Affec	ted : 10%				
	Location .	Basement							
Cast in Place Concrete	10%			LIFE	* *	10	\$52,500		
Ceramic Tile	10%			2039	* *	5	\$21,000		
Concrete Masonry Unit	20%	Now	\$19,400	LIFE	* *	5	\$16,800		
		_	ents, Extent : Mode		00				
		At Second	l Floor Ramp Pila						
Gypsum Board	10%			LIFE	* *	5-10	\$35,700		
Masonry: Brick	5%			LIFE	* *	10	\$3,100		
SGFT/Glazed Masonry	40%			LIFE	* *	10	\$42,000		

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.

Asset #: 4135

Architecture		Current F	Repair	Futur	e Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	st Cycl (Yrs	e Estimated Cost)	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In		Now	\$63,300	2047		* 5	\$7,500		
		-	ents, Extent : Mod			%			
	Location	: Locker R	ooms, Lunch Roon	n, Corrid	lors				
			xtent : Moderate, A	00					
	Location	: Locker R	ooms, Lunch Roon	n, Exerci	se Room, 2nd F	loor Loun	ge		
Exposed Struc: Steel	70%			LIFE	*	* 10	\$210,000		
Exposed Struc: Steel	10%	Now	\$65,900	LIFE	*	*			
-	Corrosion	Rusting, E.	xtent : Moderate, A	Area Affe	ected : 20%				
	Location	: Telephon	e Room, Boiler Ro	om, Que	ens 13 Garage	Floor			
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 10%				
	Location	: Queens 1	3 Garage Floor, E	Boiler Ro	om				
Gypsum Board	10%			LIFE	*	* 5-10	\$51,600		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2040	*	*			
Retaining Walls									
Cast in Place Concrete	100%	4+	\$600	2050		*			
	_	_	Extent : Moderate	-	ffected : 15%				
	Location	: Walls Ad	jacent To Ramp E	ntrances					
Site Pavements									
Public Sidewalk	4000/					d.			
Cast in Place Concrete	100%			2035	*	*			
On-Site Walkways	4000/		4.0 5.0 0			d.			
Cast in Place Concrete		Now	\$10,500	2035		*			
	_	-	Extent : Moderate	, Area Ą	ffected: 15%				
	Location	: Parking	Area						
Parking/Driveway	700/	0.2	0155 000	2020	.	*			
Asphalt	70%	0-2	\$155,800	2039		*			
	_	-	Extent: Moderate	, Area A	ffectea : 20%				
			out Parking Area						
Cast in Place Concrete	30%	0-2	\$163,900	2043		*			
	_	-	Extent : Severe, A	rea Affec	cted : 20%				
		: Through							
	-		derate, Area Affec	ted : 5%					
	Location	: Through	out						

Electrical	Current Repair			e Replacement	M		
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 4135

Electrical		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment	4000/		DO 600	• 0 < 0	* *	_		
Fused Disc Sw	100%	2-4	\$2,600	2060		5	\$200	
			xtent : Moderate Switch Gear Bas		естеа : 100%			
			ent : Light, Area		. 30%			
		: Electrical	-	nyceica	. 5070			
				Two Mai	n Service Disconn	ect Switc	hes Rated At	
			The Enclosure I					
Switchgear / Switchboard								
Fused Disc Sw	100%	2-4	\$76,400	2060	**	5	\$200	
			xtent : Moderate					
-	Location	: Switchgear	r Board Electrica	il Room I	n Basement			
Raceway Conduit	95%			2030	¢14 900	1		
Conduit	93% 5%	2-4	\$800	2060	\$14,800 * *	1 1		
Conduit	_		derate, Area Affe		0%	1		
					ent At Northwall (Garage		
Panelboards								
Fused Disc Sw	5%			2029	\$2,300	5	\$100	
Molded Case Bkrs	10%	2-4	\$4,700	2055	* *	5	\$100	
			xtent : Moderate					
	Location	: 1st Floor (Garage, Basemer	it Garage	, And Electrical R	oom		
Molded Case Bkrs	85%			2029	\$39,700	5	\$2,200	
Wiring								
Thermoplastic	100%			2030	\$34,100	1		
Motor Controllers								
Locally Mounted	30%			2028	\$29,200	5	\$200	
Motor Control Center	70%			2028	\$15,700	5	\$1,900	
Ground								
Grounding Devices Generic	100%	2-4	\$9,900	LIFE	* *	5	\$1,500	
Generic			39,900 derate, Area Affe		0%	3	\$1,500	
			n In Basement	100	,, ,			
Stand-by Power								
Transfer Switches								
Manual	100%			2030	\$9,300	5	\$400	
Lighting					*			

Lighting

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

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

Asset #: 4135

Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Lighting							
Interior Lighting							
Fluorescent	78%	2030 \$178,500	10	\$71,700			
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building						
	Explanation: The Lighting System Is Condition.	Composed Of T-8 Lamp Typ	pe, Fixtu	res In Satisfactory			
Fluorescent	10%	2025 \$22,900	10	\$9,200			
	Other Observation, Extent : Light, Area			. ,			
	Location: Mechanic Shop On 1st Floo						
	Explanation: Fixtures Are T-5 Lamp Type And Are In Satisfactory Condition.						
Fluorescent	2%	2025 \$4,600	10	\$1,800			
	Compact Fluorescent Light, Extent : Lig	. ,		, ,			
	Location : 1st And 2nd Floor Lobby B						
HID	10%	2025 \$85,400	10	\$300			
Egress Lighting	1070	2020 400,.00		4200			
Emergency, Battery	20%	2025 \$28,200	10	\$4,800			
Exit, Service	80%	2025 \$22,500	1	. ,			
Exterior Lighting							
HID	25%	2025 \$98,600	10	\$100			
HID	5% Now \$19,700	2040 **					
	Other Observation, Extent : Severe, Area Affected : 100%						
	Location : Employee Parking Lot Under The Bridge						
	Explanation: 5 Missing Light Poles And Fixtures						
No Component	70%						
Alarm							
Security System							
No Component	85%						
Generic	15%	2025 \$47,400	1	\$5,600			
	Other Observation, Extent : Light, Area						
	Location: Outside In Front Of The Building						
	Explanation: CCTV System Appears To Be In Satisfactory Condition, But There Was No Information On Its Operation.						
Fire/Smoke Detection							
Generic, Digital	100% 0-2 \$1,082,100	2040 **	1-3	\$56,200			
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Throughout The Building						
	Explanation: The Fire Alarm System	Is Operational; However, I	t Is An O	bsolete System.			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Electricity	5%	2040 **	1	
Natural Gas	95%	2050 **	1	

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

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

Asset #: 4135

Mechanical		Current F	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	80%	0-2	\$18,400	2025	\$184,400	1	\$35,700	
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Roof Explanation: 8 Rooftop Units Are Out Of Service Frequently And Not Energy Efficient							
		ion : 8 Roc	oftop Units Are Out					
Hot Water Boiler	20%			2043	**	1	\$9,900	
			Extent : Light, Area	Affected	: 15%			
	Location : Boiler Room Explanation : 1 Gas Fired Hot Water Boiler							
Distriction	Explanal	ion : 1 Gas	s Firea Hot Water	вонег				
Distribution	20%			2038	* *	4	¢1 500	
Hot Wtr Piping/Pump	20% 80%			2038		4	\$1,500	
No Component Terminal Devices	8070							
Convector/Radiator	15%			2028	\$78,600	1	\$4,900	
Convector/Radiator		Extent · M	oderate, Area Affe			1	\$4,900	
	Location		ouerate, mea mye	cica . 107	, o			
Fan Coil Unit/Heat	5%	. 2		2025	\$73,300	1	\$1,600	
No Component	80%			2023	\$73,300	1	\$1,000	
Air Conditioning	8070							
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment	10070			2030		-		
Ext Pkg Unit -	20%	Now	\$12,300	2030	\$245,000	2	\$1,000	
Heating/Cooling	_0,0	11011	Ψ1 = ,ε σ σ	_000	ΨΞ.υ,σσσ	_	Ψ1,000	
	Malfunctio	oning, Exte	nt : Moderate, Are	a Affected	d : 20%			
	Location	: Rooftop	Unit 2 Has No Hea	ating				
	R-22 Refri	gerant, Ext	tent : Light, Area A	Iffected : .	30%			
	Location	: 3 Packag	ge Units On The Ro	oof				
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers		0-2	\$180,400		* *	2-5	\$11,200	
	Corroded,	Extent: M	oderate, Area Affe	cted : 109	%			
	Location	: Various	Locations					
	•		tent : Moderate, Ar	rea Affect	ed : 100%			
			Air Intake Points					
		0	nt : Moderate, Are	ea Affected	d: 100%			
	Location	: Through	out					
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$70,800	
	-							

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

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

Asset #: 4135

echanical	Current Repair	Futur	e Replacement	M				
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori		
entilation								
Exhaust Fans								
Roof	70%	2030	\$113,700	2	\$2,200			
	Other Observation, Extent : Light, Are	a Affected	: 100%					
	Location: Roof							
	Explanation : Larger Size Roof Fans							
Roof	30%	2025	\$48,700	2	\$900			
	Other Observation, Extent : Light, Are	a Affected	: 100%					
	Location: Roof							
	Explanation : Smaller Size Roof Fans	<u>'</u>						
ımbing								
H/C Water Piping	1000/	20.40	* *					
Brass/Copper	100%	2040	* *	1				
Water Heater	(00/	2020	Φ 2.5 .000	2	Ф000			
Gas Fired	60%	2029	\$35,800	2	\$900			
	Leak Evident, Extent : Severe, Area Ajj Location : Mechanical Room	Leak Evident, Extent: Severe, Area Affected: 10%						
		1.00	1 500/					
	Malfunctioning, Extent: Moderate, Ar.							
	Location : Boiler Room, 1 Of 2 Defec							
Gas Fired	40%	2029	\$23,900	2	\$600			
	Other Observation, Extent: Light, Are	a Affected	: 100%					
	Location : Boiler Room							
	Explanation: 1 New Unit							
Sanitary Piping	1000/ 0.2 014.200	LIEE	* *	1				
Cast Iron	100% 0-2 \$14,300	LIFE	* *	1				
	Blockage /Clogged, Extent: Moderate,							
G: D : D: :	Location: Water Backs Up Into Base	meni Leve	<i>:1</i>					
Storm Drain Piping	1009/	LIEE	* *	1				
Cast Iron	100%	LIFE		1				
Sump Pump(s) Submersible	100% 0-2 \$3,300	2025	\$2.200	1	¢2 100			
Submersible	100% 0-2 \$3,300 Malfunctioning, Extent : Severe, Area		\$3,300	4	\$2,100			
	Location : Duplex With One Pump M	00	100/0					
	Other Observation, Extent: Moderate,		cted : 100%					
	Location: Mechanical Room	тиси пује	cica . 100/0					
	Explanation: 1 Temporary Pump Is 1	Reina Hen	d					
Fixtures	Бъргининон . 1 Тетрогигу 1 итр 18 I	Jeing Ose	u					
Generic	100%							
Generic	Other Observation, Extent: Moderate,	Area Affo	cted · 10%					
	Location: Various Locations	111 Cu 11JJE	. 10/0					
	Explanation : In Need Of Repair							
e Suppression								
Sprinkler								

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

Mechanical	Current Repai	r Futur	e Replacement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Chemical System					
Dry	1%	2025	\$300	1-3	

Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Garage

Explanation: On Top Of Gas Refill Station

No Component 99%

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$7,141,600	\$353,000
Interior Architecture	\$2,326,200	\$237,300
Electrical	\$402,400	\$1,721,600
Mechanical	\$502,200	\$2,522,800
Total	\$10,372,400	\$4,834,700
Importance Code A	\$7,185,600	\$834,300
Importance Code B	\$2,244,000	\$4,000,400
Importance Code C	\$942,800	
Total	\$10,372,400	\$4,834,700

Total	\$108,800	\$87,200	\$28,100	\$16,200
Importance Code C	\$13,300			
Importance Code B	\$73,100	\$76,800	\$18,900	\$7,000
Importance Code A	\$22,400	\$10,400	\$9,200	\$9,200
Total	\$108,800	\$87,200	\$28,100	\$16,200
Mechanical	\$36,600	\$45,700	\$28,100	\$13,600
Electrical	\$10,700	\$41,500		
Interior Architecture	\$41,400			\$2,600
Exterior Architecture	\$20,100			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2002

Architecture	Current	Repair	Future R	Replacement	М	Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast in Place Concrete	5% Now Broken/Missing Elem		LIFE lerate, Area	* * Affected : 20%	5	\$42,900		
	Location: Through			100/				
	Cracking/Crumbling Location: Through		ea Affected :	10%				
Masonry: Brick	25% Now Diagonal Cracks, E. Location: Bulkhed Jnt Mortar Miss/Erd	ads			5	\$42,900	1	
	Location : Bulkhed		33 -					
	Rusting Masonry Su Location: Bulkhed	uds						
	Vegetation Growth, Location : East Fa		Area Affecte	ed : 40%				
Masonry: Brick	50% Now Jnt Mortar Miss/Ero Location: Throug	hout			5	\$85,700		
	Rusting Masonry Su Location : At Wind	pt, Extent : Moaera low Lintels And Do		ectea : 25%				
	Spalling, Extent : M Location : North F	**	ted : 15%					
	Vertical Cracks, Ext Location : Corners		Affected : 15	%				
Masonry: Granite	5% Now Jnt Mortar Miss/Erc Location : Through		LIFE rea Affected	* *	5	\$6,400		
Metal Coiling Doors	10% 0-2 Broken/Missing Elen Location: Through		2032 et, Area Affec	* * cted : 10%	5	\$26,800		
Pre-Cast Concrete	5% Now Jnt Mortar Miss/Erc Location : At Wind Misaligned/Bulging, Location : South E	low Sills And Lintel Extent : Severe, An	s		5	\$27,900		
	Other Observation, Location: South E Explanation: Veg	ast Corner	ea Affected :	10%				

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

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

Asset #: 2002

Architecture	Current Repair	Future Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Windows	3% 0-2 \$2,300	2030 \$22,500			
Metal Louvers	3% 0-2 \$2,300 Broken/Missing Elements, Extent: Light Location: Throughout	. ,			
Steel	97% Now \$1,276,100 Broken/Missing Elements, Extent : Mod Location : Throughout		5	\$146,500	
	Corrosion/Rusting, Extent: Moderate, A Location: Throughout	Area Affected : 50%			
	Thermally Inefficient, Extent : Severe, A Location : Throughout	rea Affected : 50%			
	Caulking Deteriorated, Extent : Modero Location : Exterior Window Frames	ate, Area Affected : 35%			
Parapets					
Masonry: Brick	50% Now \$140,900 Diagonal Cracks, Extent : Severe, Area Location : Corners	LIFE ** Affected: 20%	5	\$5,900	1
	Horizontal Cracks, Extent : Severe, Are Location : Throughout	a Affected : 20%			
	Jnt Mortar Miss/Erod, Extent : Severe, Location : Throughout	Area Affected : 20%			
	Misaligned/Bulging, Extent : Severe, Ar Location : East Facade At Incinerator				
	Spalling, Extent : Severe, Area Affected Location : East Facade	: 15%			
	Other Observation, Extent : Severe, Are	a Affected : 40%			
	Location: East Side Parapets	30			
	Explanation : Netting Installed On Pa	rapets			
Masonry: Limestone	7% Now \$17,900 Int Mortar Miss/Erod, Extent: Modera Location: Coping	LIFE ** te, Area Affected : 10%	5	\$1,000	
Pre-Cast Concrete	43%	LIFE **	5	\$31,700	

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

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

Asset #: 2002

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior Roof					
Built-Up (BUR)	40% Now \$662,900 Blisters, Extent: Moderate, Area Afford Location: Throughout Vegetation Growth, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate Location: Entrance Under Canopy Worn/Eroded, Extent: Moderate, Area Location: Throughout	ected : 25% te, Area Affected : 15% e, Area Affected : 10%			
Single Ply Membrane	30% Repairs in Progress, Extent: Light, A Location: Roof Atop Furnace Other Observation, Extent: Moderat Location: Roof Atop Furnace Explanation: Work Almost Comple	e, Area Affected : 100%	10 Active	\$35,100	
Skylight, Metal/Glass	15% Now \$2,706,400 Broken/Missing Elements, Extent: M Location: Throughout Corrosion/Rusting, Extent: Moderate Location: Upper Roof Glazing Broken/Cracked, Extent: Mo Location: Upper Roof	oderate, Area Affected : 50% e, Area Affected : 50%			
Under Construction	15% Other Observation, Extent: Light, An Location: Above Boiler Room Explanation: Construction Underw				
nterior	-				
Floors Cast in Place Concrete	78% Now \$352,800 Cracking/Crumbling, Extent : Severe Location : Basement, Garage Area	, Area Affected : 10%	5	\$237,300	
Ceramic Tile	5% Now \$28,100 Cracking/Crumbling, Extent : Moder Location : Throughout		5	\$3,500	
Terrazzo Vinyl Tile	2% 15% Now \$184,900 Cracking/Crumbling, Extent: Moder Location: Offices Worn/Eroded, Extent: Moderate, Ard Location: Offices	ate, Area Affected : 40%	5 3	\$2,200 \$7,800	

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

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

Asset #: 2002

Architecture		Current I	Repair	Futur	e Replaceme	nt	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior									
Interior Walls	200/	3.7	#200 400			* *			
Cast in Place Concrete		Now	\$209,400	LIFE	1 200/	* *			
		Tumbling, Through	Extent : Light, Are out	ea Affecti	ed : 20%				
Concrete Masonry Unit	30%	Now	\$220,600	LIFE		* *	5	\$19,100	
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecto	ed : 30%				
Plaster	10%	Now	\$13,300	LIFE		* *	5	\$4,800	
	Cracking/C	Crumbling,	Extent : Light, Are	ea Affecto	ed : 20%				
	Location	: Through	out						
SGFT/Glazed Masonry	40%	Now	\$512,800	LIFE		* *			
•		_	nents, Extent : Seve Window Sills In Ga		00	%			
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecti	ed : 30%				
Ceilings									
AcousTileSusp.Lay-In	15%	Now	\$52,800	2047		* *	5	\$10,400	
	_	Crumbling, : Through	Extent : Severe, A out	rea Affec	eted : 30%				
		iscoloring: : Through	, Extent : Moderate out	, Area A	ffected : 10%				
			extent : Moderate, A er Room And Kitche						
Exposed Concrete		Now	\$793,000	LIFE	-	* *	5	\$18,500	
Emposed Concrete	Cracking/C	Crumbling,	Extent : Moderate oom and Througho	, Area Aj	ffected : 30%		J	Ψ10,200	
			xtent : Moderate, A		cted : 30%				
		: Boiler R		55					

Electrical	Current Repair Future Replacement Maintenance		aintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$41,000	5	\$2,400	
	Other Observation, Extent: Moderate, A	Area Affected :	100%			
	Location: Electrical Room - 2nd Floo	r				
	Explanation: Two 3000 Ampere Main	Disconnect Sw	ritches			
Transformers						
Dry Type	100%	2025	\$16,500	5	\$300	
7 71	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Electrical Room					
	Explanation: Two 45 Kilovolt-ampere	e 480/277v Pri -	· 208/120v S	'ec		

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

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

Asset #: 2002

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	70%			2027	\$160,500	5	\$1,700	
Molded Case Bkrs	30%			2037	* *	5	\$700	
Raceway								
Conduit	90%			2027	\$90,600	1		
Conduit	10%			2037	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$12,500	5	\$200	
Fused Disc Sw	5%			2035	* *	5	\$100	
Molded Case Bkrs	55%			2026	\$68,600	5	\$1,300	
Molded Case Bkrs	30%			2035	* *	5	\$700	
Wiring								
Braided Cloth	60%		\$95,900	2052	* *	1		
		_	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out					
Thermoplastic	10%			2037	* *	1		
Thermoplastic	30%			2027	\$48,000	1		
Motor Controllers								
Locally Mounted	5%			2032	* *	5		
Locally Mounted	15%			2025	\$207,300	5	\$100	
Motor Control Center	80%			2025	\$1,105,700	5	\$2,000	
Ground								
Grounding Devices								
Generic		Now	\$9,900	LIFE	* *	5	\$1,400	
			Extent : Severe, Are	a Affecte	ed : 100%			
		: Water M						
	Explana	tion : Corre	oded					
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$25,600	
	_		res, Extent : Model Hallway And Lock		a Affected : 100%			
HID	65%			2032	* *	10	\$2,000	
Incandescent	5%			2022	\$50,400	2	\$100	
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$11,200	
Exit, Service	50%			2032	* *	1	•	
Exterior Lighting								
HID	30%			2032	* *	10	\$100	
HID	70%			2022	\$256,100	10	\$200	

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

Heating

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

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

Asset #: 2002

Mechanical	Current Repa	ir	Futur	e Replacement	M	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%		2037	* *	1			
Conversion Equipment Steam Boiler	75% Now Malfunctioning, Extent: M Location: Boiler Contro	llers, 2nd Floo	r		1	\$62,100		
	Other Observation, Extent Location: Supplies Both Explanation: 2 Units. Bo	Central Repai	r Shop A	And Police Repair	-			
Steam Boiler	25% Other Observation, Extent Location: 2nd Floor Explanation: One Unit		2044	* *	1	\$23,000		
Distribution	1							
Central Plant Steam Piping/Pmp	100%		2027	\$1,535,400	4	\$4,600		
Terminal Devices Convector/Radiator	70% Now On Extended Life, Extent: Location: Throughout	\$136,000 Severe, Area	2032 Affected	* * : 100%	1	\$18,900		
Unit Heater - Steam	30% Now Unit Inoperable, Extent: S Location: Throughout	\$48,600 Severe, Area A	2027 ffected :	\$97,300	4	\$2,600		
Air Conditioning								
Energy Source Electricity	100%		2035	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	20%		2037	* *	2	\$1,100		
	Other Observation, Extent Location: Roof Explanation: Newly Ins	_	Affected	: 20%				
Window/Wall Unit No Component	10% 70%	turiou.	2022	\$18,900	1			
Terminal Devices Fan Coil - 2 Pipe No Component	10% 90%		2027	\$51,800	1	\$3,000		
Heat Rejection Dry Cooler No Component	10% 90%		2027	\$14,800	2	\$6,500		

Ventilation

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

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

Asset #: 2002

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$10,000	LIFE	* *	2-5	\$31,100	
		-	ent : Severe, Area A	ffected :	100%			
		: Through	out					
No Component	40%							
Exhaust Fans								
Interior	60%			2022	\$193,700	2	\$1,700	
Wall Unit	40%			2022	\$12,900	2	\$1,100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2025	\$398,100	1		
Water Heater								
Electric	100%			2022	\$79,900	4	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2021	\$3,100	4	\$2,900	
Sewage Ejector(s)								
Compressed Air		Now	\$16,900	2057	* *	4	\$900	
	-	-	nt : Severe, Area Ą	ffected :	100%			
		: Pneumai	-					
			t : Severe, Area Aff	fected : 5	10%			
	Location	: 1 Unit In	Ejector Room					
Backflow Preventer								
Generic	100%			2032	* *	1	\$5,700	
Fire Suppression								
Standpipe								
No Component	50%							
Generic	50%			2053	* *	1-5	\$23,400	

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-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$201,100	\$253,200
Mechanical		\$37,000
Total	\$201,100	\$290,100
Importance Code A	\$201,100	\$253,200
Importance Code B		\$37,000
Total	\$201.100	\$290.100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,300	\$2,600	\$18,700	
Interior Architecture	\$28,100	\$7,000		
Electrical	\$2,500	\$3,200	\$2,900	\$3,500
Mechanical	\$10,300	\$9,600	\$27,600	\$6,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$73,000	\$26,300	\$53,200	\$14,300
Importance Code A	\$31,700	\$5,200	\$22,300	\$2,600
Importance Code B	\$36,900	\$21,100	\$30,900	\$11,700
Importance Code C	\$4,400			
Total	\$73,000	\$26,300	\$53,200	\$14,300



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

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

Asset #: 14558

10% Deformed/I Location Other Obse Location 10% 15% 65% Itaining/Di Location 95% 5%	Now Dented, Ex. : Bulkhead ervation, E: : Throughe ion : Mater	xtent : Light, Area out ial Is Actually An Extent : Light, Ar	2047 rea Affected Affected LIFE 2040 LIFE	: 100% m Panel Cladding ** **	(Yrs)	\$22,500 \$56,200 \$253,200	Priorit
Deformed/I Location Other Obset Location Explanati 10% 15% 65% (taining/Di Location	Dented, Ex.: Bulkhead crvation, E.: Throughd on: Mater	tent : Moderate, A At Roof stent : Light, Area out ial Is Actually An Extent : Light, Ar	rea Affected Affected Aluminu LIFE 2040 LIFE ea Affect	tted : 10% : 100% m Panel Cladding	5 5	\$56,200	
Deformed/I Location Other Obset Location Explanati 10% 15% 65% (taining/Di Location	Dented, Ex.: Bulkhead crvation, E.: Throughd on: Mater	tent : Moderate, A At Roof stent : Light, Area out ial Is Actually An Extent : Light, Ar	rea Affected Affected Aluminu LIFE 2040 LIFE ea Affect	tted: 10% : 100% m Panel Cladding	5 5	\$56,200	
Deformed/I Location Other Obset Location Explanati 10% 15% 65% (taining/Di Location	Dented, Ex.: Bulkhead crvation, E.: Throughd on: Mater	tent : Moderate, A At Roof stent : Light, Area out ial Is Actually An Extent : Light, Ar	rea Affected Affected Aluminu LIFE 2040 LIFE ea Affect	tted: 10% : 100% m Panel Cladding	5 5	\$56,200	
Location Other Obse Location Explanati 10% 15% 65% faining/Di Location 95% 5%	: Bulkhead ervation, E: : Throughd on : Mater iscoloring,	At Roof ktent : Light, Area out ial Is Actually An Extent : Light, Ar	Affected Aluminu LIFE 2040 LIFE ea Affect	: 100% m Panel Cladding ** **	5 5	\$56,200	
Other Obse Location Explanati 10% 15% 65% (taining/Di Location 95% 5%	ervation, E: : Througho ion : Mater iscoloring,	xtent : Light, Area out ial Is Actually An Extent : Light, Ar	Aluminu LIFE 2040 LIFE ea Affect	m Panel Cladding ** ** **	5 5	\$56,200	
Location Explanati 10% 15% 65% taining/Di Location 95% 5%	: Througho on : Mater iscoloring,	out ial Is Actually An Extent : Light, Ar	Aluminu LIFE 2040 LIFE ea Affect	m Panel Cladding ** ** **	5 5	\$56,200	
Explanati 10% 15% 65% itaining/Di Location 95% 5%	on: Mater	ial Is Actually An Extent : Light, Ar	LIFE 2040 LIFE ea Affect	**	5 5	\$56,200	
10% 15% 65% (taining/Di Location 95% 5%	iscoloring,	Extent : Light, Ar	LIFE 2040 LIFE ea Affect	**	5 5	\$56,200	
15% 65% (taining/Di Location 95% 5%			2040 LIFE ea Affect	* *	5	\$56,200	
65% taining/Di Location 95% 5%			LIFE ea Affect	* *		•	
taining/Di Location 95% 5%			ea Affect		3	\$253,200	
95% 5%				ей . 13/0			
95% 5%	. Entry Pac	-cuue	20.42				
5%			20.42				
5%			/11/4/3	* *	5	\$37,300	
			2036	* *	10	\$12,300	
			2030		10	\$12,500	
70%			LIFE	* *	5	\$10,700	
				* *			
				* *		·	
	Now	\$7,500		* *	5	•	
Caulking D	eteriorated	l, Extent : Modera	ite, Area	Affected : 25%			
Location	: Under Co	pping Stone - Thro	ughout				
		\$132,300	2032	* *			
-				Affected : 20%			
		_		1 150/			
			Area Affe	cted : 15%			
					1		
	_			Affected: 5%			
	: Various I	ocations I hrough					
2%			LIFE	* *	5	\$29,300	
100/			LIEE	* *	-	¢20, 200	
						•	
	ad Extent	· Light Avea Affa			3	\$18,000	
			леи . 257	· U			
	. Corruor.	, in oughou	2022	* *		¢12 000	
	Now	¢14.400			-	•	
					3	\$34,800	
					ck Un		
	aulking D Location 85% listers, Ex Location xpansion a Location 13% roken/Mis Location 2% 10% 20% Vorn/Erod Location 10% 60% Vater Pene	10% 5% 15% Now faulking Deteriorated Location: Under Co 85% Now listers, Extent: Ligh Location: Various I expansion Jnt Failure Location: Various I fater Penetration, Ex Location: At Expan. 13% Now roken/Missing Eleme Location: Various I 2% 10% 20% Vorn/Eroded, Extent Location: Corridors 10% 60% Now Vater Penetration, Ex	10% 5% 15% Now \$7,500 faulking Deteriorated, Extent: Moderate Location: Under Coping Stone - Thro 85% Now \$132,300 listers, Extent: Light, Area Affected: Location: Various Locations Through expansion Jnt Failure, Extent: Moderate Location: Various Locations Through atter Penetration, Extent: Moderate, Accation: At Expansion Joints 13% Now \$68,800 roken/Missing Elements, Extent: Seven Location: Various Locations Through 2% 10% 20% Vorn/Eroded, Extent: Light, Area Affect Location: Corridors Throughout 10% 60% Now \$14,400 Vater Penetration, Extent: Moderate, Accation Extent: Moderate,	10% 2047 5% 2040 15% Now \$7,500 LIFE faulking Deteriorated, Extent: Moderate, Area Location: Under Coping Stone - Throughout 85% Now \$132,300 2032 listers, Extent: Light, Area Affected: 20% Location: Various Locations Throughout expansion Jnt Failure, Extent: Moderate, Area Location: Various Locations Throughout expansion Jet Failure, Extent: Moderate, Area Affe Location: At Expansion Joints 13% Now \$68,800 2040 exchen/Missing Elements, Extent: Severe, Area Location: Various Locations Throughout 2% LIFE 10% LIFE 10% LIFE 10% LIFE 10% LIFE 10% LOCATION LOCATION THROUGHOUT 20% 2036 Vorn/Eroded, Extent: Light, Area Affected: 25% Location: Corridors Throughout 10% 2032 Corn/Eroded, Now \$14,400 2032 Vater Penetration, Extent: Moderate, Area Affe	10% 2047 ** 5% 2040 ** 15% Now \$7,500 LIFE ** Saulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Under Coping Stone - Throughout 85% Now \$132,300 2032 ** Location : Various Locations Throughout	10% 2047 ** 5	10% 2047 ** * 5 \$5,200 5% 2040 ** 5-10 \$5,200 15% Now \$7,500 LIFE ** 5 \$12,700 Edulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Under Coping Stone - Throughout

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

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

Asset #: 14558

Architecture	Current Repa	ir Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Interior Walls						
Cast in Place Concrete	20%	LIFE	* *			
Ceramic Tile	10%	2036	* *	5	\$8,700	
Concrete Masonry Unit	15%	LIFE	* *	5	\$5,200	
Glass: Single Pane	2%	LIFE	* *	5	\$1,300	
Glazed Ceramic Panel	5%	LIFE	* *			
SGFT/Glazed Masonry	48%	LIFE	* *			
Ceilings						
AcousTileSusp.Lay-In	15%	2040	* *	5	\$13,900	
Exposed Concrete	5%	LIFE	* *	5	\$700	
Exposed Struc: Steel	70%	LIFE	* *			
•	Other Observation, Extend	: Light, Area Affected : 100%	ó			
	Location: Throughout					
	Explanation : Long Spar	Trusses And Metal Deck				
Metal Panel	10%	LIFE	* *	5	\$11,600	

ectrical	Current Repair	Future Replacement	N	laintenance				
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts								
Service Equipment								
Air Circuit Breaker	70%	2053 *	* 5	\$200				
	Other Observation, Extent : Moder	ate, Area Affected : 100%						
	Location : Electrical Room							
	Explanation: One 2500 Amperes	And 2000 Amperes Main Disc	connect Sw	vitch				
Fused Disc Sw	30%	2053 *	* 5	\$100				
	Other Observation, Extent : Moder Location : Outside	ate, Area Affected : 100%						
	Explanation: One 3000 Amperes	Main Disconnect Switch						
Transformers								
Dry Type	50%	2044 *	* 5	\$100				
	Other Observation, Extent : Moder Location : Electrical Room	ate, Area Affected : 100%						
	Explanation : One 500 Kilovolt-a Sec	mpere, Two 30 Kilovolt-ampe	re 480/277	7v Pri - 208/120lv				
Liquid Filled	50%	2044 *	* 5	\$200				
-	Other Observation, Extent : Moderate, Area Affected : 100% Location : Outside							
	Explanation : No Available Name	eplate Ratings						
Switchgear / Switchboard		-						
Air Circuit Breaker	70%	2053 *	* 5	\$200				
Fused Disc Sw	30%	2053 *	* 5	\$100				
Raceway								
Conduit	100%	2053 *	* 1					

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

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

Asset #: 14558

Electrical	(Current Repair		Future Replacement		Maintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	10%		2049	* *	5	\$100	
Molded Case Bkrs	90%		2052	* *	5	\$1,500	
Wiring							
Thermoplastic	100%		2053	* *	1		
Motor Controllers							
Locally Mounted	10%		2044	* *	5		
Motor Control Center	90%		2044	* *	5	\$1,500	
Ground							
Grounding Devices	1000/			* *	_	4000	
Generic	100%		LIFE	* *	5	\$900	
Stand-by Power							
Transfer Switches	1000/		2044	* *	1	¢10.100	
Automatic	100%		2044	~ ~	1	\$19,100	
Lighting							
Interior Lighting Fluorescent	250/		2035	* *	10	¢10.000	
Fluorescent	35% Other Obser	vation, Extent : Light, Area			10	\$19,900	
		vation, Extent . Light, Area Offices, Hallway And Locke		. 100/0			
		n : T-8 Lamps	i Room				
F1	5%	п. 1-0 Lumps	2025	* *	10	¢2 000	
Fluorescent	_	orescent Light, Extent : Mo	2035		10	\$2,800	
	Location:	_	aeraie, 2	чтеа Ајјества : 100	170		
IIID		Панжау	2025	* *	1.0	#1.200	
HID	60%		2035	* *	10	\$1,200	
Egress Lighting	2007		2025	* *			
Emergency, Service	30%		2035		1	#2 000	
Emergency, Battery	20%		2035	* *	10	\$3,000	
Exit, LED	40%		2062	* *	1		
Exit, Service	10%		2035	* *	1		
Exterior Lighting	1000/		2025	ملد برائ	10	#200	
HID	100%		2035	* *	10	\$200	
Alarm							
Security System	000/						
No Component Generic	90%		2025	* *	1	\$2.200	
	10%		2035	<i>*</i> *	1	\$2,300	
Fire/Smoke Detection	000/						
No Component	90%		2025	* *	1.2	#2 000	
Generic, Digital	10%		2035	* *	1-3	\$3,800	

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

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

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

DEPARTMENT OF SANITATION - 827 QUEENS DISTRICT 14 GARAGE

Asset #: 14558

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Conversion Equipment				
Furnace	75%	2032 **	1 \$23,000	
	Other Observation, Extent: Light, A Location: Roof		,	
	Explanation: 8 Heating And Vent			
Hot Water Boiler	10%	2044 **	1 \$3,100	
	Other Observation, Extent : Light, A	Area Affected : 100%		
	Location : Mechanical Room	0.00		
	Explanation: 5 Units Covering Th			
Radiant Heater	15%	2035 **	2 \$4,300	
Distribution				
Ductwork/Diffusers	75%	LIFE **	2-5 \$26,000	
Hot Wtr Piping/Pump	10%	2049 **	4 \$500	
No Component	15%			
Terminal Devices				
Fan Coil Unit/Heat	25%	2035 **	1 \$5,000	
No Component	75%			
Air Conditioning				
Energy Source				
Electricity	90%	2049 **	1	
Natural Gas	10%	2053 **	1	
Conversion Equipment				
Absorption	10%	2035 **	1 \$6,700	
Chiller/Direct Fire				
	Other Observation, Extent : Light, A	Area Affected : 100%		
	Location : Roof			
	Explanation: 9 Units, Using Amm	onia And Water As A Refrigera	int	
No Component	90%			
Distribution				
CW & CHW Wtr	10%	2053 **	4 \$500	
Pipe/Pump				
No Component	90%			
Terminal Devices				
Fan Coil - 4 Pipe	10%	2035 **	1 \$2,000	
No Component	90%		•	
Heat Rejection				
Air Cooled Condenser	10%	2035 **	2 \$4,300	
Unit			. ,	
No Component	90%			
Ventilation				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$34,600	
Exhaust Fans				
Roof	100%	2035 **	2 \$1,900	
Plumbing				
H/C Water Piping				
Brass/Copper	100%	2053 **	1	
Brass/Copper	100%			

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

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

Asset #: 14558

Current Repair	Future	Future Replacement		Maintenance	
% of Fail Date Estimated Cos Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
		·	2	\$900	
	ea Affected :	100%			
Explanation: 2 Tanks Of 400 Gallo	ns Each And	One Tank Of 80	Gallons		
100%	LIFE	* *	1		
100%	LIFE	* *	1		
100%	2022	\$2,100	4	\$2,000	
100%	2035	* *	1	\$3,800	
100%					
100%	LIFE	* *			
Other Observation, Extent : Light, Ar	ea Affected :	100%			
Location: 1st To 2nd Floor					
Explanation: One Unit					
-					
100%	2053	* *	1-5	\$31,300	
				. ,	
100%	2053	* *	1-2	\$17,400	
	% of Fail Date Estimated Cos Total (Years) 100% Other Observation, Extent: Light, Ar Location: Mechanical Rooms Explanation: 2 Tanks Of 400 Gallo 100% 100% 100% 100% 100% Other Observation, Extent: Light, Ar Location: 1st To 2nd Floor Explanation: One Unit	100% 2026 Other Observation, Extent: Light, Area Affected: Location: Mechanical Rooms Explanation: 2 Tanks Of 400 Gallons Each And 100% LIFE 100% 2022 100% 2035 100% 2035 100% LIFE Other Observation, Extent: Light, Area Affected: Location: 1st To 2nd Floor Explanation: One Unit	% of Fail Date Estimated Cost Total (Years) Year Estimated Cost FY	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle FY (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 : 22-Feb-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 15001 Lot : 73 BIN : 4433112

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,429,800	
Interior Architecture	\$421,700	\$145,200
Electrical		\$510,700
Mechanical		\$1,076,100
Total	\$1,851,500	\$1,732,000
Importance Code A	\$1,429,800	\$51,000
Importance Code B	\$421,700	\$1,680,900
Total	\$1,851,500	\$1,732,000

Total	\$130,700	\$12,400	\$25,100	\$18,600
Importance Code C	\$55,200			
Importance Code B	\$39,900	\$9,700	\$22,400	\$15,800
Importance Code A	\$35,600	\$2,700	\$2,700	\$2,700
Total	\$130,700	\$12,400	\$25,100	\$18,600
Mechanical	\$40,600	\$11,500	\$23,000	\$10,500
Electrical	\$2,100	\$900	\$1,600	\$1,900
Interior Architecture	\$55,200		\$500	\$6,200
Exterior Architecture	\$32,900			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 2009

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	650/			ate ate	_	450.200	
Masonry: Brick Cavity	65%	¢1.61.600	LIFE	* *	5	\$59,200	
Metal Coiling Doors	30% Now Corrosion/Rusting, Ex	\$161,600	2043		5	\$21,300	
	Location: East And		u zijjeciei	1.20/0			
	Deteriorated Finish, E		rea Affecto	ed : 25%			
	Location: East And						
Pre-Cast Concrete	2%		LIFE	* *	5	\$5,900	
Window Wall	3%		2050	* *	5	\$5,100	
Windows							
Aluminum	95% Now	\$455,700	2055	* *	5	\$5,200	
	Bent/Warped Elements		, Area Aff	ected : 10%			
	Location: First Floo		1 <i>C</i> C4-	1.100/			
	Water Penetration, Ex Location: Windows				nar Cafa	toria	
Class Disals		HI LOCKET ROOM,		* *			
Glass Block Parapets	5%		LIFE		5	\$700	
Masonry: Brick Cavity	95%		LIFE	* *	5-10		
Metal Panel	5%		2050	* *	5		
Roof							
Single Ply Membrane	95% Now	\$812,600	2040	* *			
	Miss/Damaged Flashi	-		**			
	Location : Below Wi						
	Water Penetration, Ex Location : Garage F						
	Other Observation, Ex						
	Location: Garage R		лгеи лује	ciea . 3070			
	Explanation : Solar I	-					
Skylight, Plastic	5%		2043	* *	1		
Interior							
Floors							
Cast in Place Concrete	60%		LIFE	* *	5	\$217,900	
Cast in Place Concrete	20% Now	\$180,000	LIFE	**	5	\$36,300	
	Cracking/Crumbling,		lrea Affec	ted: 20%			
	Location : Garage Floor Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%						
	Location : Garage F		е, лгеи Ај	ijeciea . 3070			
Ceramic Tile	15%		2039	* *	5	\$12,500	
Vinyl Tile	5%		2039	* *	3	\$1,600	
Interior Walls	J/0		2033		<u> </u>	Ψ1,000	
Cast in Place Concrete	10%		LIFE	* *	10	\$20,700	
Concrete Masonry Unit		\$34,500	LIFE	* *	5	\$29,800	
•	Water Penetration, Ex		Area Affe	cted : 10%			
	Location : Locker Ro	om					

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

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

Asset #: 2009

Architecture	Current Repair Fut		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%			2035	* *	5	\$16,600	
Exposed Struc: Steel	80%			LIFE	* *	10	\$132,800	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Asphalt	100%			2039	* *			

ectrical	Current Repair	Future Replacement	N	Maintenance							
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority						
der 600 Volts											
Service Equipment											
Fused Disc Sw	80%	2030 \$1,200	5	\$200							
	Other Observation, Extent : Light	t, Area Affected : 100%									
	Location : Electrical Room										
	Explanation: One 2,000 Amper	e Main Disconnect Switch									
Fused Disc Sw	20%	2060 **	5								
	Other Observation, Extent : Light, Area Affected : 100%										
	Location : Electrical Room										
	Explanation: One 400 Ampere	Main Disconnect Switch For Sol	ar Panel								
Switchgear / Switchboard											
Fused Disc Sw	100%	2030 \$25,500	5	\$200							
Raceway											
Conduit	95%	2030 \$3,700	1								
Conduit	5%	2060 **	1								
Panelboards											
Fused Disc Sw	5%	2029 \$800	5	\$100							
Fused Disc Sw	2%	2055 **	5								
	Other Observation, Extent : Light	t, Area Affected : 100%									
	Location : Roof										
		Panel Inverters From Direct Cur	rent Volt	age To Alternating							
	Current Voltage										
Molded Case Bkrs	83%	2029 \$12,900	5	\$1,200							
Molded Case Bkrs	10%	2055 **	5	\$100							
Wiring											
Thermoplastic	90%	2030 \$7,700	1								
Thermoplastic	10%	2060 **	1								
Motor Controllers											
Locally Mounted	5%	2050 **	5								
Locally Mounted	15%	2028 \$6,800	5	\$100							
Motor Control Center	80%	2028 \$8,300	5	\$1,200							

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

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

Asset #: 2009

Electrical	Current Repair	Futur	e Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$1,600	
Lighting						
Interior Lighting						
Fluorescent	25%	2030	\$31,700	10	\$12,700	
	Other Observation, Extent : Light, A	lrea Affected	: 100%			
	Location: Offices					
	Explanation: T-8 Lamps					
HID	70%	2030	\$330,900	10	\$1,300	
LED	5%	2040	* *			
Egress Lighting						
Emergency, Battery	5%	2030	\$3,900	10	\$700	
Exit, Service	95%	2030	\$14,800	1		
Exterior Lighting						
HID	30%	2040	* *	10	\$100	
No Component	70%					
Alarm						
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2030	\$179,800	1-3	\$10,600	

lechanical	Current Repair	Future F	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	40%	2040	* *	1		
Interruptible Gas/Dual Fuel	60%	2040	* *	1		
Conversion Equipment						
Furnace	40%	2030	\$51,000	1	\$11,000	
	Location : Throughout Garaş Explanation : 14 Units	ge				
Hot Water Boiler	60%	2047	* *	1	\$16,500	
	Other Observation, Extent: Li Location: 1st Floor Boiler R Explanation: 1 Unit	ght, Area Affected : .	100%		,	
Distribution						
Hot Wtr Piping/Pump	60%	2029	\$50,700	4	\$2,500	
No Component	40%					
Terminal Devices						
Air Handler	40%	2025	\$304,800	1	\$13,700	
Convector/Radiator	20%	2028	\$58,000	1	\$3,600	
No Component	40%					

Air Conditioning

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

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

Asset #: 2009

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%			2040	* *	1	\$5,200	
compil cinner			ent, Extent : Light, R-410a On Roof	Area Affe	ected : 100%			
Window/Wall Unit	10%			2023	\$11,300	1		
No Component	70%				· /			
Terminal Devices								
Air Handler/Dir Expansion	20%			2040	* *	1		
No Component	80%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2040	* *	2	\$7,700	
No Component Ventilation	80%							
Distribution								
Ductwork/Diffusers	5%		\$5,000	LIFE	**	2-5	\$1,500	
	_		loderate, Area Affe	ctea : 605	% 0			
		: 1St F100	r Garage Area					
Ductwork/Diffusers	95%			LIFE	* *	2-5	\$46,500	
Exhaust Fans	100/			2025	ф10. 2 00	2	#200	
Interior Roof	10% 90%			2025 2030	\$19,300	2 2	\$200	
	90%			2030	\$81,000		\$1,500	
Plumbing H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater	10070			2040		1		
Gas Fired	100%			2028	\$33,000	2	\$800	
Sanitary Piping	100,0				423,000		Ψ000	
Cast Iron	100%	0-2	\$7,900	LIFE	* *	1		
			Extent : Moderate, .		ected : 10%			
			ound Of The Garag					
Storm Drain Piping								
Cast Iron	100%	0-2	\$2,300	LIFE	* *	1		
	Blockage / Location		Extent : Moderate, .	Area Affe	ected : 10%			
Backflow Preventer								
Generic	100%			2030	\$13,800	1	\$3,400	
Fixtures								
Generic	100%							
Fire Suppression Standpipe								
Generic	100%			2040	* *	1-5	\$28,000	
	200,0						÷=0,000	

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

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

DEPARTMENT OF SANITATION - 827 QUEENS EAST 13 GARAGE

Asset #: 2009

Mechanical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Sprinkler						
Generic	100%	2030	\$530,600	1-2	\$15,500	
Chemical System						
Dry	1%	2025	\$300	1-3		
•	Dry System, Extent : Light, Area Affected : 100%					
	Location: Top Of Fuel Station					
No Component	99%					

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : OUEENS EAST 7 GARAGE

Address : 120-01 31 AVENUE BTWN: 30 AVE. - 31 AVE.

Borough : QUEENS Agency's Number : N/A

Date of Survey : 16-Jun-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 4346 Lot : 75 BIN : 4438018

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
Exterior Architecture	\$1,743,000	\$2,524,000		
Interior Architecture	\$842,500	\$526,300		
Electrical	\$455,500	\$235,100		
Mechanical	\$94,700	\$965,900		
Total	\$3,135,700	\$4,251,200		
Importance Code A	\$1,743,000	\$2,897,700		
Importance Code B	\$1,392,700	\$1,353,600		
Total	\$3,135,700	\$4,251,200		

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$57,700			\$1,400
Electrical	\$2,200	\$31,500	\$600	\$800
Mechanical	\$41,300	\$8,700	\$49,800	\$10,800
Total	\$101,200	\$40,300	\$50,400	\$13,000
Importance Code A	\$3,600	\$1,800	\$3,600	\$1,600
Importance Code B	\$75,900	\$38,400	\$46,800	\$11,400
Importance Code C	\$21,700			
Total .	\$101,200	\$40,300	\$50,400	\$13,000



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

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

Asset #: 139

Architecture	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls Concrete Masonry Unit	65% 0-2 \$414,800 Jnt Mortar Miss/Erod, Extent : Modera Location : All Facades	LIFE te, Area Affe	* * cted : 25%	5	\$60,400	
Metal Coiling Doors	35% Now \$615,500 Corrosion/Rusting, Extent: Moderate, Location: Perimeter Garage Doors Deformed/Dented, Extent: Moderate, A Location: East Facade			5	\$81,300	
Windows						
Aluminum	95% Now \$236,300 Air Infiltration, Extent: Moderate, Area Location: Throughout Hardware Missing, Extent: Moderate, Location: Throughout Misaligned/Bulging, Extent: Moderate Location: Throughout Water Penetration, Extent: Moderate, Location: Throughout	Area Affected , Area Affecte	d : 40% ed : 100%	5	\$2,700	
Metal Louvers	5%	2030	\$8,800	10	\$1,800	
Parapets			+0,000		4-,000	
Concrete Masonry Unit Pre-Cast Concrete	90% 10%	LIFE LIFE	* *	5 5	\$17,500 \$10,800	
Roof Modified Bitumen	98% Now \$476,500 Blisters, Extent: Moderate, Area Affect Location: Various Locations Through Seams Open/Split, Extent: Moderate, A Location: Various Locations Through	hout Irea Affected	\$2,382,300 : 25%			
	Water Penetration, Extent: Moderate,		l : 25%			
	Location: At Roof Penetrations	55				
Skylight, Plastic	2%	2032	* *	1		
Interior						
Floors Cast in Place Concrete	85% Now \$842,500 Cracking/Crumbling, Extent: Moderate Location: Garage Area Misaligned/Bulging, Extent: Moderate Location: At Entry Door Aprons	, Area Affecte	ed : 20%	5	\$425,000	
	Worn/Eroded, Extent : Moderate, Area Location : At Floor Drains	Affected: 15	%			
Ceramic Tile	5%	2036	* *	5	\$11,400	
Terrazzo	5% Worn/Eroded, Extent : Moderate, Area Location : First Floor	LIFE Affected: 40	**	5	\$8,900	

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

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

Asset #: 139

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	75%			LIFE	* *	5	\$28,000	
Glass: Single Pane	2%			LIFE	* *	5	\$1,400	
Metal Panel	3%			LIFE	* *			
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	5%	Now	\$21,700	LIFE	* *	5	\$18,700	
	Misaligne	d/Bulging, .	Extent : Moderate,	Area Afj	fected : 40%			
	Location	: Through	out First Floor					
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$28,900	2032	* *	5	\$17,100	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	: Offices A	Ind First Floor Ha	llway.				
	Staining/L	Discoloring,	Extent : Moderate	, Area Ą	ffected : 20%			
	Location : Offices And Telephone Service Room.							
	Water Per	etration, E	xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	: Offices						
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Exposed Struc: Steel	80%			LIFE	* *			
•	Water Per	etration, E	xtent : Moderate, A	1rea Affe	cted : 5%			
	Location	: Garage	4rea					

ectrical	Current Repai	Current Repair Future Repl			aintenance	9	
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$2,600	5	\$500		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Roo	m					
	Explanation: One 2500	4mperes					
Transformers							
Dry Type	100%	2025	\$16,500	5	\$400		
	Other Observation, Extent : Light, Area Affected : 10%						
	Location: Mechanical Re	oom					
	Explanation: One 75 Kil	ovolt-ampere, 480/277v	Primary -208/12	20v Seco	ndary		
Switchgear / Switchboard							
Fused Disc Sw	100%	2027	\$76,400	5	\$500		
Raceway							
Conduit	100%	2027	\$15,600	1			
Panelboards							
Fused Disc Sw	10%	2026	\$4,700	5	\$200		
Molded Case Bkrs	90%	2026	\$42,100	5	\$2,600		
Wiring							
Thermoplastic	100%	2027	\$34,100	1			

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

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

Asset #: 139

Electrical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	10%		2025	\$9,800	5	\$100	
Motor Control Center	90%		2025	\$20,100	5	\$2,600	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,600	
Lighting							
Interior Lighting							
Fluorescent	20%		2035	* *	10	\$19,800	
	Location	ervation, Extent : Light, Ar : Offices, Hallway And Lo ion : T-8 Lamps		1:100%			
Fluorescent	5%		2032	* *	10	\$5,000	
		And Fixtures, Extent: Mo: Mechanic Shop	derate, Are	ea Affected : 100%			
HID	75%		2035	* *	10	\$2,600	
Egress Lighting							
Emergency, Battery	20%		2022	\$30,400	10	\$5,200	
Emergency, Battery	30%		2032	* *	10	\$7,800	
Exit, Service	40%		2022	\$12,100	1		
Exit, Service	10%		2032	* *	1		
Exterior Lighting							
HID	100%		2022	\$425,100	10	\$300	
Alarm							
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2027	\$116,600	1-3	\$6,900	

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

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

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

Asset #: 139

Mechanical		Current Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Hot Water Boiler	30%		2044	* *	1	\$16,000	
Hot water Boner		ervation, Extent : Light, Area		l : 100%	1	\$10,000	
		: Boiler Room	- 55				
	Explanat	tion: 2 Boilers					
Radiant Heater	20%		2027	\$373,600	2	\$10,000	
Under Construction	50%						
Distribution							
Hot Wtr Piping/Pump	40%		2043	* *	4	\$2,100	
No Component	60%						
Terminal Devices Convector/Radiator	40%		2040	* *	1	\$14,000	
Fan Coil Unit/Heat	30%	0-2 \$94,700	2040	* *	1 1	\$9,400	
Tan Con Omoricat		oning, Extent : Severe, Area A		30%	1	\$2,400	
		: Throughout),)				
No Component	30%						
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Ext Pkg Unit -	40%		2027	\$528,000	2	\$2,600	
Heating/Cooling	Othan Oha	ervation, Extent : Severe, Are	a Affaata	nd - 1000/			
	Location		и Ајјесте	ги . 100/0			
		tion : Harsh Environment Affe	ects Coil	Life.			
		10a Refrigerant.		-90			
No Component	60%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$140,500	
Ventilation							
Exhaust Fans	100%						
Under Construction Plumbing	100%						
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2025	\$64,300	2	\$1,600	
		ervation, Extent : Light, Area	Affected	l : 100%			
		: Boiler Room					
	Explanai	tion: 2 Units Share Storage T	ank				
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	-1- W	1		
Storm Drain Piping Cast Iron	100%	0-2 \$22,000	LIFE	* *	1		
Cast Holl		0-2 \$22,000 ent, Extent : Severe, Area Affe			1		
		: Throughout		· · · · •			
		U .					

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

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

Asset #: 139

Mechanical	Current Rep	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
Generic	100%	2032	* *	1	\$6,600	
Fixtures						
Generic	100%					
Fire Suppression						
Standpipe						
Generic	100% Now	\$8,800 2047	* *	1-5	\$38,300	
	Other Observation, Exte	nt : Moderate, Area Affed	cted : 50%			
	Location : Garage					
	Explanation: 1 Connec	ction Recently Used For	Fire, Connected H	lose Ice .	Filled	
Sprinkler						
Generic	100%	2047	* *	1-2	\$30,200	
	Other Observation, Exte	nt : Severe, Area Affected	d : 5%			
	Location: Boiler Room	ı				
	Explanation : Relief Va	ılve Not Working				

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : OUEENS EAST 7A GARAGE ANNEX

Address : 120-15 31 AVENUE BTWN : 30 AVE. - 31 AVE.

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DOS0022.010 / 13725 Yr Built/Renovated : 2005 /

Area Sq Ft : 100,534 Project Type : SANITATION

Date of Survey : 16-Jun-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 4346 Lot : 75 BIN : 4802407

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$541,500	\$131,500
Interior Architecture	\$107,000	\$75,200
Mechanical	\$129,200	
Total	\$777,700	\$206,700
Importance Code A	\$610,800	\$131,500
Importance Code B	\$166,900	\$75,200
Total	\$777,700	\$206,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,300		\$200	
Interior Architecture	\$27,200		\$900	
Electrical	\$900	\$32,300	\$2,400	\$900
Mechanical	\$50,500	\$27,500	\$39,500	\$27,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$95,900	\$63,700	\$47,000	\$32,300
Importance Code A	\$16,800	\$5,200	\$5,200	\$5,000
Importance Code B	\$77,300	\$58,500	\$41,800	\$27,400
Importance Code C	\$1,800			
Total	\$95,900	\$63,700	\$47,000	\$32,300



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

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

Asset #: 13725

rchitecture	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls							
Cast in Place Concrete	2%		LIFE	* *	5	\$12,100	
Masonry: Brick Cavity	70%		LIFE	* *	5	\$84,400	
Metal Panel	3% Now	\$4,600	2047	* *	5	\$6,800	
	Corrosion/Rusting, E	-	Affected	: 5%			
	Location : West Fa						
	Other Observation, I		1rea Affe	ected : 100%			
	Location : West Fa						
	Explanation: This	Component Is Actu	ally Stee	l Plate			
Metal Coiling Doors	25% Now	\$178,300	2040	* *	5	\$47,100	
	Corrosion/Rusting, E		lrea Affe	ected : 20%			
	Location : Through						
	Deteriorated Finish,		Area Afj	fected : 20%			
	Location : Through	nout					
Windows							
Aluminum	15%		2043	* *	5	\$400	
Metal Louvers	85%		2036	* *	10	\$15,800	
Parapets							
Masonry: Brick Cavity	85%		LIFE	* *	5	\$26,000	
Masonry: Brick Cavity	10%		LIFE	* *	5	\$3,100	
	Recent Repair Evide	-					
	Location : North E	ast And South East	Corners	Of Parapet			
Pre-Cast Concrete	5%		LIFE	* *	5	\$9,600	
Roof							
Modified Bitumen	91% Now	\$363,200	2032	* *			
	Water Penetration, E	Extent : Light, Area	Affected	: 10%			
	Location: At Roof	Penetrations Over	Garage A	4rea			
Paver: Asphalt	5%		2036	* *	10	\$21,200	
Skylight, Metal/Glass	1% Now	\$8,700	2047	* *			
, 2 ,	Glazing Broken/Crac			ea Affected : 10%			
	Location : Over Th						

Interior

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

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

Asset #: 13725

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Ceramic Tile	15%			2040	* *	5	\$22,600	
Traffic Topping	10%		\$38,900	2032	* *	5	\$9,400	
	-	Crumbling, 1 : Wash Ba	Extent : Moderate	, Area A	ffected: 25%			
			xtent : Severe, Are	a Affecte	pd · 15%			
		ı : Wash Ba		a Hyjeele	. 1370			
			· Drain Is Inadequa	ate Desig	gned. Finished Top	ping Del	aminating	
Traffic Topping	70%	2-4	\$68,100	2032	* *	5	\$65,800	
8	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 25%			
	Location	: Various	Locations Through	out Gard	age Area			
	Deteriora	ted Finish,	Extent : Light, Area	a Affecte	d : 20%			
	Location	: Various	Locations Through	out Gard	age Area			
Vinyl Tile	5%			2032	* *	3	\$2,800	
Interior Walls								
Ceramic Tile	10%			2036	* *	5	\$3,600	
Concrete Masonry Unit	73%			LIFE	* *	5	\$10,400	
Glass: Single Pane	2%			LIFE	* *	5	\$500	
Gypsum Board	5%			LIFE	* *	5	\$1,100	
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In		Now	\$25,400	2040	* *	5	\$15,000	
		issing Elem 1 : Control I	ents, Extent : Mod Room	erate, Ar	ea Affected : 10%			
	Staining/L	Discoloring.	Extent : Moderate	. Area A	ffected : 10%			
	_	_	oom And Control R	-	,,,			
Exposed Struc: Steel	75%			LIFE	* *			
	Water Per	etration, E.	xtent : Light, Area	Affected	: 10%			
	Location	a : At Roof I	Pentrations Above	Garage .	Floor			
Gypsum Board	5%			LIFE	* *	5	\$9,400	

Electrical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$400	
	Other Observation, Extent : Moderate,	Area Affect	ed : 100%			
	Location : Electrical Room					
	Explanation: One 4000 Amperes Ma	in Disconne	ect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$400	
Raceway						
Conduit	100%	2047	* *	1		

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

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

Asset #: 13725

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Panelboards							
Fused Disc Sw	10%		2043	* *	5	\$200	
Molded Case Bkrs	90%		2043	* *	5	\$2,400	
Wiring							
Thermoplastic	100%		2047	* *	1		
Motor Controllers							
Locally Mounted	10%		2040	* *	5	\$100	
Motor Control Center	90%		2040	* *	5	\$2,500	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,500	
Lighting							
Interior Lighting							
Fluorescent	15%		2032	* *	10	\$13,800	
		vation, Extent : Light, Area	Affected	: 100%			
		Offices And Locker Room					
	-	on: T-8 Lamps					
Fluorescent	5%		2032	* *	10	\$4,600	
	Compact Fluit Location :	uorescent Light, Extent : Mo 2nd Floor	derate, A	Area Affected : 100	0%		
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	
, 2		vation, Extent : Moderate, A		cted : 100%		. , .	
		Throughout The Building					
		on : Strobe Lights, Manual F	ull Statio	ons, Alam Bells, Sn	noke Det	ectors And Horns	

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

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

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

Asset #: 13725

Mechanical		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•			•				•
Conversion Equipment								
Furnace	50%			2032	* *	1	\$24,900	
			tent : Light, Area	Affected	: 100%			
		: Garage						
			U 1		s Fired Unit Heate	ers Hung	In Garage Space	
Furnace	30%	0-2	\$69,300	2037	* *	1	\$13,400	
		_	: Moderate, Are					
				Defective	Gas Fired Space I	Heaters, 1	Defective Hv Unit	
TT - TT - D - 11		ture Control	S	20.40	* *		ФО ООО	
Hot Water Boiler	20%	ı: E		2040		1	\$9,900	
			tent : Light, Area	Affected	: 100%			
		: Boiler Ro						
D'at 'hat'	Expianai	ion : 3 Boile	ers Serve Office A	reas				
Distribution	200/			2042	* *	4	¢1 000	
Hot Wtr Piping/Pump	20% 80%			2043		4	\$1,000	
No Component	80%							
Terminal Devices Air Handler	10%			2032	* *	1	\$6,200	
Fan Coil Unit/Heat	10%			2032	* *	1 1	\$3,300	
No Component	80%			2032		1	\$3,300	
Air Conditioning	8070							
Energy Source								
Electricity	10%			2049	* *	1		
Natural Gas	10%			2053	* *	1		
No Component	80%			2033		•		
Conversion Equipment	0070							
Absorption	15%	Now	\$30,500	2032	* *	1	\$14,700	
Chiller/Direct Fire	10,70	1,0,,	\$20,200	_00_		-	Ψ1.,,,σσ	
	Leak Evide	ent, Extent :	Severe, Area Affe	ected : 70	9%			
	Location	: 5 Out 8 No	ot Working On Th	ne Roof.				
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Roof						
	Explanai	ion : 8 Chill	er Units, Using R	R-717				
		In Progress	For 2 Of 8 Units.					
Split Unit	5%			2035	* *			
No Component	80%							
Distribution								
CW & CHW Wtr	20%			2047	* *	4	\$1,000	
Pipe/Pump								
No Component	80%							
Terminal Devices	• • • •			2622	ale de		0.15 105	
Air Handler/Cool/Ht	20%			2032	* *	1	\$12,400	
No Component	80%							
Heat Rejection	10001			2022	ale de	2	Φ=0.000	
Dry Cooler Ventilation	100%			2032	* *	2	\$70,000	

Ventilation

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

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

Asset #: 13725

Mechanical	Current Repa	ir Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$56,100		
Exhaust Fans							
Roof	100% Now	\$8,100 2032	**	2	\$2,500		
	Malfunctioning, Extent : S	Severe, Area Affected : 60)%				
	Location: Throughout						
Plumbing							
H/C Water Piping	1000/		* *				
Brass/Copper	100%	2053	* *	1			
Water Heater	1000/	2022	Ø50.000	2	Ø1 500		
Gas Fired	100%	2022	\$59,900	2	\$1,500		
		Other Observation, Extent : Light, Area Affected : 100%					
	Location: Boiler Room	11 77 1					
G. '. B'.'	Explanation: 2 - 500 Ge	allon Units					
Sanitary Piping	1000/	LIPP	* *	1			
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/	LIPP	* *	1			
Cast Iron	100%	LIFE		1			
Backflow Preventer	1000/	2022	* *	1	¢(200		
Generic	100%	2032		1	\$6,200		
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	100%	LIFE	* *				
Hydraulic							
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st, Mezzanine, 2nd Floor						
		e, 2na r 100r					
Simo Symmosoi an	Explanation: 1 Unit						
Fire Suppression Standpipe							
Standpipe Generic	100%	2053	* *	1-5	\$50,700		
Sprinkler	10070	2033		1-3	\$50,700		
Generic	100%	2053	* *	1-2	\$28,200		
Generic	10070	2033		1-7	φ20,200		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : QUEENS EAST 8/10/12 GARAGE

Address : 130-23 150TH AVE.

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DOS0049.000 / 4189 Yr Built/Renovated : 1964 /

Area Sq Ft : 105,000 Project Type : SANITATION

Date of Survey : 15-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 11884 Lot : 1 BIN : 4257531

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,617,900	\$536,400
Interior Architecture	\$1,205,400	\$297,800
Electrical	\$547,100	\$134,500
Mechanical	\$219,200	\$1,171,000
Site Pavements	\$404,600	
Total	\$3,994,100	\$2,139,700
Importance Code A	\$1,617,900	\$632,900
Importance Code B	\$1,627,500	\$1,506,800
Importance Code C	\$748,800	
Total	\$3,994,100	\$2,139,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,700			\$18,300
Interior Architecture	\$8,600			\$1,900
Electrical		\$900	\$300	\$38,500
Mechanical	\$65,300	\$11,800	\$9,400	\$7,200
Site Pavements	\$12,900			
Total	\$103,500	\$12,700	\$9,700	\$66,000
Importance Code A	\$27,400	\$5,200	\$5,200	\$23,700
Importance Code B	\$72,600	\$7,500	\$4,500	\$42,200
Importance Code C	\$3,500			
Total	\$103,500	\$12,700	\$9,700	\$66,000



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

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

Asset #: 4189

rchitecture	Current Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Masonry: Brick	50% Now \$4 Cracking/Crumbling, Extent Location: Corners Jnt Mortar Miss/Erod, Extent	-		5	\$73,300	
	Location : Throughout					
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20% Location : At Door Openings					
Metal Coiling Doors	Broken/Missing Elements, Ex Location: North And South Corrosion/Rusting, Extent: M Location: North And South Unit Inoperable, Extent: Mod	Facades Aoderate, Area Affeo Facades	cted : 25%	5	\$96,300	
Metal Coiling Doors	Location: Throughout 8%	2049	* *	5	\$36,700	
Windows	0,0				420,700	
Aluminum	5% 0-2 Ctrwt/Balnc Not Funct, Exter	\$16,700 2045 at : Moderate, Area	* * Affected : 50%	5	\$400	
Steel	95% Now \$' Air Infiltration, Extent: Mod- Location: West And East F Bent/Warped Elements, Extent Location: West And East F Corrosion/Rusting, Extent: M Location: West And East F Deteriorated Finish, Extent: Location: West And East F	acades at : Moderate, Area acades Ioderate, Area Affed acades Moderate, Area Aff	Affected : 50%	5	\$90,900	
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 50% Location : West And East Facades					
Roof Modified Bitumen	100%	2037	* *	10	\$275,900	
erior	10070	2037		10	φ213,700	

Interior

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

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

Asset #: 4189

Architecture	Current	Current Repair Future Replacement Maintenance				aintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Floors	000/ 37	#205.200		ماد ماد	_	#207 000		
Cast in Place Concrete	90% Now Cracking/Crumbling Location: Throug Punct/Tear/Impact Location: Throug Uneven Surface, Ex Location: Garage	hout Damage, Extent : M hout tent : Moderate, Are	oderate, A	Area Affected : 159	5 %	\$297,800		
Vinyl Tile	10% Now	\$53,600	2034	* *	3	\$5,700		
	Broken/Missing Ele Location: Throug Cracking/Crumbling Location: Person Worn/Eroded, Exter Location: Person	ments, Extent : Mod hout z, Extent : Moderate nel Areas nt : Moderate, Area	lerate, Are e, Area Af	fected : 20%	Ü	\$5,700		
Interior Walls								
Ceramic Tile	3% Now Cracking/Crumbling Location: Toilets	\$1,600 g, Extent : Moderate And Showers Throu		* * fected : 5%	5	\$1,400		
Concrete Masonry Unit	Other Observation,	· Face Of Exterior V Extent : Severe, Are · Face Of Exterior V	Valls At E va Affected	ast West Facades d : 25%	5	\$29,700		
Gypsum Board	10% Now Cracking/Crumbling	\$2,000			5	\$5,400		
SGFT/Glazed Masonry	5%		LIFE	* *				
Ceilings AcousTileSusp.Lay-In	8% Now Cracking/Crumbling Location: Offices	\$5,100 g, Extent : Moderate	2042 e, Area Af	* * Tected : 25%	5	\$6,100		
	Water Penetration, Location: Offices Worn/Eroded, Exter Location: Offices	nt : Moderate, Area						
Exposed Struc: Steel	77% 4+ Corrosion/Rusting, Location : Garage		LIFE Area Affed	* * eted : 5%				
	100/		LIED	* *				
Exposed Struc: Steel	13%		LIFE					

Site Pavements

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

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

Asset #: 4189

Architecture	Current Repair	Future Replacement	Maintenan	ce					
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated Cos FY	St Cycle Estima (Yrs)	ted Cost Priority					
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100% Now \$12	900 2042 *	*						
	Cracking/Crumbling, Extent : Mo	derate, Area Affected : 5%							
	Location : Southeast Corner								
	Sinking/Subsiding, Extent: Mode	rate, Area Affected : 5%							
	Location : Southeast Corner								
Parking/Driveway									
Asphalt	100% Now \$404	600 2032 *	*						
-	Cracking/Crumbling, Extent: Mo								
	Location: Throughout								
	Ponding, Extent: Moderate, Area Affected: 10%								
	Location: Throughout								
	Sinking/Subsiding, Extent: Mode	rate. Area Affected : 10%							
	Location: Throughout	,,							

otal (Years) 00% Observation, E ation : Electrical lanation : Main	Estimated Cost Extent : Light, Area al Room/ Garage 12 Service Switch Rai	FY 2029 Affected		Cycle (Yrs)	Estimated Cost \$500	Priority
· Observation, E ation : Electrica lanation : Main	al Room/Garage 12	Affected 2	: 100%	5	\$500	
· Observation, E ation : Electrica lanation : Main	al Room/Garage 12	Affected 2	: 100%	5	\$500	
· Observation, E ation : Electrica lanation : Main	al Room/Garage 12	Affected 2	: 100%	5	\$500	
ation : Electrica lanation : Main	al Room/Garage 12	2				
lanation : Main	· ·		00 Amperes			
	Service Switch Rai	ted At 12	00 Amperes			
00%			T			
00%			_	•	_	•
, , , ,		2029	\$76,400	5	\$500	
90%		2029	\$14,100	1		
10%		2059	* *	1		
5%		2054	* *	5	\$100	
5%		2028	\$2,300	5	\$100	
20%		2028	\$9,300	5	\$600	
70%		2054	* *	5	\$1,900	
50%		2029	\$20,400	1		
40%		2059	* *	1		
50%		2027	\$48,700	5	\$400	
50%		2027	\$11,200	5	\$1,400	
00%		LIFE	* *	5	\$1,500	
		90% 10% 5% 5% 20% 70% 60% 40%	90% 2029 10% 2059 5% 2054 5% 2028 20% 2028 70% 2054 60% 2029 40% 2059 50% 2027 50% 2027 50% 2027	90% 2029 \$14,100 10% 2059 ** 5% 2028 \$2,300 20% 2028 \$9,300 70% 2054 ** 60% 2029 \$20,400 40% 2059 ** 50% 2027 \$48,700 50% 2027 \$11,200	90% 2029 \$14,100 1 10% 2059 ** 1 5% 2028 \$2,300 5 20% 2028 \$9,300 5 70% 2054 ** 5 60% 2029 \$20,400 1 40% 2059 ** 1 50% 2027 \$48,700 5 50% 2027 \$11,200 5	90% 2029 \$14,100 1 10% 2059 ** 1 5% 2054 ** 5 \$100 5% 2028 \$2,300 5 \$100 20% 2028 \$9,300 5 \$600 70% 2054 ** 5 \$1,900 60% 2029 \$20,400 1 40% 2059 ** 1 50% 2027 \$48,700 5 \$400 50% 2027 \$11,200 5 \$1,400

Lighting

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

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

Asset #: 4189

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	25%	2024	\$59,900	10	\$24,100	
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Boiler Room And Offices					
	Explanation: T-8 Lamps					
LED	75%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2024	\$73,800	10	\$12,700	
Exit, Service	10%	2034	* *	1		
Exit, Service	40%	2039	* *	1		
Exterior Lighting						
HID	100%	2024	\$413,400	10	\$300	

l echanical		Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Energy Source									
Natural Gas	80%			2039	* *	1			
Interruptible Gas/Dual Fuel	20%			2039	* *	1			
Conversion Equipment									
Furnace	Malfunctio	-	\$4,800 nt : Severe, Area A Various Areas In G	-	**	1	\$18,700		
	Location		xtent : Light, Area out Garage nits	Affected	! : 40%				
Furnace	Malfunction Location Other Obs Location	40% Now \$4,800 2029 \$96,600 1 \$18,70 Malfunctioning, Extent: Severe, Area Affected: 30% Location: Ignition, Various Areas In Garage Other Observation, Extent: Light, Area Affected: 40% Location: Throughout Garage Explanation: 26 Units							
Hot Water Boiler	20%			2046	* *	1	\$10,400		
	Location	ervation, E : 2 Boiler ion : 2 Uni		Affected	! : 20%				
Distribution Hot Wtr Piping/Pump No Component	20% 80%			2037	* *	4	\$1,600		

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

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

Asset #: 4189

Mechanical	Current Repair F		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices Air Handler	10% 0-2 Abandoned in Place, I Location: 2nd Floor		2039 ea Affect	* * red : 10%	1	\$5,800	
Convector/Radiator No Component	10% 80%		2027	\$54,900	1	\$3,400	
Air Conditioning							
Energy Source Electricity	100%		2037	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	5%		2034	* *	2	\$300	
	Other Observation, Ex Location: Roof			: 5%			
**** 1 /*** 11 ** '.	Explanation: 1 Unit			#22 000			
Window/Wall Unit	15% 0-2 Other Observation, Extended Location: 2nd Floor	-	2029 Affected	\$32,000 : 20%	1		
	Explanation: Three	Abandoned Intern	al Packa	ge Units			
No Component	80%						
Ventilation							
Distribution Ductwork/Diffusers	20% 4+ Insul. Deteriorating, I Location: Througho Other Observation, E. Location: All Room	out xtent : Severe, Area s	a Affecte	d : 20%	2-5	\$11,700	
	Explanation : Regist	ters And Diffusers .	Need Cle	eaning			
No Component Exhaust Fans	80%						
Roof	100%		2029	\$170,200	2	\$3,200	
Plumbing H/C Water Piping Brass/Copper	100%		2029	\$764,200	1	, , , , , , , , , , , , , , , , , , , 	
Water Heater Oil Fired	100%		2027	\$85,100	1	\$3,100	
Sanitary Piping Cast Iron	100% Now Blockage /Clogged, E. Location : Chronic S				1		
Storm Drain Piping Cast Iron	100% Now Blockage /Clogged, E. Location : Outside O	\$10,700 xtent : Severe, Are	LIFE	* *	1		
	Location . Outstac C	Janage o mina 12					

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

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

Page: 257

DEPARTMENT OF SANITATION - 827 QUEENS EAST 8/10/12 GARAGE

Asset #: 4189

Mechanical	Current Repair	Future R	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Backflow Preventer							
Generic	100%	2029	\$26,100	1	\$6,400		
Fixtures							
Generic	100%						

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

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

Page: 258

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : QUEENS ENFORCEMENT - BLDG. 1
Address : 51-15 FLUSHING AVENUE (FRONT)

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DOS0066.000 / 14757 Yr Built/Renovated : 1930 /

Area Sq Ft : 8,702 Project Type : SANITATION

Date of Survey : 17-Jun-2016 Landmark Status : NONE

Areas Surveyed : Floors 1,2,ATT

Block : 2611 Lot : 447 BIN : 4834985

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$41,200	\$137,400
Interior Architecture		\$98,100
Electrical	\$51,700	
Total	\$92,900	\$235,600
Importance Code A	\$41,200	\$137,400
Importance Code B	\$51,700	\$98,100
Total	\$92,900	\$235,600

\$143,300	\$51,400	\$4,800	\$6,900
\$8,300			
\$41,400	\$51,000	\$4,400	\$6,500
\$93,700	\$500	\$400	\$400
\$143,300	\$51,400	\$4,800	\$6,900
\$3,900	\$3,900	\$3,900	\$3,900
\$800	\$2,200	\$900	\$900
\$100	\$45,300		
\$45,200			\$2,000
\$93,300			
FY 2021	FY 2022	FY 2023	FY 2024
	\$93,300 \$45,200 \$100 \$800 \$3,900 \$143,300 \$93,700 \$41,400 \$8,300	\$93,300 \$45,200 \$100 \$800 \$3,900 \$3,900 \$143,300 \$51,400 \$93,700 \$41,400 \$8,300	\$93,300 \$45,200 \$100 \$800 \$2,200 \$3,900 \$3,900 \$3,900 \$143,300 \$51,400 \$4,800 \$93,700 \$41,400 \$41,400 \$8,300



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

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

Asset #: 14757

rchitecture	С	urrent Rep	air	Futur	e Replacement	М	aintenance	
stem Component Type		il Date Es Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	2%			LIFE	* *	5	\$2,400	
Masonry: Brick	80%	4+	\$29,800	LIFE	* *	5	\$19,000	
	Jnt Mortar M	iss/Erod, E	xtent : Modera	te, Area A	Affected : 15%			
	Location : A	ll Facades						
Masonry: Fieldstone	8% N	low	\$17,100	LIFE	* *	5	\$1,400	
•	Jnt Mortar M	iss/Erod, E	xtent : Modera	te, Area A	Affected : 15%			
	Location : R	ear (West)	Facade					
Masonry: Limestone	5%			LIFE	* *	5	\$900	
,	Staining/Disc	oloring, Ex	tent : Moderate	e, Area A	ffected : 15%		·	
	Location : N	_						
Slate Panels	5% N		\$25,900	LIFE	* *	5	\$900	
State 1 anets			tent : Severe, A		eted : 20%	3	Ψ700	
	-	_	Banding - All F		. 2070			
			xtent : Severe, .		ected : 15%			
			ecorative Bandi					
			nt : Moderate,	_	-			
	Location : R							
	Explanation	: Vegetati	on Growth					
Windows	*							
Aluminum	100% N	low	\$41,200	2026	\$137,400	5	\$1,400	
	Broken/Missin	ng Element	s, Extent : Seve	re, Area	Affected : 10%			
	Location : N	orth Faca	de					
	Ctrwt/Balnc N	Not Funct, 1	Extent : Severe,	Area Aff	fected : 75%			
	Location: T	hroughout						
	Misaligned/Bi	ulging, Ext	ent : Moderate,	Area Aff	fected : 20%			
	Location: 3	rd Floor W	⁷ indows					
	Other Observ	ation, Exte	nt : Light, Area	Affected	: 100%			
	Location: T	hroughout						
	Explanation	: Protectiv	ve Metal Grille:	7				
Parapets								
Masonry: Brick	9% N		\$200	LIFE	* *	5		
			nt : Severe, Are					
	Location: 3	rd Floor (A	Attic) Wall At S	tair And (Offices			
Metal Panel	1%			2037	* *	5		
No Component	90%							
Roof								
Metal Panel	93%			2040	* *	10	\$34,900	
Modified Bitumen	7% N		\$20,300	2037	* *			
			nt : Severe, Are		d : 50%			
	Location: 3	rd Floor A	ttic (Office) Are	ea				

Interior

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

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

Asset #: 14757

rchitecture		Current R	epair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	10%	Now	\$17,300	2029	\$17,300	3	\$2,000	
	Worn/Eroa	Worn/Eroded, Extent: Severe, Area Affected: 100%						
	Location	: 3rd Floor	· Attic Offices					
Ceramic Tile	5%			2030	\$13,200	5	\$700	
Vinyl Tile	85%	0-2	\$19,600	2027	\$98,100	3	\$4,200	
	Broken/Mi	ssing Eleme	ents, Extent : Mode	erate. Ar	ea Affected : 20%			
		: Corridors		•	33			
	Worn/Eroa	led. Extent	: Moderate, Area	Affected :	40%			
		: Througho		-55				
Interior Walls								
Ceramic Tile	5%			2030	\$23,700	5	\$800	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Gypsum Board	55%			LIFE	* *	5	\$5,400	
Plaster	30%	Now	\$8,300	LIFE	* *	5	\$1,500	
1 145551			ctent : Severe, Ared		1 · 15%		Ψ1,000	
			· Attic Offices	11,1,00000	. 10/0			
Ceilings								
AcousTileSusp.Lay-In	100%			2040	* *	5	\$13,000	

Electrical	Current Repair	Future Re	eplacement	Maintenance			
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2027	\$2,600	5			
	Other Observation, Extent: Mo	derate, Area Affected	l : 100%				
	Location: Basement						
	Explanation: One 200 Amper	e Main Disconnect S	witch				
Raceway							
Conduit	100%	2027	\$14,500	1			
Panelboards							
Fused Disc Sw	2%	2026	\$300	5			
Molded Case Bkrs	98%	2026	\$15,300	5	\$200		
Wiring							
Thermoplastic	100%	2027	\$19,000	1			
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting							
Fluorescent	100%	2022	\$51,700	10	\$8,000		
	T-12 Lamps And Fixtures, Exten	nt : Moderate, Area A	ffected : 100%				
	Location : Throughout The Bu	iilding					
Egress Lighting							
Exit, Service	100%	2022	\$3,000	1			

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

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

Asset #: 14757

Electrical	Current Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	100%	2022	\$34,300	10		

Mechanical		Current Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Fuel Oil No 2	100%		2047	* *	5	\$2,700		
Conversion Equipment								
Hot Water Boiler	100%		2032	* *	1	\$4,300		
Terminal Devices								
Convector/Radiator	100%		2032	* *	1	\$2,800		
Air Conditioning								
Energy Source								
Electricity	100%		2049	* *	1			
Conversion Equipment								
Window/Wall Unit	90%		2025	\$15,900	1			
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$1,000		
No Component	80%							
Exhaust Fans								
Roof	100%		2032	* *	2	\$300		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2047	* *	1			
Water Heater								
Electric	100%		2025	\$7,500	4	\$100		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	100%		2032	* *	4	\$200		
Backflow Preventer								
Generic	100%		2032	* *	1	\$500		
Fixtures							· · · · · · · · · · · · · · · · · · ·	
Generic	100%							

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

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

Page: 262

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : QUEENS ENFORCEMENT - BLDG. 2
Address : 51-15 FLUSHING AVENUE (REAR)

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DOS0066.010 / 14863 Yr Built/Renovated : 1930 /

Area Sq Ft : 15,090 Project Type : SANITATION

Date of Survey : 20-Apr-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2,ATT

Block : 2611 Lot : 447 BIN : 4544391

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$209,500	
Interior Architecture	\$40,000	\$37,100
Electrical	\$101,700	\$124,300
Total	\$351,200	\$161,300
Importance Code A	\$209,500	
Importance Code B	\$141,700	\$161,300
Total	\$351,200	\$161 300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,900		\$8,800	
Interior Architecture	\$67,000		\$1,700	\$600
Electrical	\$100	\$100	\$9,900	
Mechanical	\$6,300	\$900	\$25,100	\$900
Site Enclosure	\$18,700			
Site Pavements	\$29,400			
Total	\$132,400	\$1,100	\$45,600	\$1,500
Importance Code A	\$16,600	\$700	\$9,600	\$700
Importance Code B	\$18,500	\$300	\$36,000	\$800
Importance Code C	\$97,300			
Total	\$132,400	\$1,100	\$45,600	\$1,500



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

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

Asset #: 14863

Architecture	Current Re	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls						
Cast in Place Concrete	3%	LIFE	* *	5	\$6,200	
Masonry: Brick	72% 0-2	\$46,600 LIFE	* *	5	\$29,600	
	Jnt Mortar Miss/Erod, I		Affected : 20%			
	Location : Various Lo					
	Spalling, Extent : Mode		%			
	Location: North And					
Masonry: Fieldstone	12%	LIFE	* *	5	\$3,700	
Metal Sect. OHD	8%	2041	* *	5	\$10,300	
Slate Panels	3% Now	\$3,400 LIFE	* *	5	\$900	
	Cracking/Crumbling, E					
	Location : Decorative	Banding And Window S				
Stucco Cement	2%	2033	* *	5	\$2,100	
	Other Observation, Exte	0 00	d : 100%			
	Location: Central Bei					
	Explanation: Compor	ent Actually Tar And As	phalt Shingle			
Windows				_		
Aluminum	50%	2036	**	5	\$2,400	
	Other Observation, Exte		d : 100%			
	Location: Windows A					
A 1	Explanation : Protecti		* *		\$2.400	
Aluminum	50%	2036		5	\$2,400	
Parapets Masonry: Brick	10%	LIFE	* *	5		
Masonry: Fieldstone	5%	LIFE	* *	5		
No Component	85%	LIFE		3		
Roof	0570					
Clay Tile	88% Now	\$162,900 2038	* *			
Clay The	Broken/Missing Elemen		rea Affected · 20%			
	Location : Roof Throu		- cu 11,5 cc (cu : 20,70			
	Gut/DS Non Func/Miss,		ffected : 25%			
	Location : All Facade.		<i>,</i>			
Metal Panel	12%	2033	* *	10	\$7,800	
Wietai i aliei	Water Penetration, Exte		ected · 10%	10	\$7,800	
	Location: At Central		ceica : 1070			
	Other Observation, Exte		d · 100%			
	Location: Various Lo	0 00	. 100/0			
		ent Appears To Be Patc	hed Area In Clay R	200f		
Interior	T interest Compor	rr 2 3 20 1 are	2 2 2	-3		
Floors						
Cast in Place Concrete	75%	LIFE	* *	5	\$37,100	
Ceramic Tile	5%	2031	* *	5	\$1,100	
Vinyl Tile	20% Now	\$40,000 2038	* *	3	\$1,700	
•	Worn/Eroded, Extent : I		: 50%			
	Location: 1st And 2nd	**				

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

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

Asset #: 14863

Architecture		Current F	Repair	Futur	e Replacement	M	Yrs)		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls	50/			LIEE	* *				
Fiberglass Panel	5%	Now	\$3,700	LIFE LIFE	* *	5	\$5,100		
Gypsum Board	Broken/Mi	ssing Elem	\$3,700 nents, Extent : Mod r Corridor			3	\$3,100		
Masonry: Brick	Diagonal (Location Horizontal	: At Embe Cracks, E	\$34,800 tent : Moderate, Ar dded Steel Support ixtent : Moderate, A dded Steel Support	s Area Affe					
Metal Coiling Doors	5%			2036	* *	5	\$7,100		
Plaster	30%	Now	\$7,200	LIFE	* *	5	\$2,600		
	Location Water Pen	: Attic Raf etration, E	e, Extent : Moderat fters And Dormers extent : Moderate, A fters And Dormers						
Ceilings									
AcousTileSusp.Lay-In	15%			2033	* *	5	\$3,400		
Exposed Struc: Steel	20%			LIFE	* *				
Gypsum Board	10%			LIFE	* *	5	\$2,800		
Masonry:Vault Struct	Water Pen		\$17,200 Extent : Moderate, A or Break Room	LIFE Area Affe	* * ected : 5%				
Plaster	15%			LIFE	* *	5	\$2,100		
Site Enclosure Fence/Gates									
Chain Link	100%	Now	\$18,600	2038	* *				
	Location Impact Da	: Perimete mage, Exte	xtent : Moderate, 2 er Fence ent : Moderate, Are nd Western Perime	ea Affecte					
Free Standing Walls Cast in Place Concrete	-	einforceme	\$100 ent, Extent : Moder nd Western Perime		**				
Site Pavements On-Site Walkways Cast in Place Concrete	100%			2033	* *				
Parking/Driveway Asphalt	Cracking/0	_	\$29,400 Extent : Moderate Locations Through	-	* * ffected : 20%				
Cast in Place Concrete	15%			2033	* *				
									

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

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

Asset #: 14863

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2028	\$5,000	5	\$100	
			Extent : Moderate, 2	Area Affe	ected : 100%			
	Location	i : Electrica	al Room					
	Explana	tion : Not A	Ivailable Nameplai	e Rating	Capacity			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$101,900	5	\$400	
Raceway								
Conduit	100%			2028	\$29,000	1		
Panelboards								
Fused Disc Sw	5%			2036	* *	5		
Molded Case Bkrs	70%			2027	\$21,800	5	\$300	
Molded Case Bkrs	25%			2036	* *	5	\$100	
Wiring								
Braided Cloth	80%		\$39,000	2053	* *	1		
		-	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	20%			2038	* *	1		
Lighting								
Interior Lighting								
Fluorescent	70%			2023	\$62,700	10	\$9,700	
				erate, Ar	ea Affected : 100%	ó		
	Location	ı : Through	out The Building					
Fluorescent	25%			2028	\$22,400	10	\$3,500	
	Compact .	Fluorescent	t Light, Extent : Mo	oderate, 2	Area Affected : 100	0%		
	Location	ı : Attic						
HID	5%			2023		10		
Egress Lighting								
Emergency, Battery	50%			2028	\$10,600	10	\$1,800	
Exit, Service	50%			2028	\$2,600	1		
Exterior Lighting								
HID	20%			2028	\$11,900	10		
No Component	80%				•			

Mechanical	Current	Repair Futu	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Fuel Oil No 2	100%	2038	* *	5	\$4,700	

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

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

Asset #: 14863

Mechanical	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Hot Water Boiler	100% Now Leak Evident, Exter Location: Botton	\$5,700 nt : Severe, Area Affe	2041 ected : 3%	* *	1	\$6,700	
		Extent : Light, Area	Affected :	100%			
	Location: 1st Flo	-	1199 000000 .	10070			
	Explanation: 1 U	nit With Built In Coi	·l				
Distribution							
Hot Wtr Piping/Pump	100% Now Leak Evident, Exter Location: Valve,	\$500 nt : Moderate, Area A Roiler Room	2036 Affected : .	* *	4	\$700	
Terminal Devices	Location : raive,	Botter Room					
Convector/Radiator	40%		2033	* *	1	\$2,000	
Unit Heater - Hot Water			2033	* *	_	4-,***	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Window/Wall Unit	50%		2023	\$15,400	1		
No Component	50%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Electric	50%		2023	\$6,500	4		
No Component	50%						
		Extent : Light, Area	Affected :	0%			
	Location:						
	Explanation : Con	l Built In Boiler					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		Extent: Light, Area	Affected :	100%			
	Location: 1st - 2						
	Explanation: 1 U	nıt					

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

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

Page: 267

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : OUEENS NORTH BORO REPAIR SHOP

Address : 52-07 58TH STREET

Borough : QUEENS Agency's Number : N/A

 Program / Asset #
 : DOS0019.000 / 4430
 Yr Built/Renovated
 : 1985 / 2009

 Area Sq Ft
 : 189,270
 Project Type
 : SANITATION

Date of Survey : 10-Jan-2019 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1,2,Mez

Block : 2347 Lot : 55 BIN : 4054170

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$542,100	\$156,600
Interior Architecture	\$777,100	\$784,900
Electrical		\$877,900
Mechanical		\$1,178,700
Total	\$1,319,200	\$2,998,200
Importance Code A	\$542,100	\$156,600
Importance Code B	\$736,500	\$2,799,400
Importance Code C	\$40,600	\$42,200
Total	\$1,319,200	\$2,998,200

Total	\$405,800	\$48,800	\$124,800	\$67,400
Importance Code C	\$86,600			\$1,900
Importance Code B	\$242,200	\$39,400	\$61,800	\$41,900
Importance Code A	\$77,000	\$9,400	\$63,000	\$23,600
Total	\$405,800	\$48,800	\$124,800	\$67,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$30,000			
Mechanical	\$123,600	\$39,500	\$39,200	\$36,900
Electrical	\$4,200	\$1,400	\$3,900	\$1,400
Interior Architecture	\$193,700		\$20,200	\$7,000
Exterior Architecture	\$46,300		\$53,600	\$14,300
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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

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

Asset #: 4430

Architecture		Current Rep	oair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	5%			2039	* *	5	\$28,500	
Masonry: Brick Cavity	78%	4+	\$231,800	LIFE	* *	5	\$118,600	
			nt : Moderate, 2					
	Location	: Rear Of Bu	ilding 1st Floor	To Base	ment			
Metal Panel	5%			2050	* *	5-10	\$52,300	
Metal Coiling Doors	10%			2043	* *	5	\$47,500	
Pre-Cast Concrete	2%			LIFE	* *	5	\$19,800	
Windows								
Aluminum	85%			2046	* *	5	\$14,500	
Glass Block	10%			LIFE	* *	5	\$2,100	
Metal Louvers	5%			2039	* *	10	\$5,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	* *	5-10	\$35,400	
Masonry: Brick Cavity	43%			LIFE	* *	5-10	\$47,500	
Metal Panel	2%			2050	* *	5	\$1,300	
Metal Rail	10%			2043	* *	5-10	\$29,200	
Stucco Cement	5%			2043	* *	5	\$2,100	
Roof								
Cast in Place Concrete	70%			LIFE	* *	10	\$141,300	
			ent : Light, Area	Affected	! : 100%			
		: Main Roof	0					
	Explana	tion : Top Dec	k Parking Surfa	ice; Pain	t Peeling			
Metal Panel	5%			2043	* *	10	\$11,100	
Modified Bitumen	25%	0-2	\$128,500	2035	* *			
			ate, Area Affect	ed : 15%				
		: Throughout						
		-	xtent : Moderat		Iffected : 25%			
			2nd Floor Offic					
	_		e, Area Affected					
			eas - Roof Impro					
	-	Surface, Exter : Throughout	nt : Light, Area	Affected	: 100%			

Interior

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

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

Asset #: 4430

Architecture		Current I	Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2029	\$538,800	3	\$60,700	
Cast in Place Concrete	55%			LIFE	* *	5	\$649,600	
Cast in Place Concrete	10%		\$87,800	LIFE	* *	5	\$59,100	
	_	_	Extent : Severe, A					
		_		-	oughout Shop Area			
			xtent : Severe, Are					
		-	to 1st Floor Mecha					
			: Severe, Area Aff Dock Near Tire Sh		5%			
Ceramic Tile	2%	4+	\$5,500	2039	* *	5	\$2,700	
		_	ents, Extent : Mod t Shower Area	erate, Ai	rea Affected : 5%			
Panel/Paver: Cer/Brk	3%			2046	* *	5	\$18,200	
Vinyl Tile	15%			2030	\$358,900	3	\$20,200	
Interior Walls								
Ceramic Tile	2%			2039	* *	5	\$3,800	
Concrete Masonry Unit	53%			LIFE	* *	5	\$81,300	
Concrete Masonry Unit	2%	Now	\$26,600	LIFE	* *	5	\$1,500	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Section 2	At Tire Shop Entra	nce				
	Punct/Tea	r/Impact D	amage, Extent : Se	vere, Ar	ea Affected : 50%			
	Location	: Section 2	At Tire Shop Entra	nce				
Glass: Single Pane	5%			LIFE	* *	5	\$14,400	
Gypsum Board	13%			LIFE	* *	5-10	\$42,400	
Plaster	15%			LIFE	* *	5-10	\$24,400	
SGFT/Glazed Masonry	10%			LIFE	* *	10	\$9,600	
Ceilings							·	
AcousTileSusp.Lay-In	25%	4+	\$28,500	2035	* *	5	\$33,700	
		issing Elem : Through		lerate, Ai	rea Affected : 10%			
		Discoloring, : Through	Extent : Moderate out	e, Area A	ffected : 5%			
Exposed Concrete	10%			LIFE	* *	5-10	\$33,700	
Exposed Struc: Steel	60%			LIFE	* *	10	\$323,900	
Gypsum Board	5%			LIFE	* *	5-10	\$46,400	
Site Pavements	370					5 10	ψ-10,-100	
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$30,000	2043	* *			
Cast in Flace Concrete			Extent : Moderate		ffected : 10%			
	7	52.1.4		,				

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

Location: 52nd Avenue

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

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

Asset #: 4430

Electrical	Current	Repair	Future F	Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment	1000/		20.40	* *	_	ф.0.0.0		
Fused Disc Sw	100%	Futant : Light Auga	2040		5	\$800		
	Other Observation, I Location : Electric	-	Ајјестеа . 1	100/0				
	Explanation: Two		onnect Swite	ches Rated At 2,0	000 Amp	eres Each.		
Transformers				<u> </u>				
Dry Type	100%		2035	* *	5	\$700		
	Other Observation, I		Affected: 1	100%				
	Location : Electric		100/200	(120 11 1				
C	Explanation: Four	· 30 Kilovolt-amper	es, 480/208.	/120 Volts				
Switchgear / Switchboard Fused Disc Sw	100%		2040	* *	5	\$800		
Tusca Disc Sw	Other Observation, I	Extent : Light Area			5	\$600		
	Location : Electric	-	njjecica . 1	.0070				
	Explanation : Four	Vertical Sections						
Raceway								
Conduit	100%		2040	* *	1			
Panelboards					_	* * * * *		
Fused Disc Sw	10%		2038	* *	5	\$400		
Molded Case Bkrs	90%		2038	* *	5	\$4,500		
Wiring Thermoplastic	100%		2040	* *	1			
Motor Controllers	10070		2040		1			
Locally Mounted	5%		2035	* *	5	\$100		
Motor Control Center	90%		2035	* *	5	\$4,600		
Variable Frequency	5%		2047	* *				
Drive								
Ground								
Grounding Devices	1000/		LIEE	* *	_	Φ. 7. (00		
Generic	100%		LIFE		5	\$5,600		
Lighting Interior Lighting								
Fluorescent	40%		2030	\$214,200	10	\$69,400		
11001000110	T-8 Lamps And Fixti	ıres, Extent : Light,			10	Ψον,		
	Location : Offices 2	-						
HID	60%		2030	\$118,300	10	\$3,700		
Egress Lighting								
Emergency, Battery	50%		2030	\$133,100	10	\$22,800		
Exit, Service	50%		2030	\$11,000	1			
Exterior Lighting	2007		2020	#222 7 22	10	4200		
HID No Component	30%		2030	\$223,500	10	\$200		
No Component	70%							

Alarm

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

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

Asset #: 4430

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
No Component	80%				
Generic	20%	2030 \$119,400	1	\$14,100	
	Other Observation, Extent : Light, A	rea Affected : 100%			
	Location : Hallways And Outside I	Perimeter			
	Explanation: CCTV Surveillance (Cameras			
Fire/Smoke Detection					
Under Construction	100%				

lechanical	Current Repair		Future Replacement		Maintenance		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Furnace	85%		2038	* *	1	\$79,500	
	Other Observation, Ex	-	Affected	: 100%			
	Location : Througho	ut					
	Explanation: 3 New	Rooftop Package	Units, 12	2 Induct Units, 20	Ceiling 1	Mount Units	
Furnace	5% 0-2	\$21,800	2040	* *	1	\$4,200	
	Unit Inoperable, Exten	it : Moderate, Are	ea Affecte	ed : 100%			
	Location : 3 Air Curi	tains, Truck Entro	ince				
Hot Water Boiler	10%		2035	* *	1	\$9,400	
Ties was Beller	Other Observation, Ex	tent : Light, Area		: 100%	•	Ψ>,	
	Location : Basement	_	33				
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	10%		2038	* *	4	\$1,400	
No Component	90%					. ,	
Terminal Devices							
Convector/Radiator	5% 0-2	\$29,700	2050	* *	1	\$2,800	
	Damaged, Extent : Mo	. ,	cted: 809	%		, ,	
	Location : Office Are	ea .					
	Not Energy Efficient, I	Extent : Moderate	, Area Af	fected : 100%			
	Location : Office Are	ea .					
Fan Coil Unit/Heat	5%		2025	\$138,400	1	\$3,100	
No Component	90%		_0_0	\$100,100	-	\$2,100	
r Conditioning	7070						
Energy Source							
Electricity	100%		2038	* *	1		

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

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

Asset #: 4430

Mechanical	Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller	30%		2035	* *	1	\$26,300	
compil cinite.	R-134a Refrigerant, E Location : 2 Units C	-	a Affected	d : 100%			
Ext Pkg Unit - Heating/Cooling	20%		2035	* *	2	\$2,300	
Treating/Cooling	Other Observation, E. Location: Roof Explanation: 3 New						
No Component	50%						
Distribution CW & CHW Wtr Pipe/Pump	30%		2040	* *	4	\$2,800	
No Component	70%						
Terminal Devices Air Handler/Cool/Ht No Component	30% 70%		2030	\$310,900	1	\$35,100	
Heat Rejection	7070						
Air Cooled Condenser Unit	30%		2038	* *	2	\$39,500	
No Component	70%						
Ventilation Distribution							
Ductwork/Diffusers	100% 0-2 Damaged, Extent : M Location : Cellar Le		LIFE cted : 5%	* *	2-5	\$105,500	
	Malfunctioning, Exter Location: Building Needs Cleaning, Exte Location: Various I	Management Systent : Moderate, Are	em, Throi ea Affecte	ughout d : 25%			
Exhaust Fans							
Interior	75% 0-2 Not in Service, Extent Location: 1st Floor		2030 fected : 2	\$493,100 0%	2	\$3,500	
Roof	25%		2030	\$76,700	2	\$1,500	
Plumbing							
H/C Water Piping	80%		2040	* *	1		
Brass/Copper Galvanized Steel	20%		2040	* *	1 1		
Water Heater Gas Fired	100%		2028	\$112,700	2	\$2,800	

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

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

Page: 273

DEPARTMENT OF SANITATION - 827 QUEENS NORTH BORO REPAIR SHOP

Asset #: 4430

Mechanical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	20% 0-2	\$5,400 LIFE	* *	1		
	Blockage /Clogged, Extent : M	Ioderate, Area Affected : .	5%			
	Location: Water Backs Up 1	In Basement Near Boiler I	Room.			
Cast Iron	80%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						_
Generic	100%					
	Obsolete Fixtures, Extent : Me	oderate, Area Affected : 20	0%			
	Location : The Shower Bodi	es In Bathrooms				
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%	ó			
	Location : One Unit From C	ellar To 2nd Floor, One	Unit From (Cellar To	Mezzanine	
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$95,400	
Sprinkler			•			
Generic	100%	2040	* *	1-2	\$53,000	

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

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

Page: 274

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : OUEENS WEST 1 GARAGE / OW1

Address : 34-28 21ST ST.

Borough : QUEENS Agency's Number : N/A

Date of Survey : 20-Jun-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 523 Lot : 12 BIN : 4005787

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,903,600	\$59,900
Interior Architecture	\$2,237,700	\$165,200
Electrical	\$43,600	
Mechanical	\$266,700	\$331,400
Site Enclosure	\$192,700	
Site Pavements	\$281,000	
Total	\$4,925,400	\$556,400
Importance Code A	\$1,903,600	\$59,900
Importance Code B	\$2,100,900	\$496,600
Importance Code C	\$920,900	
Total	\$4.925.400	\$556,400

Total	\$154,200	\$3,700	\$5,700	\$35,500
Site Enclosure	\$49,000			
Mechanical	\$57,600	\$3,700	\$5,700	\$23,100
Electrical		\$100		\$6,400
Interior Architecture	\$21,000			\$6,000
Exterior Architecture	\$26,600			
EXPENSE Exterior Architecture	FY 2021 \$26,600	FY 2022	FY 2023	I



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

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

Asset #: 4188

Architecture	Current Repair Fu		Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	5 0/ 37			de de	_	44.	
Cast in Place Concrete	5% Now	\$140,800	LIFE	**	5	\$12,000	1
	Broken/Missing Eler Location: Building		ere, Area Ajje	ctea : 25%			
			Affected : 15	70/2			
	-	Diagonal Cracks, Extent : Severe, Area Affected : 15% Location : Throughout					
	Spalling, Extent : Se		. 50%				
	Location : Building						
	Worn/Eroded, Exten		Affected: 50	%			
	Location : Building						
Masonry: Brick	72% Now	\$650,800	LIFE	* *	5	\$34,500	1
·	Diagonal Cracks, Ex	tent : Severe, Area	Affected: 50	9%			
	Location : All Face	ades					
	Misaligned/Bulging,	Extent : Severe, Ar	ea Affected :	50%			
	Location : East Fa	,					
	Vertical Cracks, Ext		Affected: 25%	6			
	Location : All Face						
Masonry: Limestone	3% Now	\$163,700	LIFE	* *	5	\$1,100	1
	Broken/Missing Eler		ere, Area Affe	cted : 25%			
	Location: Window		1.00	1 1000/			
	Jnt Mortar Miss/Ero Location: Window		Area Affectea	a : 100%			
W 10 1 1D			2040	* *		Ф22 000	
Wood Overhead Doors	20% Now Broken/Missing Eler	\$316,000	2049		5	\$23,900	
	Location: East Fa		те, ятей Ајје	cieu . 30/0			
	Deteriorated Finish,		ea Affected :	50%			
	Location : Through						
	Split/Cracked, Exten		fected : 50%				
	Location : East Fa						
	Unit Inoperable, Ext	ent : Severe, Area	Affected : 20%	%			
	Location : Through	nout					

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

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

Asset #: 4188

rchitecture	Current Repair Future Replacement Maintenance					
stem Component Type	% of Fail Date Estimated Cos Total (Years)	-		Estimated Cost	Priorit	
terior Windows Steel	100% Now \$521,700 Air Infiltration, Extent : Severe, Area	2054 * * Affected : 100%	5	\$59,900	1	
	Location: North Facade Corrosion/Rusting, Extent: Severe, A. Location: North Facade Deteriorated Finish, Extent: Severe, A.					
	Location: North Facade Glazing Broken/Cracked, Extent: Sev Location: Throughout					
	Thermally Inefficient, Extent : Severe, Location : Throughout					
	Other Observation, Extent : Moderate, Area Affected : 20% Location : Throughout Explanation : Over The Years A Number Of Windows Have Been Removed And Openings					
	Blocked Up	ioer of windows Have Been	remove	a ima openings		
Parapets Masonry: Brick	25% Now \$73,300 Cracking/Crumbling, Extent: Modera Location: North And South Facades Jnt Mortar Miss/Erod, Extent: Moder Location: North And South Facades	ate, Area Affected : 50%	5	\$4,100		
Masonry: Limestone	5% Now \$26,600 Jnt Mortar Miss/Erod, Extent: Moder Location: Coping Worn/Eroded, Extent: Moderate, Are Location: Coping	ate, Area Affected : 50%	5	\$1,000		
No Component	70%					
Roof						
Metal, Corrugated	100% Now \$37,400 Deformed/Dented, Extent: Severe, Ar Location: Gutters At West Facade Gut/DS Non Func/Miss, Extent: Seven Location: Throughout Not Insulated, Extent: Severe, Area A	re, Area Affected : 100%	1			
	Location : Throughout					

Interior

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

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

Asset #: 4188

rchitecture	Current Repair Future Replacement			aintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior						
Floors	050/ 31		_	#165.200		
Cast in Place Concrete	87% Now \$818,800 Cracking/Crumbling, Extent: Moderate Location: Garage Area Deflection Evident, Extent: Severe, Area Location: Garage Area Drains Clogged, Extent: Severe, Area Location: Throughout Garage Area Drains Inad/Misposn, Extent: Severe, A Location: Throughout Garage Area Ponding, Extent: Severe, Area Affected Location: Throughout Uneven Surface, Extent: Moderate, Area Location: Carrent Area	ea Affected : 50% Affected : 5% And At Truck Wash Bay Area Affected : 100% And At Truck Wash Bay I : 5%	5	\$165,200		
	Location : Garage Area					
Ceramic Tile	3% Now \$21,000 Cracking/Crumbling, Extent: Moderate Location: Toilet Rooms Jnt Mortar Miss/Erod, Extent: Moderate Location: Toilet Rooms		5	\$1,300		
Quarry Tile	5%	2034 **	5	\$6,500		
Vinyl Tile	5% Now \$38,500 Cracking/Crumbling, Extent: Moderate Location: Locker Room, Lunch Room Worn/Eroded, Extent: Moderate, Area Location: Locker Room, Lunch Room	2039 ** e, Area Affected : 25% Affected : 50%	3	\$1,600		
Interior Walls		, 55				
Concrete Masonry Unit	25% Now \$50,300 Broken/Missing Elements, Extent: Sever Location: East Side Near Northeast It Cracking/Crumbling, Extent: Severe, A Location: Throughout Misaligned/Bulging, Extent: Severe, A Location: Mechanics Locker Room Vertical Cracks, Extent: Severe, Area Location: At Windows In Lunch Room	Entrance Area Affected : 30% rea Affected : 10% Affected : 20%	5	\$2,200		
Masonry: Brick	75% Now \$396,900 Broken/Missing Elements, Extent: Seve Location: West Side Columns And The Spalling, Extent: Severe, Area Affected Location: At Columns And Througho Vertical Cracks, Extent: Severe, Area Location: Northeast Corner In Mech. Worn/Eroded, Extent: Severe, Area Affected Location: Throughout	roughout ! : 50% ut Affected : 25% anics Room And Various Lo	cations T	Throughout		

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

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

Asset #: 4188

	Current Repair	Future Replacen	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings	50/	2024	* *	_	¢4.200	
AcousTileSusp.Lay-In Exposed Struc: Steel	5% 90% 4+ \$857,700	2034 LIFE	* *	5	\$4,300	
	Corrosion/Rusting, Extent: Moderate,					
	Location : Garage Area	55				
	5% 0-2 \$75,600 Bent/Warped Elements, Extent: Moder Location: Locker Room Deformed/Dented, Extent: Light, Area Location: Locker Room		* *	5	\$5,400	
Site Enclosure						
Fence/Gates						
Chain Link	5%	2039	* *			
Iron Picket	95% Now \$32,000 Corrosion/Rusting, Extent : Severe, Are Location : 35th Ave	2079 ea Affected : 100%	4. 4.			
Free Standing Walls						
Cast in Place Concrete	50% Now \$3,200 Cracking/Crumbling, Extent : Severe, A Location : 35th Ave	2064 rea Affected : 20%	* *			
	50% Now \$192,700 Broken/Missing Elements, Extent: Sever Location: 35th Ave Cracking/Crumbling, Extent: Severe, A Location: 35th Ave		**			
Retaining Walls						
Cast in Place Concrete	50% Now \$900 Cracking/Crumbling, Extent : Severe, A Location : 35th Avenue	2079 rea Affected : 80%	* *			
Masonry: Brick	50% Now \$12,800	2059	* *			
	Broken/Missing Elements, Extent : Seve Location : 35th Ave		0%			
	Cracking/Crumbling, Extent: Severe, A Location: 35th Ave					
	Loose Units, Extent : Severe, Area Affect Location : 35th Ave	cted : 15%				
	Other Observation, Extent : Light, Area Location : 35th Ave	Affected : 100%				
=	Explanation: Wall Of Iron Picket Fer	ace And Coping Stone	e Failin	ıg		
Site Pavements						
Public Sidewalk Cast in Place Concrete	100%	2042	* *			

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

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

Asset #: 4188

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

Site Pavements

Parking/Driveway

Cast in Place Concrete 100% Now \$281,000 2042 **

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

Location: Rear Parking Area

Misaligned/Bulging, Extent: Severe, Area Affected: 10%

Location : Rear Parking Area

Electrical	Current Repair	Future Replacement	Maintenance							
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority						
Under 600 Volts										
Service Equipment										
Fused Disc Sw	100%	2029 \$1,500	5 \$200							
	Other Observation, Extent: Lig	ht, Area Affected : 100%								
	Location: Electrical Room		1 1 100 1							
g : 1 /g : 11	Explanation : Main Service D	isconnect Switches Rated At 600 An	nperes And 400 Amperes.							
Switchgear / Switchboard	1000/	2020 #25.500	5							
Fused Disc Sw	100%	2029 \$25,500	5 \$200							
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room									
	Explanation: Two Vertical Se	ctions								
Raceway Conduit	200/	2020 \$2 100	1							
Conduit	80% 20%	2029 \$3,100 2049 **	1							
Panelboards	20%	2049	1							
Fused Disc Sw	5%	2037 **	5							
Molded Case Bkrs	10%		5 \$100							
Molded Case Bkrs	85%	2028 \$1,600 2045 **	5 \$800							
Wiring	8370	2043	3 \$600							
Thermoplastic	70%	2029 \$6,000	1							
Thermoplastic	30%	2029 \$0,000	1							
Motor Controllers	3070	2049	1							
Locally Mounted	50%	2027 \$15,000	5 \$100							
Locally Mounted	50%	2034 **	5 \$100							
Ground	3070	2034	3 \$100							
Grounding Devices										
Not Accessible	100%									
Lighting	20070									
Interior Lighting										
Fluorescent	20%	2029 \$16,800	10 \$6,800							
	T-8 Lamps And Fixtures, Extent Location: Locker Room, Offic	: Light, Area Affected : 100%	. , ,							
LED	80%	2037 **								

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

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

Asset #: 4188

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting								
Egress Lighting								
Emergency, Battery	10%		2029	\$5,200	10	\$900		
Emergency, Battery	40%		2034	* *	10	\$3,600		
Exit, Service	25%		2024	\$2,600	1			
Exit, Service	25%		2034	* *	1			
Exterior Lighting								
HID	30%		2024	\$43,600	10			
No Component	70%							

Mechanical		Current Re	epair	Futur	e Replacement	M		
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$18,200	
	Other Obs	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: First Floo	r					
	Explanat	ion : 2 Dual	Fuel Hot Water	Boilers				
Distribution Hot Wtr Piping/Pump	100%	0-2	\$2,800	2037	* *	4	\$1,800	
			derate, Area Affe	cted : 10	%			
		: Boiler Roo						
			Moderate, Area		2%			
	Location	: Expansion	r Tank, Boiler Ro	om				
Terminal Devices								
Air Handler	40%			2024	\$202,600	1	\$9,100	
Convector/Radiator	10%		↑	2027	\$19,300	1	\$1,200	
Unit Heater - Hot Water		0-2	\$6,700	2039				
			tent : Moderate, .	Area Affe	cted : 100%			
		: Main Gar	O		·			
		ion : Obsole	ete Units, Beyond					
Unit Heater - Hot Water	10%			2029	\$13,500			
Unit Heater - Hot Water	35%			2037	* *			
Air Conditioning								
Energy Source	40001			• • • •				
Electricity	100%			2037	* *	1		

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

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

Asset # : 4188

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment			*		4			
Split Unit	Location R-22 Refrig	: 1 Unit, C gerant, Ext	\$15,400 t: Moderate, Area Office Area tent: Light, Area A					
		: 2 Unii, C	Office Area	2021	45.5 00			
Window/Wall Unit	10%			2024	\$7,500	1		
No Component	80%							
Terminal Devices	100/			• • • •	412 -00		04.000	
Fan Coil - 2 Pipe	10%			2029	\$13,700	1	\$1,200	
No Component	90%							
Heat Rejection Air Cooled Condenser Unit	10%			2029	\$1,500	2	\$2,600	
No Component	90%							
Ventilation	7070							
Distribution								
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,200	
No Component	60%						4,	
Exhaust Fans								
Interior		-	\$64,100 stent : Moderate, As grage Area	2039 rea Affec	* * ted : 100%	2	\$500	
Wall Unit	50% Malfunctio	0-2	\$1,300 nt : Moderate, Area	2024 a Affecte	\$6,400 d:50%	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	75%			2029	\$201,400	1		
Galvanized Steel	25%			2027	\$39,500	1		
Water Heater								
Gas Fired	100%			2027	\$22,000	2	\$500	
Sanitary Piping Cast Iron	100%	0-2	\$26,400 Extent : Moderate, 1	LIFE	* *	1		
	_		extent : Moderale, i grage Floor And Ot			oll-un De	nor	
Eintro	Locuiton	. Main Ga	ruge Pioor Ana Ol	iisiae ive	ur west Centrul Ri	он-ир Бе	<i>501</i>	
Fixtures Generic	100%							
Generic	Obsolete F	ixtures, Ex	ctent : Moderate, A Locations	rea Affeo	cted : 20%			
Fire Suppression								
Standpipe								
Generic	100%			2039	* *	1-5	\$19,300	

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

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

Page: 282

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : QUEENS WEST 5-A BROOM GARAGE

Address : 58-02 48 STREET

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DOS0059.010 / 13422 Yr Built/Renovated : 1999 /

Area Sq Ft : 37,000 Project Type : SANITATION

Date of Survey : 17-May-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2600 Lot : 1 BIN : 4307983

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,586,900	
Interior Architecture	\$159,300	\$91,900
Electrical	\$35,000	\$443,200
Mechanical		\$45,200
Site Pavements	\$367,900	
Total	\$2,149,000	\$580,300
Importance Code A	\$1,586,900	
Importance Code B	\$194,300	\$580,300
Importance Code C	\$367,900	
Total	\$2,149,000	\$580,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$35,600			
Interior Architecture	\$22,600	\$1,700	\$2,700	
Electrical	\$2,100	\$2,800	\$3,700	\$36,000
Mechanical	\$10,100	\$3,200	\$7,100	\$30,800
Site Enclosure	\$9,200			
Total	\$79,600	\$7,700	\$13,500	\$66,800
Importance Code A	\$37,500	\$1,800	\$1,800	\$1,900
Importance Code B	\$21,700	\$5,900	\$11,600	\$64,900
Importance Code C	\$20,400			
Total	\$79,600	\$7,700	\$13,500	\$66,800



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

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

Asset #: 13422

rchitecture	Current Repair			Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior									
Exterior Walls									
Concrete Masonry Unit	Cracking/ Location Effloresce Location	n : Through nce, Extent n : Through	: Moderate, Area	Affected	: 10%	5	\$3,000		
	Misaligne		ade, Throughout Extent : Moderate,	Area Aff	ected: 10%				
Metal Coiling Doors	35%	0-2	\$167,300 xtent : Moderate, A	2049 Area Affe	* * cted : 50%	5	\$4,400		
	Deformed Location Deteriora	/Dented, Ex n : North Ar ted Finish,	nd South Facades stent : Moderate, A nd South Facades Extent : Moderate, nd South Facades						
Window Wall	Glazing B	Now roken/Crac ı : East Fac	\$1,000 ked, Extent : Mode ade	2049 erate, Are	* * ca Affected : 5%	5	\$800		
Windows									
Aluminum	97%			2045	* *	5	\$1,600		
Metal Louvers	3%			2038	* *	10	\$300		
Parapets									
Concrete Masonry Unit	Effloresce Location Expansion	ı : Through ı Jnt Failur	e, Extent : Severe,			5	\$9,400	1	
	Misaligne Location Vertical C	i : Through	Extent : Severe, Ar						
Pre-Cast Concrete	Jnt Morta Location Misaligne Location	n : Copings d/Bulging, . n : Through	\$34,600 I, Extent : Severe, A Extent : Severe, Ar out Copings	ea Affect	ed : 25%	5	\$5,800	1	
	_	Deteriorate 1 : Copings	d, Extent : Severe,	Area Aff	ected : 100%				

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

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

Asset #: 13422

rchitecture		Current F	Repair	Current Repair Future Replacement				
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior Roof								
Built-Up (BUR)	100%	Now	\$1,151,300	2039	* *			
Built of (Bolt)			ings, Extent : Mod		ea Affected : 20%	á		
		-	Mechanical Units	,	55			
	Ponding, I	Extent : Mo	derate, Area Affec	ted : 10%	ó			
	Location	: Through	out					
	-	Growth, E : At Perim	Extent : Moderate, eter	Area Affo	ected : 25%			
	Water Pen	etration, E	xtent : Moderate, 2	Area Affe	cted : 20%			
	Location	: Locker R	cooms, Bulkheads,	Second F	Floor, Lunch Roor	n, Garage	2	
Soffits								
Alum/Vinyl Siding	100%			2039	* *	10		
terior								
Floors Cast in Place Concrete	700/	N	¢01 100	LIEE	* *	_	¢01 000	
Cast in Place Concrete		Now	\$91,100 Extent : Moderate	LIFE		5	\$91,900	
	_	: Garage	Extent . Moderate	, лгеи л	yeciea . 2070			
		_	, Extent : Moderat	e Area A	ffected · 25%			
		: Garage	, Esterii . 1710aerai	o, 117 cu 11	gjecica . 2570			
Ceramic Tile	10%			2038	* *	5	\$5,400	
Quarry Tile	3%			2042	* *		\$2,400	
Terrazzo	2%			LIFE	* *	5	\$800	
Vinyl Tile	7%			2034	* *	3	\$1,400	
Interior Walls								
Concrete Masonry Unit	80%			LIFE	* *	5	\$15,500	
Concrete Masonry Unit		Now	\$11,200	LIFE	* *	5	\$1,900	
			nt : Moderate, Are	a Affecte	ed : 5%			
		: Garage 1	4t West Side					
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings	4 = 0 /		4.00	• • • • •	ماد ماد	_	44000	
AcousTileSusp.Lay-In	15%	0-2	\$68,200	2049	* *	5	\$4,000	
			ents, Extent : Mod	erate, Ar	ea Ajjeciea : 25%	9		
		: Locker R		1400 1	factod . 250/			
	_	_	Extent : Moderate Cooms, Second Flo	-	ffeciea : 25%			
			xtent : Moderate, 2		ctad : 25%			
			cooms, Second Flo					
Exposed Struc: Steel	83%		,	LIFE	* *			
Gypsum Board	2%	Now	\$11,400	LIFE	* *		\$1,300	
Gypsum Board			Extent : Severe, A		eted : 25%	3	Ψ1,500	
	_	: Bulkhead		5,, 00				
			xtent : Severe, Are	a Affecte	d : 25%			
		: Bulkhead						

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

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

Asset #: 13422

Architecture		Current Repair F	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$9,200	2039	* *			
		issing Element : Throughout	ts, Extent : Seven	re, Area	Affected : 10%			
	Corrosion	Rusting, Exte	nt : Severe, Ared	a Affecte	d : 10%			
	Location	: Throughout						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	90%	Now	\$367,900	2044	* *			
-	Cracking/	Crumbling, Ex	tent : Severe, A	rea Affec	eted : 80%			
	Location	: Parking Are	ea					
	Potholes,	Extent : Severe	e, Area Affected	: 30%				
		: Parking Are						
Cast in Place Concrete	10%			2034	* *			

Electrical	Current Repa	ir Future	e Replacement	M			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2029	\$1,500	5	\$200		
	Other Observation, Exten	0 00	: 100%				
	Location : Electrical Ro	om					
	Explanation : Main Serv	vice Disconnect Switch .	Rated At 1200 Am	peres.			
Switchgear / Switchboard							
Fused Disc Sw	100%	2029	\$25,500	5	\$200		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Ro	om					
	Explanation : Two Verti	cal Sections					
Raceway							
Conduit	100%	2029	\$3,900	1			
Panelboards							
Molded Case Bkrs	100%	2028	\$15,600	5	\$1,000		
Wiring							
Thermoplastic	100%	2029	\$8,500	1			
Motor Controllers							
Locally Mounted	50%	2027	\$15,000	5	\$100		
Motor Control Center	50%	2027	\$3,400	5	\$500		
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$500		

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13422

Electrical	Current Repair		Future Replacement		Maintenance					
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting										
Interior Lighting										
Fluorescent	50%		2034	* *	10	\$17,000				
	-	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Garage								
Fluorescent	40%		2034	* *	10	\$13,600				
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Offices, 2nd Floor									
HID	10%		2034	* *	10	\$100				
Egress Lighting										
Emergency, Battery	30%		2034	* *	10	\$2,700				
Exit, Service	70%		2034	* *	1					
Exterior Lighting										
HID	30%		2029	\$43,700	10					
No Component	70%									
Alarm										
Security System										
No Component	70%									
Generic	30% Now	+,	2039	* *	1	\$3,700				
	Other Observation, Extent: Severe, Area Affected: 100%									
	Location : Perimeter Of The Building									
	Explanation : C	CTV Surveillance Can	neras Noi	t Functional						
Fire/Smoke Detection										
Generic, Digital	100%		2029	\$399,500	1-3	\$22,800				
	Other Observation, Extent: Light, Area Affected: 100%									
	Location : Throughout The Building									
	Explanation : S	trobe Lights, Manual H	Pull Statio	ons, Alarm Bells, S	Smoke De	etectors And Horns				

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	80%		2049	* *	1			
Interruptible Gas/Dual	20%		2049	* *	1			
Fuel								

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

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

Asset #: 13422

Mechanical		Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Furnace	50%		2037	* *	1	\$9,200	
	Location	servation, Extent : Light, A 1 : Roof tion : 9 New Gas Fired He					
Furnace	15%		2034	* *	1	\$2,700	
	Location	servation, Extent : Light, A n : Ceiling Of Garage tion : 6 Modine Units	Irea Affected	: 100%			
Furnace	15%		2037	* *	1	\$2,700	
	Location	servation, Extent : Light, A n : 2nd Floor Mechanical I tion : 2 New Installed Uni	Room	: 100%			
Hot Water Boiler	20%	ı	2034	* *	1	\$3,700	
	Other Obs	servation, Extent : Light, A n : 1st Floor Boiler Room tion : 2 Units		: 100%		¥= , ,	
Distribution							
Hot Wtr Piping/Pump		0-2 \$10 lent, Extent : Moderate, Ar n : Circulating Pump In Bo	ea Affected :	**	4		
Hot Wtr Piping/Pump	18%		2037	* *	4	\$500	
No Component	80%		_00,		-	4000	
Terminal Devices							
Convector/Radiator	15%	l	2034	* *	1	\$1,800	
Unit Heater - Hot Water			2029	\$6,800		, , ,	
No Component	80%			+ + + + + + + + + + + + + + + + + + + +			
Air Conditioning							
Energy Source							
Electricity	100%	l	2045	* *	1		
Conversion Equipment							
Ext Pkg Unit - Heating/Cooling	10%		2029	\$45,200	2	\$200	
-	R-22 Refr Location	igerant, Extent : Light, Ard 1 : Roof	ea Affected :	100%			
Window/Wall Unit	10%		2027	\$7,500	1		
No Component	80%	<u> </u>					
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,600	
Exhaust Fans							
Interior	10%		2034	* *	2	\$100	
Roof	90%		2037	* *	2	\$1,000	

Plumbing

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

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

Asset #: 13422

Mechanical		Current 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	80%			2039	* *	1		
Galvanized Steel	20%			2034	* *	1		
Water Heater								
Gas Fired	100%			2027	\$22,000	2	\$500	
Sanitary Piping								
Cast Iron	100%	Now	\$5,300	LIFE	* *	1		
	Blockage /	Clogged, E	Extent : Severe, Are	a Affecte	ed : 5%			
	Location	: Wash Ba	y Area					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2029	\$9,200	1	\$2,300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2039	* *	1-2	\$10,400	
Chemical System								
Dry	100%			2024	\$27,200	1-3	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Fuel Stat	tions					
	Explana	tion : 2 Sets	S.					

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 : 26-Nov-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,7,11,12

Block : 29 Lot : 73 BIN : 1000850

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$642,400	\$448,700
Interior Architecture	\$213,200	\$39,100
Electrical		\$485,600
Mechanical	\$104,200	
Total	\$959,800	\$973,400
Importance Code A	\$642,400	\$487,300
Importance Code B	\$245,600	\$447,000
Importance Code C	\$71,800	\$39,100
Total	\$959,800	\$973,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,100		\$1,200	
Interior Architecture	\$108,800	\$23,900	\$7,300	\$20,300
Electrical	\$44,600	\$1,500	\$1,900	\$2,200
Mechanical	\$53,800	\$9,300	\$40,100	\$6,500
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
Total	\$267,600	\$82,100	\$97,900	\$76,400
Importance Code A	\$13,100		\$2,200	
Importance Code B	\$207,400	\$82,100	\$95,700	\$72,700
Importance Code C	\$47,100			\$3,600
Total	\$267,600	\$82,100	\$97,900	\$76,400



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

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

Asset #: 4187

chitecture		Current F	Repair	Futur	re Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls	7.50/	NT	#2 (0,000	LIEE	* *	-	Φ.5.7. 400	
Masonry: Brick		Now Miss/Eno.	\$360,900 !, Extent : Moderat	LIFE		5	\$57,400	
		: Bulkhead		e, Area 2	Affectea : 50%			
			.s derate, Area Affect	ted · 20%	6			
		: West Fac		. 207				
			: Moderate, Area	Affected	: 20%			
		: Bulkhead		33				
Masonry: Limestone	10%			LIFE	* *	5	\$11,500	
Metal Panel	10%			2050	* *	5-10	\$52,600	
Granite Panels	5%			LIFE	* *	5	\$5,700	
Windows								
Aluminum	50%			2038	* *	5	\$2,500	
Metal Clad	• • • •	Now	\$134,500	2055	* *	5	\$7,800	
		ssing Elem : South Fa		erate, Ar	rea Affected : 20%			
		Rusting, E. : South Fa	xtent : Moderate, A cade	1rea Affe	ected : 25%			
	Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : South Facade							
	-	Inefficient, : South Fa	Extent : Moderate cade	e, Area A	ffected : 100%			
Parapets								
Masonry: Brick	Jnt Mortar		\$28,500 l, Extent : Moderat cade, West Facade		* * Affected : 25%	5	\$2,400	
	Spalling, E	Extent : Mo	derate, Area Affect	ted : 15%	6			
	Location	: West Fac	ade, South Facade	?				
Masonry: Brick	40%	Now	\$12,600	LIFE	* *	5	\$2,100	
	_	-	Extent : Moderate	, Area Ą	ffected : 15%			
	Location: Various Locations							
	Other Observation, Extent : Light, Area Affected : 100%							
		: Interior I						
		ion : Ceme	nt Stucco On Brick					
Masonry: Limestone	5%			LIFE	* *	5-10	\$3,200	
Metal Panel	5%			2040	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$3,300	

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

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

Asset #: 4187

Architecture	Curren	t Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Built-Up (BUR)	Location : Stair B Drains Inad/Mispos	sn, Extent : Moderat	-				
	Location : Main H	e, Extent : Moderate Roof					
	-	, Extent : Moderate,	Area Affect	ed : 20%			
	Location : Stair B	-					
		shings, Extent : Mod	erate, Area	Affected: 75%			
		Ind Bulkhead Roofs					
	-	Extent : Moderate,		ed : 5%			
	Location : Variou	s Locations On Mai	n Roof				
Skylight, Metal/Glass	2%		2040	* *	10	\$1,700	
nterior							
Floors							
Carpet	25%		2026	\$354,100	3	\$53,200	
Cast in Place Concrete	5%		LIFE	* *	5	\$23,300	
Ceramic Tile	5%		2039	* *	5	\$5,300	
Terrazzo	5%		LIFE	* *	5	\$8,300	
Vinyl Tile	5% Now	\$47,200	2040	* *	3	\$2,000	
•	Location: Basem						
	Location : Basem	nt : Moderate, Area	Ajjeciea : 50)70			
		eni 					
Vinyl Tile	55%		2035	**	3	\$22,000	
	Recent Replace Evi Location : Variou	dent, Extent : Light, s Floors	Area Affecto	ed : 30%			
Interior Walls	50 (2020	ala -4-	_	4-4 0-	
Ceramic Tile	5%		2039	* *	5	\$7,300	
Glass: Single Pane	2%		LIFE		5	\$4,400	
Gypsum Board	45%		LIFE	* *	5-10	\$110,900	
Metal Panel	3%		LIFE	* *	10	\$2,000	
Marble Panels	5%		LIFE	* *	10	\$2,900	
Plaster	Location : Roof S	\$12,100 g, Extent : Moderate tair And Basement Extent : Moderate, Al			5	\$2,200	
DI (LIPP	* *	5.10	Φ42 100	
Plaster	35%		LIFE	* *	5-10	\$43,100	

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.

Asset #: 4187

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	Cracking/Crumbling Location: Throug Patching Evident, I Location: Throug Staining/Discoloring	\$94,200 g, Extent : Moderate ghout Various Floors Extent : Moderate, Ar ghout Various Floors g, Extent : Moderate ghout Various Floors	rea Affec e, Area A	ted : 25%	5	\$23,300	
AcousTileSusp.Lay-In	45% Recent Replace Evi Location : Variou	dent, Extent : Light, s Floors	2047 Area Affa	* * ected : 50%	5	\$47,900	
Exposed Concrete	5%		LIFE	* *	5-10	\$6,700	
Gypsum Board	8%		LIFE	* *	5-10	\$29,300	
Plaster	7%		LIFE	* *	5-10	\$12,800	
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			

ectrical	Current Repai	r Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$38,600	5	\$300	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Electrical Roo	m				
	Explanation: One Electr	ical Service Rated At	2500 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2030	\$178,300	5	\$300	
Raceway						
Conduit	90%	2030	\$107,800	1		
Conduit	10%	2050	* *	1		
Panelboards						
Fused Disc Sw	5%	2029	\$6,200	5	\$100	
Molded Case Bkrs	35%	2038	* *	5	\$600	
Molded Case Bkrs	50%	2029	\$62,300	5	\$900	
Molded Case Bkrs	10%	2046	* *	5	\$200	
Wiring						
Braided Cloth	20% 2-4	\$32,200 2055	* *	1		
	Insulation Aged, Extent : M	Ioderate, Area Affecte	ed : 100%			
	Location: Throughout					
Thermoplastic	50%	2030	\$80,400	1		
Thermoplastic	30%	2050	**	1		

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

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

Asset #: 4187

Electrical	Current Repai	Current Repair Future Re		Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers	2 7 0 /		•••	4.0.40	_	4100	
Locally Mounted	25%		2028	\$18,200	5	\$100	
Locally Mounted	25%	Φ 7 7 00	2035	* *	5	\$100	
Variable Frequency Drive	50% Now	\$7,700	2043				
	Not Functioning, Extent : I Location : Mechanical Re		ea Affecte	ed : 50%			
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,000	
	Other Observation, Extent Location: Basement Explanation: Water Mai		Area Affe	cted : 100%			
Lighting	*						
Interior Lighting							
Fluorescent	40%		2035	* *	10	\$24,600	
	Other Observation, Extent	-	Affected	: 100%			
	Location : Throughout To						
	Explanation: T-8 Lamps						
Fluorescent	10%		2035	* *	10	\$6,100	
	Other Observation, Extent	: Light, Area	Affected	: 100%			
	Location : Throughout						
	Explanation: T-8 Lamps						
LED	50%		2038	* *			
	Recent Installation, Extent Location: Floors 4, 5, 6,	-	Affected	: 80%			
	Recent Repair Evident, Ext Location : Corridors Thr		rea Affec	ted : 20%			
Egress Lighting							
Emergency, Battery	40%		2035	* *	10	\$6,500	
Exit, Service	60%		2035	* *	1		
Exterior Lighting							
HID	10%		2030	\$26,400	10		
No Component	90%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2035	* *	1	\$7,500	
Fire/Smoke Detection	000/						
No Component	80%						
Generic, Analog	20% Now	\$2,900	2035	* *	1-3	\$7,500	
	Other Observation, Extent	: Light, Area	Affected	: 100%			
	Location: Main Panel	F :1					
	Explanation : Backup Ba	nery Failure					

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

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

DEPARTMENT OF SANITATION - 827 SANITATION HDQR. ANNEX

Asset #: 4187

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	<u> </u>							
Energy Source Utility Steam	100%			2040	* *	1		
Conversion Equipment Heat Exchanger, Shell & Tube	& 50%			2033	* *			
1 400	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 50%			
	Location	: 2nd Floo	r					
	Explanat	ion : Steam	To Hot Water					
Pres. Reducing Valve/LP Steam	50%			2033	* *	5	\$2,000	
Distribution								
Hot Wtr Piping/Pump	50%			2038	* *	4	\$2,500	
Steam Piping/Pump		Now	\$7,200	2040	* *			
		Extent : Se : Basemen	vere, Area Affecte t	d : 10%				
Terminal Devices								
Convector/Radiator	40%			2035	* *	1	\$8,700	
No Component	60%							
Air Conditioning								
Energy Source Electricity	100%			2038	* *	1		
Distribution	10070			2036		1		
Ductwork/Diffusers	100%			LIFE	* *	2	\$109,000	
Terminal Devices	10070			LII E			Ψ105,000	
Air Handler/Cool/Ht	100%			2035	* *	1	\$41,400	
Heat Rejection Air Cooled Condenser Unit	100%			2035	* *	2	\$46,700	
Ollit			xtent : Light, Area cal Rooms, Each F		! : 100%			
	Explanat	ion : 12 Un	iits Indoor, Air Co	oled Con	denser Through L	ouvers R	-22 Is Used	
Ventilation								
Distribution Ductwork/Diffusers	30%			LIFE	* *	2-5	\$17,700	
No Component	70%			LIIT		4- 3	φ1/,/00	
Exhaust Fans	,0,0							
Roof	20%			2025	\$21,700	2	\$400	
			xtent : Light, Area				* **	
	Explanat	ion : 1 Uni	t Is Operational.	10 Units	Abandoned In Plac	ce		
No Component	80%							
Plumbing								
H/C Water Piping Brass/Copper	Leak Evide		\$2,400 Severe, Area Affe t Booster Pump	2040 ected : 5%	**	1		
Calvan:1 S41		. Бизетеп	i Doosiei I ump	2025	* *	1		
Galvanized Steel	90%			2035		1		

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

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

Asset #: 4187

Mechanical	Current Repair	Future	e Replacement	М	aintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
HW Heat Exchanger								
Steam Fired		\$104,200 2060	* *	4	\$6,600			
	Corroded, Extent : Modera	te, Area Affected : 100	0%					
	Location: Basement							
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Non-Submersible	100%	2030	\$10,000	4	\$2,100			
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Two Units From	m Basement To 12th I	Floor, Two Units I	From 1st	To 12th Floor			
	Explanation: 4 Units							
Fire Suppression								
Standpipe								
Generic	100%	2040	* *	1-5	\$33,800			
Sprinkler								
No Component	90%							
Generic	10%	2040	**	1-2	\$1,900			
	Other Observation, Extent:	0						
	Location: Basement And		n					
	Explanation : Only In Are	as Notes						

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : SPRING ST SALT ENCLOSURE

Address : 553 CANAL STREET

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DOS0073.000 / 14837 Yr Built/Renovated : 2015 /

Area Sq Ft : 7,567 Project Type : SANITATION

Date of Survey : 17-Apr-2017 Landmark Status : NONE

Areas Surveyed : Floors x

Block : 595 Lot : 87 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$265,200
Total		\$265,200
Importance Code A		\$265,200
Total		\$265,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture				
Electrical				
Site Pavements	\$6,400			
Total	\$6,400			
Importance Code A				
Importance Code B	\$6,400			
Importance Code C				
Total	\$6,400			



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

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

DEPARTMENT OF SANITATION - 827 SPRING ST SALT ENCLOSURE

Asset #: 14837

Architecture	Currer	nt Repair	Futur	e Replacement	t Maintenance		
System Component Type	% of Fail Da Total (Years	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	82%		LIFE	* *	5	\$208,200	
Masonry: Granite	3%		LIFE	* *	5	\$1,100	
Metal Sect. OHD	15%		2045	* *	5	\$23,800	
Parapets							
Cast in Place Concrete	95%		LIFE	* *	5	\$57,000	
Metal Rail	5%		2045	* *	5-10	\$5,200	
Roof							
Single Ply Membrane	95%		2036	* *	10	\$21,300	
		, Extent : Light, Area	Affected	: 100%			
	Location : Throu	~					
		oncrete Walking Pave					
Skylight, Plastic	5%		2045	* *	1		
Interior							
Floors							
Cast in Place Concrete	100%		LIFE	* *	5	\$24,800	
Interior Walls							
Cast in Place Concrete	85%		LIFE	* *	_	*	
Steel Plate	15%		LIFE	* *	5	\$400	
Ceilings	1000/		• • • •				
Fiber Board	100%		2036	* *			
Site Enclosure							
Fence/Gates	1000/		2072	* *			
Iron Picket		, Extent : Light, Area					
		And South Entrance					
	Explanation : Co	emponent Actually Ste	el Plate				
Free Standing Walls							
Cast in Place Concrete	100%		2072	* *			
Site Pavements							
Public Sidewalk	000/	***	2015	ماد ماد			
Cast in Place Concrete	90% 0-2	\$4,000	2045	**			
	Cracking/Crumbli Location : South	ng, Extent : Light, Ar Side	ea Affecto	ed : 10%			
Pavers/Stone	10% Now	\$2,300	2041	* *			
	Broken/Missing El	lements, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location: Shatte	ered Glass Pavers At	Base Of I	Walls			
Parking/Driveway							
Cast in Place Concrete	100%		2041	* *			

Electrical		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

DEPARTMENT OF SANITATION - 827 SPRING ST SALT ENCLOSURE

Asset #: 14837

Electrical	Current Repair	Future Repla	cement	M	laintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2054	* *	5		
	Other Observation, Extent : Li	ght, Area Affected : 100%				
	Location : Outside					
	Explanation : Main Service I	Disconnect Switch Rated A	t 200 Amp	eres		
Raceway						
Conduit	100%	2054	* *	1		
Panelboards						
Molded Case Bkrs	100%	2050	* *	5	\$200	
Wiring						
Thermoplastic	100%	2054	* *	1		
Motor Controllers						
Locally Mounted	100%	2045	* *	5	\$100	
Stand-by Power						
Transfer Switches						
Manual	100%	2054	* *	5		
Lighting						
Interior Lighting						
Fluorescent	100%	2036	* *	10	\$6,900	
	T-5 Lamps And Fixtures, Exter Location : Throughout The B	0 11	100%			
Exterior Lighting						
Fluorescent	40%	2036	* *	10	\$300	
	T-12 Lamps And Fixtures, Exte Location : Outside	ent : Light, Area Affected :	100%			
HID	60%	2036	* *	10		

Mechanical	Current Repair	Future Replace	ement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing Storm Drain Piping Cast Iron	100%	LIFE	* *	1		

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : STATEN ISLAND 2 GARAGE/BORO OFFC

Address : 2500 RICHMOND AVENUE @ RICHMOND HILL RD.

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DOS0026.000 / 2005 Yr Built/Renovated : 1986 /

Area Sq Ft : 74,682 Project Type : SANITATION

Date of Survey : 21-Apr-2017 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 2520 Lot : 1 BIN : 5041599

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$1,399,200	\$157,500
Interior Architecture	\$211,400	\$153,500
Electrical	\$347,800	\$108,500
Mechanical	\$279,400	\$1,092,900
Site Pavements	\$450,300	
Total	\$2,688,100	\$1,512,400
Importance Code A	\$1,449,600	\$234,500
Importance Code B	\$788,200	\$1,277,900
Importance Code C	\$450,300	
Total	\$2,688,100	\$1,512,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$89,900		\$3,700	
Interior Architecture	\$39,800		\$10,500	\$1,300
Electrical	\$2,200	\$1,800	\$3,500	\$1,800
Mechanical	\$67,400	\$6,500	\$38,600	\$6,800
Site Enclosure	\$5,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$208,800	\$12,200	\$60,300	\$13,800
Importance Code A	\$92,800	\$3,300	\$7,100	\$3,300
Importance Code B	\$74,700	\$8,900	\$53,200	\$10,500
Importance Code C	\$41,300			
Total	\$208,800	\$12,200	\$60,300	\$13,800



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

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

Asset #: 2005

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls Masonry: Brick Cavity	80% 0-2 \$366,800 Other Observation, Extent: Moderate Location: All Facades Explanation: Deteriorated Control	e, Area Affected : 50%	5	\$93,800	
Matal Danal			Angles 5	\$11,000	
Metal Panel	5% 0-2 \$2,200 Corrosion/Rusting, Extent : Light, Are Location : Wash Bay	2038	3	\$11,000	
Metal Coiling Doors	13% Now \$270,600 Air Infiltration, Extent: Severe, Area Location: All Doors - Rapid Rollup Corrosion/Rusting, Extent: Moderate Location: All Bays Unit Inoperable, Extent: Moderate, A Location: Various Bays Throughou	Affected : 100% s Requested At Select Bays , Area Affected : 15% Irea Affected : 25%	5	\$23,800	
Metal Coiling Doors	2% Recent Replace Evident, Extent: Light Location: Throughout	2048 **	5	\$7,300	
Windows					
Aluminum	100% 0-2 \$688,200 Air Infiltration, Extent: Severe, Area Location: Throughout Other Observation, Extent: Moderate Location: Throughout Explanation: Vertical Pivot Type W	Affected : 100% c, Area Affected : 80%	5 Have To	\$7,900 rn Weather Seals	
Parapets					
Concrete Masonry Unit	10% Now \$800 Jnt Mortar Miss/Erod, Extent : Mode Location : Various Locations Miss/Damaged Copings, Extent : Mode Location : Various Locations	rate, Area Affected : 20%	5	\$700	
Masonry: Brick Cavity	90% Now \$27,000 Efflorescence, Extent: Moderate, Are Location: Various Locations Throu Misaligned/Bulging, Extent: Modera Location: Interior Parapet Wall Spalling, Extent: Moderate, Area Aff Location: Interior Parapet Wall	a Affected : 25% ghout te, Area Affected : 10%	5	\$5,600	

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

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

Asset #: 2005

Architecture		Current F	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof	4.607		***	• • • •	* *			
Built-Up (BUR)	Alligatorin Location Water Pen Location Worn/Erod	: Above 2n petration, E : 2nd Flooded, Extent	: Moderate, Area	ned Area Area Affe age And Affected	15% vected : 20% Male Locker Room : 20%	ı		
	Location	: Above 21	nd Floor Programn	ned Area	ı			
Built-Up (BUR)	77%			2033	* *	10	\$73,500	
Skylight, Plastic			\$9,200 xtent : Moderate, 2 ng	2041 Area Affe	* * ected : 10%	1		
Sloped Glazing	Broken/Mi	_	\$29,100 ents, Extent : Mod lechanics Area	LIFE erate, Ai	* * rea Affected : 5%	5	\$63,700	
nterior								
Floors Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$38,000 Extent : Light, Arc	LIFE ea Affect	* * ed : 10%	5	\$153,500	
Ceramic Tile	Jnt Morta		\$3,000 l, Extent : Moderat ocker Rooms	2031 te, Area	* * Affected : 20%	5	\$1,500	
Ceramic Tile		place Evide : Showers	ent, Extent : Light,	2041 Area Aff	* * Cected : 100%	5	\$2,000	
Quarry Tile			: Light, Area Affeo out 1st Floor	2033 cted : 35	**	5	\$21,000	
Terrazzo	1%			LIFE	* *	5	\$800	
Vinyl Tile	Punct/Tea Location	: Through	out Corridors	2038 oderate,	* * Area Affected : 50	3	\$3,800	
			: Moderate, Area . out Corridors	Affected	: 50%			

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

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

Asset #: 2005

Architecture		Current R	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	8%	4+	\$4,700	2031	* *	5	\$1,600	
			, Extent : Moderai	te, Area .	Affected: 15%			
		: Locker R	ooms					
Ceramic Tile	2%			2041	* *	5	\$800	
		place Evide : Shower A	nt, Extent : Light, Ireas	Area Aff	ected : 100%			
Concrete Masonry Unit	65%	0-2	\$30,700	LIFE	* *	5	\$10,600	
	Cracking/0	Crumbling,	Extent : Light, Are	ea Affect	ed : 10%			
		_	out Garage Area					
			nt : Moderate, Are					
	Location	: Settlemer	ıt Cracks - Variou	s Locatio	ons			
Gypsum Board	10%			LIFE	* *	5	\$2,400	
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								_
AcousTileSusp.Lay-In		Now	\$84,500	2048	* *	5	\$5,000	
		-			ea Affected : 100%	ó		
			cker Room Throug					
			ctent : Moderate, A cker Room Throug		ected : 50%			
T 10 0 1		. Mens Loc	ker Room Inroug		d. d.			
Exposed Struc: Steel	85%			LIFE	* *	-	Φ. (200	
Gypsum Board	5%			LIFE	* *	5	\$6,300	
Site Enclosure								
Free Standing Walls Cast in Place Concrete	100%	0-2	\$5,500	2048	* *			
Cast III Flace Coliciete			\$5,500 nt, Extent : Moder		a Affected : 20%			
	~	: At Salt Sl		ше, лгес	i Ajjecieu . 2070			
			nt : Moderate, Are	ea Affecti	ed · 20%			
		: At Salt Sl		u Hyjeen	ca . 2070			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways		<u> </u>						
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Asphalt		Now	\$450,300	2031	**			
	_	_	tent : Moderate, A					
			out Wrap Around I					
			ent : Severe, Area		: 20%			
	Location	: Metal Pla	ate Covers In Park	ang Lot				

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

Under 600 Volts

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

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

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

Asset #: 2005

Electrical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2038	**	5	\$300	
		ent : Moderate, Area Affe	ected : 100%			
	Location : Electrical F		I D . I 4. 200	0.4	r 1	
Ci4-l	Explanation : 2- Main	Service Disconnect Swit	cnes Ratea At 2000) Ampere	es Eacn	
Switchgear / Switchboard Fused Disc Sw	100%	2038	* *	5	\$300	
rused Disc 3w		2038 ent : Moderate, Area Affe	ected · 100%	3	\$300	
	Location : Electrical F		.c.ca . 10070			
	Explanation: 4- Vertical 1					
Raceway	Υ					
Conduit	100%	2038	* *	1		
Panelboards						
Fused Disc Sw	10%	2036	* *	5	\$200	
Molded Case Bkrs	90%	2036	* *	5	\$1,800	
Wiring						
Thermoplastic	100%	2038	* *	1		
Motor Controllers						
Locally Mounted	10%	2033	* *	5	\$100	
Motor Control Center	90%	2033	* *	5	\$1,800	
Ground						
Grounding Devices	1000/	LIEE	* *	5	¢1 100	
Generic	100%	LIFE		5	\$1,100	
Lighting Interior Lighting						
Fluorescent	60%	2036	* *	10	\$36,800	
Tuorescent		, Extent : Light, Area Afj	fected : 100%	10	Ψ30,000	
	Location : Garage					
Fluorescent	40%	2036	* *	10	\$24,600	
Tuorescent		, Extent : Light, Area Afj	fected : 100%	10	Ψ2 1,000	
	Location : Offices, Loc					
Egress Lighting						
Emergency, Battery	50%	2028	\$47,100	10	\$8,100	
Exit, Service	50%	2028	\$11,600	1		
Exterior Lighting						
HID	20%	2023	\$58,800	10		
No Component	80%					
Alarm						
Security System	000/					
No Component	80%	Φ47 100 2020	* *	1	Φ 7 .000	
Generic	20% Now	\$47,100 2038		1	\$5,000	
	Other Observation, Exte Location : Outside	ent : Severe, Area Affecte	ra : 100%			
		urveillance Cameras No	t Functional			
	Explanation: CCIV S	ui veitiunce Cameras No	i i unciionai			

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

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

Asset # : 2005

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	70%			
Generic, Digital	30%	2023 \$241,900	1-3 \$13,800	
	Other Observation, Extent: Moderate	, Area Affected : 100%		
	Location : Hallways			
	Explanation : Strobe Lights, Manual	Pull Stations. Alarm Bells A	Ind Smoke Detectors	

Mechanical	Current Repai	r Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2038	* *	1		
Conversion Equipment						
Furnace	40%	2033	**	1	\$13,200	
	Other Observation, Extent Location : Garage	: Light, Area Affected	: 40%			
	Explanation: 14 Modine	Heaters				
Furnace	50% Now	\$1,500 2028	\$77,000	1	\$14,900	
	Not in Service, Extent : Mo Location : 1 Out Of 7 Un		: 10%			
	Other Observation, Extent	: Light, Area Affected	: 50%			
	Location: Roof					
	Explanation: 7 Rooftop	Package Units				
Hot Water Boiler	10% 0-2	\$50,400 2048	* *	1	\$3,000	
	Corroded, Extent: Severe, Location: Boiler Room	Area Affected : 80%				
	Obsolete Equipment, Exter Location : Boiler Room	nt : Severe, Area Affec	ted : 10%			
	Other Observation, Extent	: Light, Area Affected	: 10%			
	Location : 1st Floor Boil	er Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	10% 0-2	\$1,000 2027	\$10,200	4	\$300	
	Corroded, Extent: Modera		%			
	Location: Throughout G	arage				
No Component	90%					
Terminal Devices						
Convector/Radiator	10%	2033	* *	1	\$2,200	
No Component	90%					
Air Conditioning						
Energy Source	1000/	*^^				
Electricity	100%	2036	* *	1		

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

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

Asset #: 2005

lechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prio
ir Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	20%	Now	\$8,200	2028	\$163,700	2	\$700	
0 0	Not in Ser	vice, Extent	t : Severe, Area Afj	fected : 1	10%			
	Other Obs Location		xtent : Moderate, 2	Area Affe	ected : 20%			
Window/Wall Unit No Component	5% 75%			2023	\$6,800	1		
entilation								
Distribution Ductwork/Diffusers	Damaged,		\$120,500 evere, Area Affecte ea And Garage No		* * ance	2-5	\$37,300	
Exhaust Fans Roof	100%	Now	\$108,500	2038	* *	2	\$1,600	
	Not in Ser Location		t : Severe, Area Afj	fected : 1	100%		. ,	
umbing								
H/C Water Piping	400/			2020	* *	1		
Brass/Copper Galvanized Steel	40% 60%			2038 2026	\$172,100	1 1		
Water Heater	0070			2020	ψ172,100			
Gas Fired	100%			2026	\$39,900	2	\$1,000	
Sanitary Piping Cast Iron	Blockage / Location	: 1st Floor	\$23,900 Extent : Moderate, Wash Area	-	* * ected : 10%	1		
			vere, Area Affecte rator Piping.	d : 5%				
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s) Electric			\$2,100 t : Severe, Area Afj	2023 Fected : 5	\$21,000	4	\$3,000	
Fixtures								
Generic	100%							
re Suppression Sprinkler	1000/			•••	\$ < 40, \$ 00		440.000	
Generic Chamical System	100%			2028	\$640,200	1-2	\$18,800	
Chemical System Dry	Location		xtent : Light, Area ttions, Garage	2021 Affected	\$27,200 !: 100%	1-3	\$3,900	

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

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

DEPARTMENT OF SANITATION - 827 STATEN ISLAND 2 GARAGE/BORO OFFC

Asset #: 2005

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$3,600,000	\$111,200
Interior Architecture	\$608,700	\$193,400
Electrical	\$590,100	\$87,100
Mechanical	\$188,800	\$794,300
Total	\$4,987,600	\$1,186,000
Importance Code A	\$3,600,000	\$136,700
Importance Code B	\$1,210,800	\$1,049,400
Importance Code C	\$176,800	
Total	\$4,987,600	\$1,186,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,400			
Interior Architecture	\$46,900			\$2,100
Electrical	\$40,600	\$200	\$200	\$16,300
Mechanical	\$108,100	\$13,000	\$17,000	\$14,800
Total	\$206,000	\$13,300	\$17,300	\$33,200
Importance Code A	\$30,800	\$3,700	\$3,700	\$3,700
Importance Code B	\$156,400	\$9,600	\$13,600	\$29,500
Importance Code C	\$18,800			
Total	\$206,000	\$13,300	\$17,300	\$33,200



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

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

Asset #: 130

rchitecture	Current Repair	Future Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Concrete Masonry Unit	75% Now \$833,100 Broken/Missing Elements, Extent: Seven Location: Northwest Corner Cracking/Crumbling, Extent: Moderate Location: North Facade Jnt Mortar Miss/Erod, Extent: Moderate Location: North Facade	e, Area Affected : 15%	5	\$60,600	
	Location : North Facade	and the			
Metal Coiling Doors	25% 0-2 \$956,700 Corrosion/Rusting, Extent: Light, Area Location: North Facade, South Faca Deformed/Dented, Extent: Moderate, A Location: North Facade	ıde	5	\$50,500	
Windows					
Aluminum	97% Now \$220,900 Broken/Missing Elements, Extent : Mod Location : Throughout	2042 ** derate, Area Affected : 40%	5	\$8,400	
Metal Louvers	3% Now \$4,900 Broken/Missing Elements, Extent: Mod Location: Throughout	2035 ** derate, Area Affected : 40%			
Parapets					
Concrete Masonry Unit	95% Now \$53,100 Cracking/Crumbling, Extent : Light, An Location : Throughout	LIFE ** rea Affected : 10%	5	\$7,400	
Metal Panel	5% 0-2 \$5,500 Corrosion/Rusting, Extent : Moderate, Location : Throughout	2036 ** Area Affected : 30%	5	\$700	
Roof					
Built-Up (BUR)	97% Now \$1,445,100 Blisters, Extent: Moderate, Area Affect Location: Throughout Miss/Damaged Flashings, Extent: Moderate, Location: Throughout Water Penetration, Extent: Moderate, Location: Locker Rooms, Garage Ar	derate, Area Affected : 30% Area Affected : 20%			
Skylight, Plastic	3% Now \$91,200 Miss/Damaged Flashings, Extent: Mod Location: Over Garage Area Water Penetration, Extent: Moderate, Location: Garage Area	2039 ** derate, Area Affected : 20%	1		

Interior

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

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

Asset #: 130

Architecture	Current Repair	Future Replacement	Maintenance		
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Floors	000/ 0.5		_	**	
Cast in Place Concrete	80% 0-2 \$191,700 Cracking/Crumbling, Extent : Moderate Location : Throughout	LIFE ** c, Area Affected : 25%	5	\$193,400	
Ceramic Tile	5% 0-2 \$22,300 Cracking/Crumbling, Extent : Light, Ard Location : Throughout	2035 ** ea Affected : 10%	5	\$2,800	
Vinyl Tile	15% 0-2 \$147,000 Broken/Missing Elements, Extent: Mod Location: First And Second Floor Co Worn/Eroded, Extent: Moderate, Area Location: First And Second Floor Co	rridors Affected : 25%	3	\$6,200	
Interior Walls					
Ceramic Tile	5% 0-2 \$12,900 Cracking/Crumbling, Extent : Moderate Location : Throughout	2035 ** c, Area Affected : 20%	5	\$1,100	
Concrete Masonry Unit	85% 0-2 \$176,800 Cracking/Crumbling, Extent: Light, Ard Location: Throughout	LIFE ** ea Affected : 20%	5	\$15,300	
Gypsum Board	10% 0-2 \$5,800 Cracking/Crumbling, Extent : Light, Ard Location : Throughout	LIFE ** ea Affected : 20%	5	\$2,700	
Ceilings					
AcousTileSusp.Lay-In	10% Now \$93,200 Staining/Discoloring, Extent: Moderate Location: First Floor Corridor And S Water Penetration, Extent: Light, Area Location: Locker Rooms	econd Floor Affected : 5%	5	\$5,500	
	Worn/Eroded, Extent : Light, Area Affect Location : First Floor Corridor And S				
Exposed Struc: Steel	85% Corrosion/Rusting, Extent : Light, Area Location : Throughout	LIFE ** Affected: 10%			
Gypsum Board	5% 0-2 \$5,800 Cracking/Crumbling, Extent : Light, Ard Location : Throughout	LIFE ** ea Affected : 20%	5	\$6,900	

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

Under 600 Volts

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

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

Asset #: 130

Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2026	\$5,000	5	\$400	
			xtent : Moderate, 2	Area Affe	ected : 100%			
		: Electrica						
G : 1 / G : 11 1	Explana	ion : 1,600	Amperes					
Switchgear / Switchboard Fused Disc Sw	100%			2026	\$50,000	5	\$400	
	10070			2020	\$50,900	5	\$400	
Raceway Conduit	100%			2026	\$32,700	1		
Panelboards	10070			2020	\$32,700	1		
Fused Disc Sw	10%			2025	\$4,000	5	\$200	
Molded Case Bkrs	90%			2025	\$36,200	5	\$2,000	
Wiring	7070			2023	Ψ30,200		Ψ2,000	
Thermoplastic	100%			2026	\$28,900	1		
Motor Controllers					4-0,500			
Locally Mounted	10%			2024	\$1,500	5	\$100	
Motor Control Center	90%			2024	\$13,500	5	\$2,000	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting					***			
Fluorescent	65%			2021	\$135,800	10	\$44,000	
			xtent : Light, Area	Affectea	1: 100%			
		_	out The Building					
IIID		ion : 1-12 .	And T-8 Lamps	2021	#2 (000	1.0	Ф000	
HID	35%			2021	\$26,900	10	\$800	
Egress Lighting	400/			2021	Φ41. 7 00	10	Φ 7 100	
Emergency, Battery	40%			2021	\$41,500	10	\$7,100	
Exit, Service	60%			2021	\$5,100	1		
Exterior Lighting HID	100%			2021	\$224.200	10	\$300	
	100%			2021	\$324,300	10	\$300	
Alarm Fire/Smoke Detection								
No Component	95%							
Generic, Analog	5%	0-2	\$44,500	2036	* *	1-3	\$2,300	
-,			: Severe, Area Aff		00%	-	+-,	
		: Through						

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

Heating

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

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

Asset #: 130

Mechanical		Current Repair Futu		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	25%			2036	* *	1		
Interruptible Gas/Dual Fuel	75%)		2046	* *	1		
Conversion Equipment								
Furnace	15%			2026	\$25,500	1	\$5,500	
	Location	n : Garage	xtent : Light, Area		1: 15%			
			Fire Modine He	aters				
Furnace		Now	\$17,000	2036	* *	1	\$3,300	
			Extent : Severe, A v Unit, Roof	rea Affec	eted : 10%			
Hot Water Boiler	75%)		2039	* *	1	\$27,400	
		servation, E n : Boiler Ro	xtent : Light, Area oom	Affected	l : 75%		. ,	
	Explana	ation : 2 Due	al Fuel Hot Water	Boilers				
Distribution								
Hot Wtr Piping/Pump	75%)		2034	* *	4	\$4,100	
No Component	25%)						
Terminal Devices								
Air Handler	15%			2026	\$152,100	1	\$6,900	
Convector/Radiator	10%			2024	\$38,600	1	\$2,400	
Unit Heater - Steam	50%			2026	\$128,900	4	\$5,100	
No Component	25%)						
Air Conditioning								
Energy Source	1000/			2024	* *	1		
Electricity	100%)		2034		1		
Conversion Equipment	15%			2021	\$91,800	1	¢5 100	
Reciprocating Compr/Chiller	1370)		2021	\$91,800	1	\$5,100	
Exterior Pkg Unit -	15%)		2026	\$87,600	2	\$700	
Cooling		rigerant, Ext n : Roof	ent : Light, Area A	Affected :	15%			
Exterior Pkg Unit - Cooling	10%		\$58,400	2036	* *	2	\$400	
Cooling		ed in Place, n : Roof	Extent : Severe, A	rea Affec	ted: 10%			
	Leak Evia	lent, Extent	: Severe, Area Aff eaking To Locker I		%			
Split Unit	10%		-	2026	\$153,900			
No Component	50%			2020	ψ133,700			
Distribution	5070	•						
CW & CHW Wtr	15%			2026	\$6,600	4	\$800	
Pipe/Pump	1070			_ J _ J	40,000	•	4000	
No Component	85%))						

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

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

Asset #: 130

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Fan Coil - 4 Pipe		Now	\$6,300	2026	\$126,600	1	\$3,200	
			: Severe, Area Affe	ected: 10)%			
		: Office Ar	rea					
No Component	85%							
Heat Rejection								
Air Cooled Condenser	25%			2021	\$18,200	2	\$12,900	
Unit								
No Component	75%							
Ventilation								
Distribution	1000/			LIPP	* *	2.5	¢41 200	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$41,200	
Exhaust Fans Roof	1000/	Now	\$6,000	2026	\$119,700	2	\$1,800	
Rooi			\$0,000 t : Moderate, Area			2	\$1,800	
	Location		i . Moderate, Area	Ајјестеи	. 10/0			
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
Steam Fired	100%			2036	* *	4	\$7,300	
Sanitary Piping								
Cast Iron		Now	\$26,400	LIFE	* *	1		
			vere, Area Affected					
	Location	: It Needs	To Be Confirmed -	North S	ide Of Building			
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2021	\$12,300	4	\$2,600	
Fixtures								
Generic	100%							
Fire Suppression								
Standpipe								
Generic	100%			2036	* *	1-5	\$38,600	
Sprinkler	1000/			2025			#20 5 00	
Generic	100%			2036	* *	1-2	\$20,700	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$326,800	\$628,600
Interior Architecture		\$314,800
Electrical	\$41,300	
Total	\$368,100	\$943,400
Importance Code A	\$326,800	\$628,600
Importance Code B	\$41,300	\$314,800
Total	\$368,100	\$943,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,300		\$500	
Interior Architecture	\$25,200			\$1,400
Electrical	\$900	\$16,700	\$2,400	\$900
Mechanical	\$4,800	\$3,600	\$12,500	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$55,100	\$24,200	\$19,400	\$11,900
Importance Code A	\$20,500	\$500	\$800	\$200
Importance Code B	\$26,100	\$23,700	\$18,600	\$11,600
Importance Code C	\$8,600			
Total	\$55,100	\$24,200	\$19,400	\$11,900



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

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

Asset #: 13883

Architecture		Current	Repair	Futur	e Replacement	N	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Cast in Place Concrete	5%			LIFE	*:	* 5	\$35,900	
Fiberglass Panel	15%			2036	* :	* 5	\$80,900	
Metal Panel	70%			2047	* :	* 5-10	\$691,700	
Metal Coiling Doors	10%			2040	* :	* 5	\$44,900	
Windows								
Aluminum	95%			2043	*:	3	\$1,000	
Metal Louvers	5%			2036	*:	* 10	\$300	
Parapets							***	
Metal Panel			Extent : Light, Area Parapet Wall	2047 Affected	* : ! : 20%	* 5	\$98,400	
		tion : Paint	•					
Roof	zp.u.iu							
Metal Panel			\$48,500 nt, Extent : Light, A	2040 Irea Affe	* : cted : 35%	*		
	Water Pen		If Main Roof Deck Extent : Moderate, 2 Portico	Area Affe	ected : 2%			
Skylight, Plastic	2%	0-2	\$20,300	2040	* :	* 1		
3 5 7	Water Pen	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Various	Locations Through	out				
terior								
Floors								
Cast in Place Concrete	90%			LIFE	* :	3	\$314,800	
Ceramic Tile	2%			2036	* :	3	\$3,200	
Quarry Tile	1%		4.5. 000	2040	* :	3	\$2,400	
Vinyl Tile	_	0-2 Crumbling, : Through	\$5,000 Extent : Light, Argout	2032 ea Affect	* : ed : 10%	* 3	\$4,200	
Interior Walls								
Cast in Place Concrete	20%			LIFE	* :	*		
Ceramic Tile	2%			2040	* :	* 5	\$400	
Concrete Masonry Unit	15%			LIFE	* :		\$1,200	
,	_		tent : Moderate, Ai And Mezzanine De					
Gypsum Board	3% Staining/L	4+ Discoloring	\$100 , Extent : Moderate	LIFE e, Area A	* : ffected : 5%	* 5	\$400	
	_	: At Stair						
Metal Panel	60%	4+	\$8,500	LIFE	* :	*		
1.15.001 1 01101		-	t : Moderate, Area		: 20%			
		: Transfer		33				
		-	Extent : Moderate, 1	Area Affe	ected : 5%			
			ilings Throughout	55 -				
		tion : Pain						

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

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

Asset #: 13883

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	0-2	\$10,100	2040	* *	5	\$12,000	
	Water Pen	etration, Exte	nt : Light, Area	Affected	: 5%			
	Location	: In Front Of	Womens Locke	r Room A	And Control Room	(2nd Flo	or)	
Exposed Struc: Steel	85%			LIFE	* *			
•	Other Observation, Extent : Light, Area Affected : 100%							
	Location	: Ceiling Enti	ire					
	Explanat	ion : Exposed	Metal Decking	And Tru	sses			

Electrical	Current Repair	Future	Replacement	M			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2047	* *	5	\$500		
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: One 3000 Amperes Ma	in Disconr	nect Switch				
Transformers				_	*		
Dry Type	100%	2040	**	5	\$400		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electrical Room						
	Explanation: Three 75 Kilowatts, 48	0/277v Pri	- 208/120v Sec				
Switchgear / Switchboard	1000/	• • • •	* *	_	**		
Molded Case Bkrs	100%	2047	* *	5	\$2,600		
Raceway	1000/	20.47	* *	1			
Conduit	100%	2047	* *	1			
Panelboards	100/	20.42	* *	-	Φ200		
Fused Disc Sw	10%	2043	**	5	\$200		
Molded Case Bkrs	90%	2043	* *	5	\$2,400		
Wiring	1000/	2045	* *				
Thermoplastic	100%	2047	* * *	1			
Motor Controllers	100/	20.40	* *	_	#100		
Locally Mounted	10%	2040	**	5	\$100		
Motor Control Center	90%	2040	* *	5	\$2,500		
Ground							
Grounding Devices	1000/	LIEE	* *	-	¢1.500		
Generic	100%	LIFE		5	\$1,500		
Lighting							
Interior Lighting	450/	2022	* *	10	¢41 200		
Fluorescent	45%	2032		10	\$41,300		
	Other Observation, Extent : Light, Area Location : Offices, Locker Room And		. 100%				
		11uiiway					
ШБ	Explanation: T-8 Lamps	2022	* *	1.0	Φ1 000		
HID	55%	2032	* *	10	\$1,800		

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

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

Asset #: 13883

Electrical		Current Repair Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$12,100	
Exit, Service	50%		2032	* *	1		
Exterior Lighting							
HID	100%		2032	* *	10	\$300	
Alarm							
Security System							
No Component	90%						
Generic	10%		2032	* *	1	\$3,700	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$6,200	

Mechanical	Current Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2053	* *	1		
Conversion Equipment						
Furnace	5%	2035	* *	1	\$2,500	
	Other Observation, Extent .	: Moderate, Area Affe	ected : 5%			
	Location: Roof					
	Explanation: 2 Gas Fired	d Package Rooftop Ui	iits			
No Component	95%					
Terminal Devices						
Fan Coil Unit/Heat	5%	2032	* *	1	\$1,600	
	Other Observation, Extent		: 100%		, , ,	
	Location : Electrical Equ	0				
	Explanation : Cabinet Un Other Metering Rooms			Electric	cal Equipment And	
No Component	95%					
Air Conditioning						
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment						
Ext Pkg Unit -	10%	2032	* *	2	\$600	
Heating/Cooling						
No Component	90%					
Ventilation						
Distribution						
Ductwork/Diffusers	5%	LIFE	* *	2-5	\$2,800	
Ductwork/Diffusers	95%	LIFE	* *	2-5	\$53,000	
Exhaust Fans					. ,	
Roof	100%	2032	* *	2	\$3,100	
Plumbing				_	7-,-00	

Plumbing

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

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

Asset #: 13883

Mechanical		Current Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2053	* *	1		
Water Heater							
Electric	10%		2025	\$8,600	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	\$4,000	
Backflow Preventer							
Generic	100%		2035	* *	1	\$6,100	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
Fire Suppression							
Sprinkler							
Generic	100%		2053	* *	1-2	\$28,000	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : W. 59TH ST. MARINE TRANSFER STA.

Address : 59TH ST. AND HUDSON RIVER

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DOS0004.000 / 2015 Yr Built/Renovated : 1987 /

Area Sq Ft : 85,099 Project Type : SANITATION

Date of Survey : 20-Jun-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 1109 Lot : 99 BIN : 1076222

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$289,300
Interior Architecture	\$346,700	\$245,800
Electrical	\$637,100	\$881,100
Mechanical	\$1,020,100	\$1,797,300
Total	\$2,003,900	\$3,213,600
Importance Code A		\$1,508,200
Importance Code B	\$1,795,600	\$1,705,400
Importance Code C	\$208,300	
Total	\$2,003,900	\$3,213,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$48,200			
Interior Architecture	\$61,100			\$1,100
Electrical	\$1,600	\$51,200	\$500	\$500
Mechanical	\$6,700	\$40,200	\$21,500	\$5,300
Total	\$117,700	\$91,400	\$21,900	\$6,900
Importance Code A	\$54,600	\$1,100	\$6,300	
Importance Code B	\$29,700	\$90,300	\$15,600	\$6,900
Importance Code C	\$33,400			
Total	\$117,700	\$91,400	\$21,900	\$6,900



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

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

Asset # : 2015

Architecture	Curre	nt Repair	Future Replacement Maint		aintenance	ntenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost s)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	25% 0-2	\$7,700	2036	* *	5	\$27.800	
Fiberglass Panel		۵7,700 ing, Extent : Light, Ar			3	\$37,800	
	Location : Thro		ca Hyjectet	1070			
		ı, Extent : Severe, Are	ea Affected	: 100%			
	Location: Build	-					
		nder Construction. Slo	ated For C	ompletetion 2018	R. Report	To Follow Is A	
Metal Panel	Carryover From 75% 0-2	\$22,700	2047	* *	5	\$113,300	
Metal Fallel		, Extent : Light, Area			3	\$115,500	
	Location : Thro		1,1,100,000				
Windows							
Aluminum	100% 0-2	\$17,900	2043	* *	5	\$10,300	
	Air Infiltration, E. Location : Thro	xtent : Light, Area Aff	ected : 10%	6			
Roof	Locuiton . Throi	ignoui					
Fiberglass Panel	10%		2036	* *	1		
Metal Panel	90%		2040	* *	10	\$138,300	
Interior							
Floors	90% 0-2	\$60,000	LIEE	* *	_	¢245 900	
Cast in Place Concrete		\$60,900 ing, Extent : Light, Ar	LIFE ea Affectea		5	\$245,800	
	Location : Thro						
Ceramic Tile	3% Now	\$7,600	2036	* *	5	\$1,900	
		lements, Extent : Mod	lerate, Are	a Affected : 10%			
	Location : Bathi						
Vinyl Tile	7% Now	*)	2037	**	3	\$3,300	
	Broken/Missing E Location : Office	lements, Extent : Mod	lerate, Are	a Affected : 10%			
	**	es ing, Extent : Severe, A	rea Affecti	ed · 30%			
	Location : Thro	-	110011990011	. 5070			
Interior Walls		<u> </u>					
Cast in Place Concrete	5%		LIFE	* *			
Concrete Masonry Unit	10% 4+	\$28,200	LIFE	**	5	\$9,700	
	-	Extent : Moderate, A. Of Foot Ramp To Upp		d: 5%			
Fiberglass Panel	35% 0-2	\$68,300	LIFE	* *			
r locigiass i alici		\$08,500 lements, Extent : Ligh		fected : 10%			
	Location : Thro	-	33				
Gypsum Board	10% 0-2	\$5,300	LIFE	* *	5	\$14,600	
	-	ing, Extent : Light, Ar	ea Affected	d: 10%			
	Location : Thro						
Metal Panel	40% 0-2	\$140,100	LIFE	**			
	•	Extent : Light, Area	Affected :	10%			
	Location : Thro	ignout					

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

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

Asset #: 2015

Architecture	Curre	ent Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	5% Now	\$15,800	2040	* *	5	\$3,100	
	Cracking/Crumble Location : Thro	ling, Extent : Severe, A ughout	lrea Affec	ted : 60%			
Exposed Struc: Steel	85%		LIFE	* *			
•	Corrosion/Rusting Location: Thro	g, Extent : Light, Area ughout	Affected	: 10%			
Metal Panel	10% 0-2	\$4,300	LIFE	* *	5	\$15,600	
	Corrosion/Rustin	g, Extent : Light, Area	Affected	: 10%			
	Location : Thro						

Electrical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type		fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2027	\$41,000	5	\$2,200	
		vation, Extent : Moderate, A	Area Affe	ected : 100%			
		Electrical Room					
		n : Four 800 Ampere Main	Disconn	ect Switches, Build	ling Is U	nder Construction,	
	No Access						
Switchgear / Switchboard	1000/		2025	#222 2 22	_	Φ2 200	
Molded Case Bkrs	100%		2027	\$229,200	5	\$2,200	
Raceway	1000/		• • • •	* * * * * * * *			
Conduit	100%		2027	\$100,700	1		
Panelboards					_		
Fused Disc Sw	10%		2026	\$12,500	5	\$200	
Molded Case Bkrs	90%		2026	\$112,200	5	\$2,000	
Wiring							
Thermoplastic	100%		2027	\$159,800	1		
Motor Controllers							
Locally Mounted	5%		2025	\$3,900	5		
Motor Control Center	95%		2025	\$238,200	5	\$2,200	
Ground							
Grounding Devices					_	*. *.	
Generic	100%		LIFE	* *	5	\$1,300	
Lighting							
Interior Lighting							
Fluorescent	40%		2022	\$61,900	10	\$31,200	
		vation, Extent : Light, Area	Affected	! : 100%			
		Throughout The Building					
		n: T-12 Lamps					
HID	60%		2022	\$108,100	10	\$1,700	
Egress Lighting							
Emergency, Battery	50%		2022	\$40,100	10	\$10,300	
Exit, Service	50%		2022	\$4,900	1		

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

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

Asset #: 2015

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	100%	2022	\$335,000	10	\$300	
Alarm						
Fire/Smoke Detection						
No Component	90%					
Generic, Analog	10%	2022	\$91,900	1-3	\$5,200	

Mechanical	Current Repair		Futu	re Replacement	Maintenance			
System Component Type		il Date Estimat Vears)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Electricity	100%		2037	* *	1			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Ti							
				So No Acces For S	Survey. I	Keep The Same		
G	Data From L	Last Survey By M	s July 09,2012.					
Conversion Equipment Radiant Heater	80%		2027	¢1 177 000	2	¢21 600		
Radiani Heater		ation Entant Li	2027	\$1,177,900	2	\$31,600		
	Location : Ti		ght, Area Affected	1:100%				
	Explanation	-						
N. C.		: 10 Onus						
No Component	20%							
Distribution 1/Disc	000/		LIEE	* *	2.5	#20.000		
Ductwork/Diffusers	80%		LIFE	~ ~	2-5	\$38,000		
No Component	20%							
Air Conditioning								
Energy Source	1000/		2025	* *	1			
Electricity	100%		2035		1			
Conversion Equipment	100/ N	т	0.700 2022	* *	2	¢400		
Interior Pkg Unit -	10% N	10W \$3.	10,700 2032		2	\$400		
Cooling	Not in Camica	Extant : Savara	Area Affected : 1	100%				
	Location : 21		Area Affectea . I	10070				
337' 1 /337 11 11 '.		14 1 1001	2022	0.700	1			
Window/Wall Unit	5%		2022	\$8,700	1			
No Component	85%							
Ventilation								
Distribution	1000/		i irr	* *	2.5	¢47.500		
Ductwork/Diffusers	100%	Extant . I : ~ k +	LIFE	00/	2-5	\$47,500		
	Location : Ti	-	Area Affected : 30	1/0				
Exhaust Fans	Location : 11	nrougnoui						
	900/		2022	\$226 FOO	2	¢2 100		
Interior	80%		2022	\$236,500	2	\$2,100		
Roof	20%		2022	\$27,600	2	\$500		

Plumbing

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

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

Asset #: 2015

Mechanical		Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2027	\$619,400	1			
Water Heater									
Electric	100%			2022	\$73,200	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	\$1,300		
Fixtures									
Generic	100%								
Fire Suppression									
Standpipe									
Generic	100%		\$346,300	2057	* *	1-5	\$30,200		
			ere, Area Affecte	d: 100%	Ó				
	Location :	Throughou	t						
Fire Pump									
Generic	100%	Now	\$53,500	2042	* *	1	\$14,300		
	Other Obse	rvation, Ext	ent : Severe, Are	a Affecte	ed: 100%				
	Location:	Barge Area	a						
	Explanation	on : Obsolei	te						

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : 59TH ST MARINE TRANSFER STATION NORTH PIER

Address : W 59TH STREET HUDSON RIVER

Borough : MANHATTAN Agency's Number : N/A

Date of Survey : 10-Dec-2015 Landmark Status : NONE

Areas Surveyed :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$420,500	\$97,800
Total	\$420,500	\$97,800
Importance Code A		\$97,800
Importance Code B	\$420,500	
Total	\$420,500	\$97,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$42,000			\$37,500
Total	\$42,000			\$37,500
Importance Code A	\$26,200			
Importance Code B	\$15,800			\$37,500
Total	\$42,000			\$37,500



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

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

DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION NORTH PIER

Asset #: 1843

Piers	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck			di di	_	4. - - - - - - - - - -	
Concrete No Component	65% 35%	LIFE	* *	5	\$59,800	
Pile Caps			di di	_		
Concrete	5%	LIFE	**	5	\$200	
Timber	1% 4+ \$26,200 Rotting/Splitting, Extent : Moderate, Location : Throughout		**	4	\$3,900	
Timber	4%	LIFE	* *	4	\$15,500	
Not Accessible	90%				. ,	
Piles and Bracing						
Concrete	5%	LIFE	* *	5	\$7,800	
	Erosion, Extent : Moderate, Area Aff Location : Tidal Zone Of Inshore P					
Steel	5%	LIFE	* *	5	\$38,000	
	Corrosion, Extent : Light, Area Affec Location : Splash Zone	ted : 5%				
Timber	5% Rotting/Splitting, Extent : Light, Area Location : Throughout	LIFE a Affected : 10%	* *	4-5	\$11,100	
Not Accessible	85%					
ender						
Buffer						
Rubber	60%	2036	* *	4-5	\$26,100	
No Component	40%					
Facing					*	
Timber	10% Now \$122,000 Broken, Extent: Severe, Area Affecte Location: Along Portions Of South Surface Wearing/Scaling, Extent: Se	ed : 75% Face	* * red : 25%	3	\$6,500	
	Location: South End	, , , , , , , , , , , , , , , , , , ,	ca . 2570			
Timber	30%	2036	* *	3	\$26,100	
No Component	50%	2030		3	Ψ20,100	
Not Accessible	10%					
Wales and Chocks						
Timber	15% Now \$115,500 Missing Part, Extent : Severe, Area A		* *	4	\$13,500	
	Location: Several Sections Along North Side					
Timber	35%	2036	* *	4	\$31,500	
Not Accessible	50%					

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

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

DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION NORTH PIER

Asset #: 1843

Piers		Current Repair		Future Replacement		M		
System Component Type		ail Date l Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender								
Piles								
Timber	15%	Now	\$183,000	2042	* *	4	\$6,200	
	Broken, Exte	ent : Severe	e, Area Affected :	100%				
	Location:	North Side	?					
	Missing Par	t, Extent :	Severe, Area Affe	cted: 10	00%			
	Location:	West End						
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%							

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : 59TH ST MARINE TRANSFER STATION SOUTH PIER

Address : W 59TH STREET HUDSON RIVER

Borough : MANHATTAN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOS0004.020 \, / \, 2857 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Area Sq Ft : 8,052 Project Type : SANITATION

Date of Survey : 10-Dec-2015 Landmark Status : NONE

Areas Surveyed :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$86,400	
Total	\$86,400	
Importance Code B	\$86,400	
Total	\$86,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$58,800		\$1,700	\$20,500
Total	\$58,800		\$1,700	\$20,500
Importance Code A			\$1,700	
Importance Code B	\$58,800			\$20,500
Total	\$58,800	_	\$1,700	\$20,500



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

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

DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION SOUTH PIER

Asset #: 2857

Piers	Current Repair	Current Repair Futur		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural							
Deck	40%	LIEE	* *	_	\$6,000		
Concrete	40% Cracking, Extent : Light, Area Affected	LIFE		5	\$6,000		
	Location: Throughout	u . 2070					
	Surface Wearing/Scaling, Extent : Lig	ht, Area Aj	ffected : 20%				
	Location : Throughout						
Steel	5%	2028	\$19,100	5	\$3,400		
Not Accessible	55%		. ,				
Pile Caps							
Concrete	10%	LIFE	* *	5	\$100		
Not Accessible	90%						
Piles and Bracing	50/	LIDE	* *	-	Φ.C. 2 .0.0		
Steel	5%	LIFE	* *	5	\$6,200		
	Corrosion, Extent : Light, Area Affecto Location : Splash Zone	ea : 20%					
Timber	5%	LIEE	* *	1.5	¢1 000		
Not Accessible	90%	LIFE		4-5	\$1,800		
Fender	9070						
Buffer							
Rubber	45%	2036	* *	4-5	\$9,200		
No Component	55%						
Facing							
Timber	35%	2036	* *	3	\$14,400		
	Surface Wearing/Scaling, Extent : Lig Location : Throughout	ht, Area A <u>j</u>	ffected : 50%				
Timber	5% Now \$19,200	2042	* *	3	\$1,500		
	Broken, Extent : Severe, Area Affectea	d: 100%					
	Location: At East And West Ends						
No Component	50%						
Not Accessible	10%						
Wales and Chocks							
Timber	20% Now \$29,100		* *	4	\$8,500		
	Broken, Extent : Severe, Area Affected	t : 100%					
	Location : South Face	2026	ate ate		001.000		
Timber	50%	2036	* *	4	\$21,300		
Not Accessible	30%						
Piles Timber	15% Now \$86,400	2042	* *	4	\$2,900		
I IIIIOCI	Broken, Extent: Severe, Area Affected			7	\$2,900		
	Location: Throughout						
	Rotting/Splitting, Extent : Severe, Area Location : Throughout	a Affected	: 50%				
Timber	45%	2036	* *	4	\$8,800		
Not Accessible	40%	2030		•	ψ0,000		
Deck Flements							

Deck Elements

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

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

DEPARTMENT OF SANITATION - 827 59TH ST MARINE TRANSFER STATION SOUTH PIER

Piers		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements								
Coping/Curb								
Timber	98%			LIFE	* *			
Timber	2%	Now	\$3,600	LIFE	* *			
	Loose Con	nections, E	Extent : Moderate, .	Area Affe	ected : 100%			
	Location	· Isolated	Elements On North	Side				

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

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

DEPARTMENT OF SANITATION - FY 2020 Print Date: 16-Sep-2019

Asset Name : BROOKLYN SANITATION GARAGE CONCRETE PIER

Address : 52ND ST. AND GOWANUS BAY

Borough : BROOKLYN Agency's Number : N/A Yr Built/Renovated :

Program / Asset # : DOS0006.010 / 1818

Area Sq Ft : 40,443 **Project Type** : SANITATION

Date of Survey : 28-Sep-2015 **Landmark Status** : NONE

Areas Surveyed

Block : 803 BIN Lot

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$6,850,500	\$125,000
Total	\$6,850,500	\$125,000
Importance Code A	\$4,795,900	\$125,000
Importance Code B	\$2,054,700	
Total	\$6,850,500	\$125,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$9,600			\$23,500
Total	\$9,600			\$23,500
Importance Code A				
Importance Code B	\$9,600			\$23,500
Total	\$9,600			\$23,500



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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN SANITATION GARAGE CONCRETE PIER

Asset #: 1818

Piers	Current Repair Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years) Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck					
Concrete	45% Now \$1,113,500 LIFE Other Observation, Extent: Severe, Area Affected: 709 Location: Offshore 400 Feet Of Pier Explanation: Collapsed/Failed	* *	5	\$33,900	
Concrete	25% 4+ \$618,600 LIFE Cracking, Extent: Light, Area Affected: 10% Location: Throughout Inshore 500 Feet Of Pier Spalling, Extent: Light, Area Affected: 5% Location: Isolated Throughout Inshore 500 Feet Of P	* * Pier	5	\$18,800	
Not Accessible	30%				
Firewalls Concrete	90% LIFE Cracking, Extent: Light, Area Affected: 5% Location: 215 Feet From Inshore End Of Pier Spalling, Extent: Light, Area Affected: 5% Location: 215 Feet From Inshore End Of Pier	* *	5	\$4,100	
Not Accessible	10%				
Pile Caps Timber	45% Now \$964,400 LIFE Other Observation, Extent : Severe, Area Affected : 809 Location : Offshore 400 Feet Of Pier Explanation : Collapsed/Failed	**	4	\$143,000	
Timber	35% 4+ \$750,100 LIFE Rotting/Splitting, Extent: Moderate, Area Affected: 10 Location: Isolated Throughout Inshore 500 Feet Of I		4	\$111,200	
Not Accessible	20%				
Piles and Bracing Timber	40% Now \$1,349,200 LIFE Missing Pile, Extent: Severe, Area Affected: 15% Location: Isolated Locations At Inshore 500 Feet Of Other Observation, Extent: Severe, Area Affected: 809 Location: Offshore 400 Feet Of Pier Explanation: Collapsed/Failed		4-5	\$72,500	
Timber	15% LIFE Rotting/Splitting, Extent: Light, Area Affected: 10% Location: Isolated Throughout	* *	4-5	\$27,200	
Not Accessible	45%				
Fender Buffer Rubber Rubber	95% 2040 5% Now \$9,600 2042 Missing Part, Extent : Severe, Area Affected : 100% Location : At Inshore End Of Pier, North Side	* *	4-5 4-5	\$45,700 \$1,500	

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

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

DEPARTMENT OF SANITATION - 827 BROOKLYN SANITATION GARAGE CONCRETE PIER

Current Repair	Future Replacement	Maintenance				
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority			
	2042	3 \$21,600				
70%						
Location : Inshore 280 Feet Of Pier, N		4 \$54,800 5 Feet Of Pier, South Side				
Rotting/Splitting, Extent : Light, Area Aj	ffected : 10%	4 \$14,900				
30%						
		4 \$39,100 ier, South Side				
		fshore End Of Pier				
Explanation: Corrosion						
10%	2036 **	4 \$4,600				
	ffected : 10%	, ,,,,,				
5%						
	30% Now \$674,300 Missing Part, Extent: Severe, Area Affe Location: North Side Of Pier 70% 55% Now \$234,000 Other Observation, Extent: Severe, Area Location: Inshore 280 Feet Of Pier, N Explanation: Failed 15% Rotting/Splitting, Extent: Light, Area Aj Location: Inshore End Of Pier, South 30% 85% Now \$1,146,300 Missing Pile, Extent: Severe, Area Affect Location: Entire North Side Of Pier A Other Observation, Extent: Severe, Area Location: 12 Steel Pipe Piles With Co Explanation: Corrosion 10% Rotting/Splitting, Extent: Light, Area Aj	% of Fail Date Estimated Cost Total (Years) 30% Now \$674,300 2042 ** Missing Part, Extent: Severe, Area Affected: 100% Location: North Side Of Pier 70% 55% Now \$234,000 2042 ** Other Observation, Extent: Severe, Area Affected: 100% Location: Inshore 280 Feet Of Pier, North Side And Offshore 61. Explanation: Failed 15% 2036 ** Rotting/Splitting, Extent: Light, Area Affected: 10% Location: Inshore End Of Pier, South Side 30% 85% Now \$1,146,300 2042 ** Missing Pile, Extent: Severe, Area Affected: 100% Location: Entire North Side Of Pier And Offshore 615 Feet Of P Other Observation, Extent: Severe, Area Affected: 100% Location: 12 Steel Pipe Piles With Corrosion Above Water At Off Explanation: Corrosion 10% 2036 ** Rotting/Splitting, Extent: Light, Area Affected: 10% Location: Inshore End Of Pier, South Side	% of Fail Date Estimated Cost Year Estimated Cost Cycle Estimated Cost Year Estimated Cost Year Cycle Estimated Cost Year Y			

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Address : N. HENRY ST. AND NEWTON CREEK

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DOS0007.010 / 1819 Yr Built/Renovated :

Area Sq Ft : 22,248 Project Type : SANITATION

Date of Survey : 04-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 2508 Lot : 1 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$58,200	\$11,100		\$400
Total	\$58,200	\$11,100		\$400
Importance Code A	\$21,100			
Importance Code B	\$37,000	\$11,100		\$400
Total	\$58,200	\$11,100		\$400



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

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

DEPARTMENT OF SANITATION - 827 GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Asset #: 1819

Piers	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck Concrete	5%	LIFE	* *	5	\$2,100	
Timber	29%	LIFE	* *	5	\$27,100	
Timoer	Surface Wearing/Scaling, Extent : L Location : Walkways Throughout		20%	3	Ψ27,100	
Timber	1% Now \$21,10 Broken, Extent : Severe, Area Affect Location : Collapsed Stairs On Ea	ed : 100%	* *	5	\$900	
No Component	20%					
Not Accessible	45%					
Pile Caps						
Concrete	10%	LIFE	* *	5	\$200	
Timber	20% Rotting/Splitting, Extent : Light, Are Location : Isolated Throughout	LIFE ea Affected : 5%	* *	4	\$35,000	
Not Accessible	70%					
Piles and Bracing Timber	10% Other Observation, Extent : Light, A Location : Above Mhw Elevation	LIFE Area Affected : 10%	* *	4-5	\$10,000	
37	Explanation: Checking					
Not Accessible	90%					
Fender Buffer						
Rubber	5%	2041	* *	4-5	\$2,000	
No Component	95%					
Facing						
Timber	63%	2037	* *	3	\$33,200	
Timber	2% Now \$16,40 Broken, Extent : Severe, Area Affect Location : At North Side Of West I	ed : 100%	* *	3	\$1,100	
No Component	15%					
Not Accessible	20%					
Piles						
Timber	12% Worn, Extent : Light, Area Affected Location : Isolated Above Mlw Ele		* *	4	\$6,000	
Timber	3% Now \$17,70 Broken, Extent : Severe, Area Affect Location : At Offshore Mooring/B	ed : 100%	* *	4	\$1,000	
No Component	75%					
Not Accessible	10%					
Deck Elements						
Railing						
Steel	20%	2026				
No Component	80%					

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

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

DEPARTMENT OF SANITATION - 827 GREENPOINT MARINE TRANSFER STA BARGE DOCKS

Piers	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Deck Elements				
Coping/Curb				
Timber	100%	LIFE **		
	Rotting/Splitting, Extent : Moderate, Ar	ea Affected : 5%		
	Location: Along West Side Of Facility	y		
Protective Structure				
Donut Fender				
Steel/Rubber	100%	2027		
	Recent Replace Evident, Extent: Light,	Area Affected : 100%		
	Location : At Northwest Corner Of Fa	acility		

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK

Address : HAMILTON AVE AND GOWANUS BAY

Borough : BROOKLYN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOS0009.010 \, / \, 2873 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Area Sq Ft : 3,712 Project Type : SANITATION

Date of Survey : 25-Jul-2017 Landmark Status : NONE

Areas Surveyed :

Block : 625 Lot : 250 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$15,000	\$5,800		
Total	\$15,000	\$5,800		
Importance Code A				
Importance Code B	\$15,000	\$5,800		
Total	\$15,000	\$5,800		



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

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

DEPARTMENT OF SANITATION - 827 HAMILTON AVENUE MTS BARGE DOCKS MOORING RACK

Piers	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Timber	100%	LIFE	* *	5	\$15,600	
Pile Caps						
Timber	100%	LIFE	* *	4	\$29,200	
Piles and Bracing						
Steel	15%	LIFE	* *	5	\$8,600	
	Corrosion, Extent : Light, Area Affec Location : Within Tidal Zone	ted : 10%				
	Other Observation, Extent: Light, An Location: 4 Each That Support Mo					
	Explanation : Sheet Piles Cells					
Timber	60%	LIFE	* *	4-5	\$10,000	
	Worn, Extent : Light, Area Affected : Location : Within Tidal Zone	10%				
Not Accessible	25%					
Coping/Curb						
Timber	100%	LIFE	* *			
Fender						
Facing						
Timber	80%	2037	* *	3	\$17,400	
Not Accessible	20%					
Wales and Chocks	1000/	2027	* *	4	¢45 100	
Timber	100%	2037	T T	4	\$45,100	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : NORTH SHORE MARINE TRANSFER STA BARGE DOCKS

Address : FLUSHING BAY BET 30TH AND 31ST AVE.

Borough : QUEENS Agency's Number : N/A

Program / Asset # : DOS0010.010 / 1805 Yr Built/Renovated :

Area Sq Ft : 63,930 Project Type : SANITATION

Date of Survey : 03-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 4346 Lot : 75 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers		\$418,900
Total		\$418,900
Importance Code A		\$354,400
Importance Code B		\$64,400
Total		\$418,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$11,500		\$3,200	
Total	\$11,500		\$3,200	
Importance Code A				
Importance Code B	\$6,000		\$3,200	
Importance Code C	\$5,500			
Total	\$11,500		\$3,200	



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

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

DEPARTMENT OF SANITATION - 827 NORTH SHORE MARINE TRANSFER STA BARGE DOCKS

Asset #: 1805

Piers	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck	- 00/		de de	_	4.5 0.500	
Concrete	50%	LIFE	**	5	\$59,600	
	Recent Replace Evident, Extent : Light, Location : New Deck Planks	Area Affec	cted : 100%			
Not Accessible	50%					
Deck Surface						
Asphalt Pavers	5%	2041	* *			
Concrete	25%	2041	* *	5	\$10,900	
Not Accessible	70%					
Pile Caps			de de			
Concrete	100%	LIFE	**	5	\$4,300	
	Recent Replace Evident, Extent : Light, Location : New Pier	Area Affec	cted: 100%			
Dilag on J Durasia	Location : New Fier					
Piles and Bracing Steel	30%	LIFE	* *	5	\$204,000	
Steel	Corrosion, Extent : Light, Area Affected			3	\$294,900	
	Location : In Tidal Zone	ı. 570				
	Missing Coating, Extent: Light, Area A	Iffacted · 5	0/2			
	Location: In Tidal Zone	ујестей . 5	70			
	Recent Replace Evident, Extent: Light,	Area Affe	cted : 100%			
	Location : New Pier	717 eu 71jjee	леи . 100/0			
Not Accessible	70%					
Fender	7070					
Facing						
Composite	50%	2027	\$64,400			
e emp eeme	Surface Wearing/Scaling, Extent : Ligh					
	Location : Along Two Berthing Face.					
No Component	50%					
Wales and Chocks	2070					
Steel	40%	2041	* *	3-5	\$18,900	
No Component	50%				4-0,200	
Not Accessible	10%					
Piles						
Timber	10%	2041	* *	4	\$4,000	
No Component	80%					
Not Accessible	10%					
Pile Cluster						
Timber	50%	2032	* *	4-10		
Not Accessible	50%					
Deck Elements						
Railing						
Steel	50%	2027				
No Component	50%					
Coping/Curb						
Timber	50%	LIFE	* *			
No Component	50%	211 2				

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

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

DEPARTMENT OF SANITATION - 827 NORTH SHORE MARINE TRANSFER STA BARGE DOCKS Asset #: 1805

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021 - 2024	FY 2025 - 2030
Piers	\$606,300	
Total	\$606,300	
Importance Code B	\$606,300	
Total	\$606,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$6,100			\$12,100
Total	\$6,100			\$12,100
Importance Code A				
Importance Code B	\$6,100			\$12,100
Total	\$6,100			\$12,100



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

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

DEPARTMENT OF SANITATION - 827 S.W.BROOKLYN MARINE TRANSFER STA BARGE DOCKS

Asset #: 1820

Piers	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Concrete	30%	LIFE	* *	5	\$9,300	
	Cracking, Extent : Light, Area Affected Location : Throughout Concrete Acce					
Not Accessible	70%					
Pile Caps						
Concrete	2% Erosion, Extent : Moderate, Area Affec Location : At Top Of Exposed Pile Ca		* * Of Slip	5		
Not Accessible	98%					
Piles and Bracing Not Accessible	100%					
Fender						
Facing						
Timber	20% Now \$220,500 Broken, Extent: Severe, Area Affected Location: Throughout Interior Bay A Missing Part, Extent: Severe, Area Affe Location: Throughout Interior Bay A	nd At Offshore ected : 40%	**	3	\$7,100	
Timber	35% 2-4 \$385,900 Rotting/Splitting, Extent: Moderate, An Location: Throughout Worn, Extent: Moderate, Area Affected Location: Splash Zone		* *	3	\$12,400	
Timber	45%	2036	* *	3	\$21,200	
Wales and Chocks						
Steel	5% Corrosion, Extent : Moderate, Area Aff Location : Splash Zone	2036 ected : 30%	* *	3-5	\$2,400	
Not Accessible	95%					
Deck Elements Coping/Curb						
Timber	50% Rotting/Splitting, Extent : Light, Area A Location : Isolated Throughout	LIFE (ffected : 5%	* *			
No Component	50%					

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM

Address : NORTH SIDE OF DOS FACILITY #1821 @ FOOT OF 51ST STREET

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DOS000B.000 / 14149 Yr Built/Renovated :

Area Sq Ft : 9,850 Project Type : SANITATION

Date of Survey : 11-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 803 Lot : 5 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$1,896,700	
Total	\$1,896,700	
Importance Code A	\$1,244,400	
Importance Code B	\$652,300	
Total	\$1,896,700	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers				
Total				
Importance Code A				
Importance Code B				

Total



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

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

DEPARTMENT OF SANITATION - 827 SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM

Asset #: 14149

Piers	Current Repair	Future Replacement	N	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural Deck					
Concrete	25% Now \$150,700 Broken, Extent : Severe, Area Affected . Location : Collapsed At West End Of		5	\$4,600	1
Concrete	75% 2-4 \$452,000 Cracking, Extent: Severe, Area Affecte. Location: Large Cracks Throughout. Excess Deflections, Extent: Severe, Area Location: Offshore Half Of Deck Slop Exposed Reinforcement, Extent: Severe Location: Throughout Deck Soffit Spalling, Extent: Severe, Area Affected Location: Throughout Deck Soffit	Deck Surface ea Affected : 50% ping Towards Water e, Area Affected : 25%	5	\$13,800	2
Pile Caps					
Timber	35% 4+ \$182,700 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	LIFE ** rea Affected : 20%	4	\$27,100	
Timber	40%	LIFE **	4	\$31,000	
Timber	25% Now \$130,500 Broken, Extent : Severe, Area Affected . Location : Collapsed At West End Of		4	\$19,300	
Piles and Bracing Timber	15% 4+ \$123,200	LIFE **	4-5	\$6,600	
	Loose Connections, Extent : Severe, Ard Location : Partial And/or Non-bearing Rotting/Splitting, Extent : Moderate, Ard Location : Throughout	g Piles Throughout			
Timber	25% Now \$205,400 Broken, Extent : Severe, Area Affected . Location : Collapsed At West End Of		4-5	\$11,000	
Not Accessible	60%				
Fender					
Wales and Chocks Timber	100% Now \$241,100 Broken, Extent : Severe, Area Affected . Location : Throughout	2043 ** : 100%	4	\$28,200	
Piles					
Timber	50% Now \$191,100 Broken, Extent : Severe, Area Affected . Location : Collapse At West End Of A		4	\$6,500	
Not Accessible	50%				
Deck Elements					
Coping/Curb Timber	100% Now \$220,100 Broken, Extent : Severe, Area Affected . Location : Broken At Collapse And M				

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

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

DEPARTMENT OF SANITATION - 827 SANITATION GARAGE BKLYN 10 AND 7 TIMBER PILE SUPPORTED PLATFORM Asset # : 14149

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : W. 135TH MARINE TRANSFER STATION BARGE DOCKS

Address : 135TH ST AND HUDSON RIVER

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DOS0002.010 / 1841 Yr Built/Renovated :

Area Sq Ft : 22,248 Project Type : SANITATION

Date of Survey : 26-Oct-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2101 Lot : 120 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Piers	\$94,300	\$65,400
Total	\$94,300	\$65,400
Importance Code A		\$65,400
Importance Code B	\$94,300	
Total	\$94,300	\$65,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers	\$7,500	\$7,100		\$1,000
Total	\$7,500	\$7,100		\$1,000
Importance Code A				
Importance Code B	\$7,500	\$7,100		\$1,000
Total	\$7,500	\$7,100		\$1,000



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

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

DEPARTMENT OF SANITATION - 827 W. 135TH MARINE TRANSFER STATION BARGE DOCKS

Asset #: 1841

Piers	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Deck							
Concrete	20%		LIFE	* *	5	\$8,300	
Timber	70%		LIFE	**	5	\$65,400	
	Surface Wearing/Scal Location : Througho		, Area Aj	ffected : 20%			
No Component	10%						
Pile Caps							
Concrete	10%		LIFE	* *	5	\$200	
Timber	15%		LIFE	* *	4	\$26,200	
Not Accessible	75%						
Piles and Bracing							·
Timber	5%		LIFE	* *	4-5	\$5,000	
Not Accessible	95%						
	Other Observation, Ex	xtent : Light, Area	Affected	! : 0%			
	Location:						
	Explanation: Wraps	s On The Majority	Of Acce	ssible Piles			
Fender							
Buffer							
Rubber	7%		2041	* *	4-5	\$3,200	
No Component	90%						
Not Accessible	3%						
Facing							
Timber	35%		2037	* *	3	\$21,200	
Timber	5% Now	\$94,300	2043	* *	3	\$3,000	
	Broken, Extent : Sever Location : Isolated	re, Area Affected :	100%				
No Component	10%						
Not Accessible	50%						
Wales and Chocks							
Timber	10%		2037	* *	4	\$12,500	
	Rotting/Splitting, Exte	nt : Light, Area A	ffected :	10%		-	
	Location: Isolated						
No Component	90%						
Piles	7070						
Timber	10%		2037	* *	4	\$5,800	
No Component	80%		2001		•	Ψ2,000	
Not Accessible	10%						
Deck Elements	10/0						
Coping/Curb							
Timber	100%		LIFE	* *			

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

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

DEPARTMENT OF SANITATION - FY 2020 Print Date: 16-Sep-2019

Asset Name : BULKHEAD

Address : 135TH ST AND HUDSON RIVER

Borough : MANHATTAN Agency's Number : N/A Program / Asset # Yr Built/Renovated

: DOS000B.MH2 / 1828 Linear Ft : 221 **Project Type** : SANITATION

Date of Survey

: 26-Oct-2016 **Landmark Status** : NONE

Areas Surveyed

Block : 2101 : 120 BIN Lot

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$82,400	
Total	\$82,400	
Importance Code A	\$82,400	
Total	\$82,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,300			
Total	\$1,300			
Importance Code A				
Importance Code B	\$1,300			
Importance Code C				
Total	\$1,300			



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

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

DEPARTMENT OF SANITATION - 827 BULKHEAD

Bulkheads	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Gravity Wall						
Concrete	5%	LIFE	* *	5		
	Cracking, Extent : Light, Area Affected Location : Throughout Gravity Wall A		nd			
No Component	95%					
Revetment						
Stone	70%	LIFE	* *	5	\$900	
No Component	30%					
	Other Observation, Extent : Light, Area	Affected	: 0%			
	Location : North End					
	Explanation: Natural Shoreline					
Sheet Piles						
Steel	65%	LIFE	* *			
Steel	30% 4+ \$82,400	LIFE	* *			
	Corrosion, Extent : Moderate, Area Affo Location : Tidal Zone	ected : 50	%			
	Missing Coating, Extent : Moderate, Ar Location : Tidal Zone	ea Affecte	ed : 50%			
No Component	5%					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$700	
	Cracking, Extent : Light, Area Affected Location : Throughout	: 15%				
	Spalling, Extent : Light, Area Affected : Location : Isolated	5%				
ackfill						
Fill						
Not Accessible	100%					
Surface						
Brick Pavers	100%	2036	* *	5	\$2,500	
211111 1 41415	Other Observation, Extent : Light, Area Location : Behind Steel Sheet Pile Wa	Affected	: 20%	J	\$2,500	
	Explanation: Settlement					

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : BULKHEAD BTWN PIERS 98 AND 99

Address : 59TH ST. AND HUDSON RIVER

Borough : MANHATTAN Agency's Number : N/A

Date of Survey : 10-Dec-2015 Landmark Status : NONE

Areas Surveyed :

Block : 1109 Lot : 99 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$102,300	\$94,800
Total	\$102,300	\$94,800
Importance Code A	\$67,100	
Importance Code B	\$35,200	\$94,800
Total	\$102,300	\$94,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$48,800			
Total	\$48,800			
Importance Code A				
Importance Code B	\$48,800			
Total	\$48,800			



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

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

DEPARTMENT OF SANITATION - 827 BULKHEAD BTWN PIERS 98 AND 99

Asset #: 1830

Bulkheads	Current Repair	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural Relieving Platform Top Concrete	100% 4+ \$67,100	LIFE	* *	5	\$700		
	Cracking, Extent: Light, Area Affected Location: Throughout Erosion, Extent: Light, Area Affected: Location: In Tidal Zone						
	Other Observation, Extent : Severe, Are Location : 53 Ft To 63 Ft From North		ed : 5%				
D'I ID '	Explanation: Erosion						
Piles and Bracing Not Accessible	100%						
Lowlevel Pile Caps	50 /		* *				
Timber	5% Rotting/Splitting, Extent : Light, Area A Location : Throughout	LIFE ffected :					
Not Accessible	95%						
Backfill Fill							
Not Accessible	100%						
Surface							
Concrete	100% Cracking, Extent : Light, Area Affected Location : Isolated Traverse Crack Ap		* * tely 125 Ft From 1	5 North En	\$2,200 ad		
Fender Piles		<u> </u>	•				
Timber	90% Now \$33,600 Broken, Extent : Severe, Area Affected : Location : Above Mlw Missing Pile, Extent : Severe, Area Affe Location : Throughout	cted : 10		4	\$4,100		
	Rotting/Splitting, Extent : Severe, Area Location : Above Mlw	Affected	: 25%				
Not Accessible	10% Other Observation, Extent: Light, Area Location: Explanation: Not Accessible Below W		1:0%				
Wales and Chocks	*						
Timber	100% Now \$35,200 Broken, Extent: Severe, Area Affected: Location: Throughout Missing Part, Extent: Severe, Area Affe		* *	4	\$10,300		
Deck Elements	Location: Throughout						

Deck Elements

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

Estimates are rounded to the nearest hundred dollars.

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

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

DEPARTMENT OF SANITATION - 827 BULKHEAD BTWN PIERS 98 AND 99

Bulkheads	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements						
Railing						
Steel	50%	2025	\$94,800			
	Other Observation, Extent : Light, Area	a Affected :	100%			
	Location: Throughout					
	Explanation : Steel Mesh In Timber F	rame				
Timber	50%	2021	\$15,200			
	Other Observation, Extent : Light, Area Affected : 50%					
	Location: Throughout					
	Explanation: Weathering					

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : DOS SANITATION GARAGE GRAVITY / TIMBER SHEET PILE WALL

Address : 52ND ST. AND GOWANUS BAY FOOT OF CONCRETE PIER

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DOS000B.BN1 / 1821 Yr Built/Renovated :

Linear Ft : 585 Project Type : SANITATION

Date of Survey : 05-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 803 Lot : 5 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$2,018,300	
Total	\$2,018,300	
Importance Code A	\$1,932,100	
Importance Code B	\$41,300	
Importance Code C	\$44,900	
Total	\$2,018,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$39,800	\$100		
Total	\$39,800	\$100		
Importance Code A Importance Code B Importance Code C	\$39,800	\$100		
Total	\$39,800	\$100		



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

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

DEPARTMENT OF SANITATION - 827 DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL

Asset #: 1821

Bulkheads	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Structural					
Gravity Wall	0.50/ 3.7	1100 **	_		
Concrete	25% Now \$1,230,100 Cracking, Extent: Severe, Area Affected Location: Throughout Missing Part, Extent: Severe, Area Affec Location: Above Tidal Zone	: 40%	5	\$600	
	Spalling, Extent : Severe, Area Affected : Location : In Tidal Zone	50%			
	Other Observation, Extent : Severe, Area Location : Emergency H-pile Bracing I Explanation : Bracing		upport W	Vall	
No Component	60%				
Not Accessible	15%				
Revetment					
Stone	10% 4+ \$44,900 Settlement, Extent : Moderate, Area Affec Location : At Top And Mid Slope	LIFE ** cted : 20%	5	\$400	
No Component	90%				
Sheet Piles					
Timber	30% 4+ \$702,000 Rotting/Splitting, Extent: Light, Area Afj Location: Above Mean Low Water Ele Other Observation, Extent: Severe, Area Location: Fill Loss Through Sheet Pile Explanation: Fill Loss	vation 1 Affected : 10%	4 inkholes	\$3,300 In Asphalt	
No Component	40%				
Not Accessible	30%				
Wales					
Not Accessible	100%				
Backfill					
Fill Topsoil	25% Now \$32,800 Other Observation, Extent : Severe, Area Location : Inshore Of Gravity Wall And Explanation : Sinkholes	**			
Not Accessible	75%				
1101/1000351010	1370				

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

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

DEPARTMENT OF SANITATION - 827 DOS SANITATION GARAGE GRAVITY /TIMBER SHEET PILE WALL

Bulkheads		Current Rep	air	Future	Replacement	M	aintenance	
System Component Type		ail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Backfill								
Surface								
Asphalt	50%	Now	\$27,500	2042	* *	5	\$1,700	
	Settlement, E	Extent : Seve	re, Area Affecte	d: 100%	Ó			
	Location:	Sinkholes Ai	t Inshore Of Gr	avity Wal	l And Along Timbe	er Bulkho	ead	
Asphalt	10%			2036	* *	5	\$700	
•	Cracking, E	xtent : Light,	Area Affected	25%				
	Location:	Isolated Thr	oughout					
Asphalt	25%	0-2	\$13,800	2042	* *	5	\$800	
•	Settlement, I	Extent : Seve	re, Area Affecte	d : 100%	,)			
	Location:	Along Timbe	er Bulkhead					
Not Accessible	15%							
Deck Elements								
Railing								
Fencing	70%			2028	\$23,200	3	\$200	
	Not Plumb, I	Extent : Ligh	t, Area Affected	l : 25%				
	Location:	Within Park	ing Lot Area					
Fencing	20%	Now	\$6,600	2032	* *	3		
C	Displaced E	lements, Ext	ent : Moderate,	Area Aff	ected : 100%			
	Location:	Inshore Of S	Sinkholes At Gr	avity Wal	l And East End Of	Timber	Bulkhead	
No Component	10%							

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2
Address : FRESH KILLS, STATEN ISLAND SOUTH SHORE W. OF EXP WAY TO PT

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DOS000B.SI0 / 1804 Yr Built/Renovated : 1948 /

Linear Ft : 1,000 Project Type : SANITATION

Date of Survey : 27-Jul-2017 Landmark Status : NONE

Areas Surveyed :

Block : 5900 Lot : 500 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$605,800	
Total	\$605,800	
Importance Code B	\$514,500	
Importance Code C	\$91,300	
Total	\$605,800	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$64,700			\$9,200
Total	\$64,700			\$9,200
Importance Code B	\$64,700			\$9,200
Total	\$64,700			\$9,200



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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2

Asset #: 1804

Bulkheads	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Steel	30% 4+ \$45,700	LIFE	* *			
	Corrosion, Extent : Moderate, Area Aff Location : Throughout	ected: 50%				
Steel	50%	LIFE	* *			
Steel	15% Now \$45,700	LIFE	* *			
	Other Observation, Extent : Severe, Ard Location : Western Half	ea Affected : 100%				
	Explanation: Broken And Displaced					
No Component	5%					
Sheet Piles	- 0./					
Steel	5%	LIFE	* *			
	Corrosion, Extent : Light, Area Affected					
	Location: Throughout, Visible Only	Where Fenders Miss	ing			
Not Accessible	95%					
ackfill						
Fill						
Topsoil	10% Now \$22,400	2068	* *			
	Other Observation, Extent: Severe, Ar. Location: 250 Feet From East And T		ge Of C	Coping		
	Explanation : Sinkhole					
Not Accessible	90%					
Surface	2.50/	• • • • • • • • • • • • • • • • • • • •		_		
Asphalt	25%	2031	* *	5	\$2,900	
	Cracking, Extent : Light, Area Affected	: 5%				
	Location: Throughout					
Asphalt	25% Now \$23,500	2043	* *	5	\$1,400	
	Broken, Extent : Severe, Area Affected					
	Location: Failed Behind Sheet Piles	Due To Fill Loss Th	roughoi	ıt		
Concrete	30%	2031	* *	5	\$3,400	
	Cracking, Extent : Light, Area Affected	: 5%				
	Location : Throughout					
Gravel	10%	2031	* *	2-5	\$300	
Topsoil	10% Now \$5,600		5,600	5	\$200	
Торзоп	Settlement, Extent : Severe, Area Affect Location : Behind Sheet Pile Through	ed: 100%	5,000	J	φ200	
ender						

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

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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS, PLANT #1 STEEL BULKHEAD BET. PAD #1 AND PAD #2

Bulkheads	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fender							
Facing							
Timber	35% 4+	\$85,700	2037	* *	3	\$13,800	
	Rotting/Splitting, Exter	ıt : Moderate, Ar	ea Affect	ed : 25%			
	Location : Throughou	ut					
Timber	35% Now	\$428,700	2043	* *	3	\$13,800	
	Broken, Extent : Severe	e, Area Affected :	100%				
	Location : Throughou	ut But Primarily	On The W	Vestern Half			
No Component	5%						
Not Accessible	25%						
Piles							
Timber	5% 4+	\$9,800	2043	* *	4	\$1,200	
	Marine Borer Infestation, Extent: Moderate, Area Affected: 25%						
	Location: Tidal Zone	ę					
No Component	5%						
Not Accessible	90%						

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD Address : FRESH KILLS, STATEN ISLAND NORTH SHORE E. OF EXPRESSWAY

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DOS000B.SI3 / 4155 Yr Built/Renovated : 1948 /

Linear Ft : 549 Project Type : SANITATION

Date of Survey : 27-Jul-2017 Landmark Status : NONE

Areas Surveyed :

Block : 2685 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,223,000	
Total	\$1,223,000	
Importance Code A	\$682,100	
Importance Code B	\$474,100	
Importance Code C	\$66,800	
Total	\$1,223,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$11,400			\$4,700
Total	\$11,400			\$4,700
Importance Code B	\$11,400			\$4,700
Total	\$11,400			\$4,700



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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD

Asset #: 4155

Bulkheads	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Structural Coping/Curb Steel	20% 4+ \$33,400 Corrosion, Extent : Moderate, Area Affi	LIFE **		
Steel Steel	Location: Throughout 60% 20% Now \$33,400 Other Observation, Extent: Severe, Are Location: Western 100 Feet	LIFE ** LIFE ** ca Affected : 100%		
Sheet Piles	Explanation : Displaced Due To Impa	Ci		
Steel	10% Now \$341,000 Excess Deflection, Extent : Severe, Area Location : Eastern 115 Feet	LIFE ** a Affected : 100%		
Steel	10% 4+ \$341,000 Corrosion, Extent : Moderate, Area Affo Location : Tidal Zone	LIFE ** ected : 15%		
Not Accessible	80% Other Observation, Extent: Light, Area Location: Explanation: Behind Fender System	Affected : 0%		
Backfill	1			
Fill Topsoil	30% Now \$37,000 Sinkhole, Extent : Severe, Area Affected Location : Eastern 80 Feet Behind Sh			
Not Accessible	70%			
Surface				
Asphalt	10%	2031 **	5 \$600	
Concrete	40%	2031 **	5 \$2,500	
Concrete	20%	2031 **	5 \$1,300	
Topsoil	30% Now \$9,300 Other Observation, Extent: Severe, Are Location: Eastern 80 Feet Explanation: Sinkhole, 8 Feet Deep, 1		5 \$400	
Fender		8		
Facing Timber	20% Now \$134,500 Broken, Extent : Severe, Area Affected : Location : Western 50 Feet And Isolat		3 \$4,300	
Timber	45% 2-4 \$302,600 Rotting/Splitting, Extent : Moderate, Ar Location : Throughout	2043 ** ea Affected : 50%	3 \$9,700	
No Component Not Accessible	10% 25%			
Wales and Chocks Not Accessible	100%			

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

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

DEPARTMENT OF SANITATION - 827 FRESH KILLS, PLANT #2 MOORING DK STEEL SHEET PILE BULKHEAD Asset #: 4155

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

Address : HAMILTON AVE AND GOWANUS BAY

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DOS0009.020 / 14947 Yr Built/Renovated :

Linear Ft : 680 Project Type : SANITATION

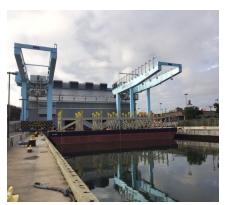
Date of Survey : 25-Jul-2017 Landmark Status : NONE

Areas Surveyed :

Block : 625 Lot : 2 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$42,200	
Total	\$42,200	
Importance Code A	\$42,200	
Total	\$42,200	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$27,700	\$9,600	\$9,200	\$800
Total	\$27,700	\$9,600	\$9,200	\$800
Importance Code A	\$6,200			
Importance Code B	\$21,500	\$9,600	\$9,200	\$800
Importance Code C				
Total	\$27,700	\$9,600	\$9,200	\$800



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

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

DEPARTMENT OF SANITATION - 827 HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

Asset #: 14947

Bulkheads	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Timber	100%	LIFE	* *	5	\$400	
Sheet Piles	70/		ala ala			
Steel	5% 4+ \$42,200		* *			
	Corrosion, Extent: Moderate, Area A	-				
	Location : Exposed Cofferdam At W					
Steel	25%	LIFE	* *			
	Other Observation, Extent : Light, Are					
	Location : Along South Face Of Asse					
	Explanation: Exposed Sheet Piles A	bove Water				
Not Accessible	70%					
Pile Caps	000/		ala ala	_	4.000	
Concrete	98%	LIFE	* *	5	\$2,000	
	Cracking, Extent: Light, Area Affected		001		0 4 5	
	Location: From 47 Feet To 119 Fee		-	id Along	South Face	
	Recent Repair Evident, Extent : Light,			E 100	4	
	Location : Sealed Cracks From 119				Isset	
Concrete	2% 4+ \$6,200		* *	5		
	Spalling, Extent : Moderate, Area Affe Location : At East Dolphin Cap	ected : 5%				
Backfill						
Fill						
Not Accessible	100%					
Fender						
Buffer	2007	2041	* *	4.5	Φ4.100	
Rubber	20%	2041	* *	4-5	\$4,100	
No Component	80%					
Facing	000/	2041	* *	2	¢24.000	
Timber	90%	2041	4- 4-	3	\$24,000	
	Worn, Extent : Light, Area Affected : 5 Location : Within Tidal Zone At Eas.					
		і Доірнін				
No Component	10%					
Piles	400/	2041	ماد مات	10		
Steel	40%	2041	**	10		
	Other Observation, Extent: Light, Are		<i>o</i>			
	Location: Along South Face Of Asse					
	Explanation : Exposed Steel H-piles					
Not Accessible	60%					

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

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

DEPARTMENT OF SANITATION - 827 HAMILTON AVENUE MTS BARGE DOCKS BULKHEAD

Bulkheads	Current Rep	air Futu	re Replacement	M	laintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fender							
Wales and Chocks							
Steel	23%	2041	* *	3-5	\$7,600		
	Corrosion, Extent : Mode	erate, Area Affected : 1	0%				
	Location : On Shackles	Supporting The Tensio	n Chains At The F	ender Pa	nels		
	Other Observation, Exter	nt : Light, Area Affected	l : 100%				
	Location : Along South	Face Of Asset					
	Explanation : Wales Su	.	S				
Steel	2% 4+	\$7,600 2043	* *	3-5	\$500		
	Broken, Extent : Light, A	. ,			4000		
	Location : Electrical Be		Fender Panels Alor	g South	Face Of Asset		
Timber	10%	2041	* *	4	\$5,500		
	Other Observation, Exter	Other Observation, Extent: Light, Area Affected: 100%					
	Location : At East And	West Dolphins					
	Explanation: Supporting	ng Fender Clusters					
No Component	65%						
Pile Cluster							
Timber	2% 4+	\$8,500 2033	* *	4	\$400		
	Broken, Extent : Light, A	rea Affected : 5%					
	Location: Loose Wire	Rope Around Top Of Co	luster At East Dolp	hin			
Timber	8%	2032	* *	4-10	\$11,000		
No Component	90%				-		

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD Address : E 93 RD ST TO NO END MARINE XFER STATION SUB 2 OF AT, SUB 1 OF BL

Borough : MANHATTAN Agency's Number : N/A
Program / Asset # : DOS0062.000 / 13850 Yr Built/Renovated :

Linear Ft : 438 Project Type : SANITATION

Date of Survey : 20-Oct-2016 Landmark Status : NONE

Areas Surveyed :

Block : 1587 Lot : 27 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$202,000	\$240,400
Total	\$202,000	\$240,400
Importance Code A	\$202,000	
Importance Code B		\$240,400
Total	\$202,000	\$240,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$24,300	\$800		
Total	\$24,300	\$800		
Importance Code A				
Importance Code B	\$24,300	\$800		
Total	\$24,300	\$800		



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

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

DEPARTMENT OF SANITATION - 827 LOW-LEVEL RELIEVING PLATFORM TIMBER PILE SUPPORTED BULKHEAD

Bulkheads		Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Relieving Platform Top								
Concrete/Stone	40%	4+	\$37,900	LIFE	* *			
			erate, Area Affect		7 11 1 0CW 1	7		
					Full Length Of Wal	l		
	_		ctent : Moderate, .					
			Stone Facing In Ti		?			
		_	t, Area Affected : Face In Splash Zo					
G					* *			
Concrete/Stone	10%	4+	\$94,800	LIFE	* *			
			e, Area Affected : els At Dep Outfal					
NI-4 A:1-1-	50%	. Stone I un	eis Ai Dep Ouijai	ıs				
Not Accessible	30%							
Piles and Bracing Not Accessible	100%							
Pile Caps	10070							
Timber	5%	2-4	\$69,300	LIFE	* *	4	\$200	
Timoer			nt : Moderate, Ar		ed : 30%	7	\$200	
		: At Outboo		33				
Not Accessible	95%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Asphalt Pavers	30%			2037	* *	5	\$1,500	
Topsoil	25%			2026	\$6,200	5	\$500	
Under Construction	45%							
Deck Elements								
Railing	5.50/	4	#24 000	2025	#240.400			
Steel	55%	4+	\$24,000	2027	\$240,400			
		oating, Exte : Isolated	nt : Light, Area Aj	јестеа : .	J70			
Halan Canada di		. isotatea						
Under Construction	45%							

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : NORTH SHORE MARINE TRANSFER STA REVETMENT

Address : 31ST AVE AND FLUSHING BAY GRAVITY WALL SO. TO ACCESS RAMP

Borough : QUEENS Agency's Number : N/A

Program / Asset # : DOS000B.QN1 / 1831 Yr Built/Renovated :

Linear Ft : 550 Project Type : SANITATION

Date of Survey : 03-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 4377 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$295,300	
Total	\$295,300	
Importance Code C	\$295,300	
Total	\$295,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,200	\$1,400		
Total	\$1,200	\$1,400		
Importance Code A				
Importance Code B	\$1,200	\$1,400		
Importance Code C				
Total	\$1,200	\$1,400		



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

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

DEPARTMENT OF SANITATION - 827 NORTH SHORE MARINE TRANSFER STA REVETMENT

Bulkheads	Cur	rent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Gravity Wall							
Concrete	20%		LIFE	* *	5	\$400	
	•	Evident, Extent : Light, ncrete Wall Supporting I					
No Component	80%						
Revetment							
Stone	30%		LIFE	* *	5	\$1,000	
Stone	70% 4	+ \$295,300	LIFE	* *	5	\$2,300	
	Progressing Sco	our, Extent : Moderate, 2	Area Affe	ected : 100%			
	Location : Ins	ufficient Stone Along Le	ngth Of S	Shoreline North Of	Mts Acc	ess Bridge	
Backfill Fill							
Not Accessible	100%						
Surface							
Asphalt	15%		2041	* *	5	\$900	
-	-	Evident, Extent : Light, New Dsny Parking Lot A					
Asphalt	45%		2037	* *	5	\$2,800	
•	·	g/Scaling, Extent : Light roughout Parking Area I					
Concrete	10%		2041	* *	5	\$600	
	-	Evident, Extent : Light, jacent To New Asphalt F					
Topsoil	30%		2026	\$9,300	5	\$800	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : REVETMENT - RIPRAP BULKHEAD

Address : W 215TH ST TO SS W 218TH ST HARLEM RIVER

Borough : MANHATTAN Agency's Number : N/A

Program / Asset # : DOS0061.000 / 13795 Yr Built/Renovated :

Linear Ft : 1,005 Project Type : SANITATION

Date of Survey : 31-Aug-2016 Landmark Status : NONE

Areas Surveyed :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$77,100	
Total	\$77,100	
Importance Code C	\$77,100	
Total	\$77.100	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$16,800		\$100	
Total	\$16,800		\$100	
Importance Code B Importance Code C	\$16,800		\$100	
Total	\$16,800		\$100	



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

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

DEPARTMENT OF SANITATION - 827 REVETMENT - RIPRAP BULKHEAD

Bulkheads		Current R	epair	Futur	Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Structural								
Coping/Curb								
Concrete	30%			LIFE	* *	5	\$300	
		_	t, Area Affected :			_		
		: Minor Sp	alling To Top Fac	e Of Buri	ed Concrete Jerse	y Barriei	rs	
No Component	70%							
Revetment								
Stone	80%			LIFE	* *	5	\$4,800	
Stone	10%	2-4	\$77,100	LIFE	* *	5	\$600	
			tent : Moderate, .	Area Affe	cted : 100%			
		: Southern						
	Explanati	on : Inadeq	quate Placement/	Protectio	n			
No Component	10%							
Sheet Piles								
Steel	5%			LIFE	* *			
			ght, Area Affected					
	Location	: Througho	ut Exposed Surfa	ce Of She	eting			
No Component	90%							
Not Accessible	5%							
Backfill								
Fill								
Topsoil	10%	Now	\$13,500	2068	* *			
	Erosion, Ex	tent : Seve	re, Area Affected	: 75%				
	Location	: Southern	100 Feet Of Asset	Above R	evetment			
Not Accessible	90%							
Surface								
Asphalt	20%	4+	\$1,900	2043	* *	5	\$1,100	
•	Settlement,	Extent : M	oderate, Area Aff	ected : 10	9%			
	Location	: At Termin	us Of 216th Stree	t				
Gravel	45%			2041	* *	2-5	\$1,400	
Topsoil	35%			2026	\$19,800	5	\$1,600	
Topson		ctent : Ligh	t, Area Affected :		Ψ1,500	-	Ψ1,000	
		: Northern						

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

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : REVETMENT AND BULKHEAD GOWANUS BAY

Address : 19TH STREET TO 21ST STREET SOUTH OF HOME DEPOT

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DOS000B,BN4 / 1824 Yr Built/Renovated :

Linear Ft : 750 Project Type : SANITATION

Date of Survey : 05-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 625 Lot : 65 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$38,700			
Total	\$38,700			
Importance Code B	\$27,200			
Importance Code C	\$11,500			
Total	\$38,700			



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

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

DEPARTMENT OF SANITATION - 827 REVETMENT AND BULKHEAD GOWANUS BAY

Bulkheads	Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	30%		LIFE	* *	5	\$1,300	
Stone	10% 4+	\$11,500 I	LIFE	* *	5	\$400	
	Settlement, Extent : Lig	**	10%				
	Location: At Top Of S	Slope					
No Component	60%						
Sheet Piles							
Steel	20%	I	LIFE	* *			
	Corrosion, Extent : Mod	derate, Area Affecto	ed : 20	0%			
	Location: In Splash Z	one, 140 Feet To 5	10 Fee	et From North End	l		
No Component	40%						
Not Accessible	40%						
Backfill							
Fill							
Gravel	10% Now	\$6,800	2042	* *	5	\$100	
	Other Observation, Ext	ent : Moderate, Are	ea Affe	cted : 50%			
	Location: Above Reve	etment At Northern	140 F	eet Of Asset			
	Explanation: Fill Los	S					
Not Accessible	90%						
Surface							
Concrete	80%	2	2036	* *	5	\$6,800	
	Cracking, Extent: Ligh	t, Area Affected : 2	%			. ,	
	Location : Isolated Th						
Concrete	20% 4+	\$16,900 2	2042	* *	5	\$900	
2 322 232	Cracking, Extent : Ligh	. ,			-	\$200	
	Location : Transverse			Of Assat At 10th S	traat		

Maintenance \$ are aggregated over a 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-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code B				
Importance Code C				

Total



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

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

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

DEPARTMENT OF SANITATION - 827 REVETMENT AT DOS GARAGE

Bulkheads	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Concrete	100%	LIFE	* *	5	\$400	
	Cracking, Extent : Light, Area	Affected : 2%				
	Location : Isolated					
Revetment						
Stone	100%	LIFE	* *	5	\$2,500	
	Other Observation, Extent: Lig	ght, Area Affected : 1%				
	Location: 155 Feet From 58t	th Road				
	Explanation : State Pollutant	Discharge Elimination S	System Pern	iit Outfal	U	
Backfill						
Fill						
Not Accessible	100%					
Surface						
Topsoil	100%	2025	\$23,500	5	\$2,000	

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : S.W. BROOKLYN DOS FACILITY CONCRETE WHARF

Address : BAY 41ST ST AND GRAVESEND BAY

Borough : BROOKLYN Agency's Number : N/A

Program / Asset # : DOS000B,BN3 / 1823 Yr Built/Renovated :

Linear Ft : 700 Project Type : SANITATION

Date of Survey : 11-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 6943 Lot : 30 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$108,700	\$419,200
Total	\$108,700	\$419,200
Importance Code A	\$108,700	
Importance Code B		\$419,200
Total	\$108,700	\$419,200

EXPENSE

Total

Importance Code

Total



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

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

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

DEPARTMENT OF SANITATION - 827 S.W. BROOKLYN DOS FACILITY CONCRETE WHARF

Bulkheads		Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Coping/Curb							
No Component	40%						
Under Construction	60%						
Sheet Piles							
Steel	25%	4+ \$108,700	LIFE	* *			
	Corrosion	, Extent : Moderate, Area Aff	fected : 30%				
	Location	: Above Mlw Elevation Alor	ig East And V	Vest Ends Of As	sset		
Not Accessible	75%						
Backfill							
Fill							
Not Accessible	100%						
Surface							
Not Accessible	20%						
Under Construction	80%						
Fender							
Facing							
No Component	40%						
Under Construction	60%						
Deck Elements							
Railing							
Steel	60%		2027	\$419,200			
	-	place Evident, Extent : Light, v: At New Mts Facility	Area Affecte	ed : 80%			
No Component	40%						

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD

Address : HUNTS POINT AVE. AND EAST RIVER

Borough : BRONX Agency's Number : N/A

Linear Ft : 682 Project Type : SANITATION

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2781 Lot : 301 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$1,548,400	
Total	\$1,548,400	
Importance Code A	\$1,355,700	
Importance Code B	\$192,700	
Total	\$1,548,400	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$90,600			\$2,600
Total	\$90,600			\$2,600
Importance Code A	\$21,000			
Importance Code B	\$37,900			\$2,600
Importance Code C	\$31,700			
Total	\$90,600			\$2,600



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

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

DEPARTMENT OF SANITATION - 827 SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD

Asset #: 1825

Bulkheads	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural		•				
Coping/Curb						
Concrete	10% Now \$12,200 Broken, Extent: Severe, Area Affected Location: Throughout Missing Part, Extent: Severe, Area Af Location: Throughout	l : 50%	* *	5	\$100	
Concrete	40% 2-4 \$19,500 Corrosion of Reinforcement, Extent: I Location: Throughout Exposed Reinforcement, Extent: Mode Location: Throughout	Moderate, Area A <u>j</u>		5	\$300	
Concrete No Component	40% 10%	LIFE	* *	5	\$300	
Piles and Bracing						
Timber	5% Now \$21,000 Broken, Extent: Severe, Area Affected Location: Below Concrete Cap Rotting/Splitting, Extent: Severe, Area Location: Below Concrete Cap	! : 20%	* *	4	\$5,100	
Not Accessible	95%					
Sheet Piles						
Steel	20% Now \$847,300 Broken, Extent: Severe, Area Affected Location: Splash Zone And Below Corrosion, Extent: Severe, Area Affected Location: Throughout	l : 20%	* *			
Steel	40% 2-4 \$508,400 Corrosion, Extent : Moderate, Area Aj Location : Splash Zone		* *			
Not Accessible	40%					
Backfill						
Fill Sand	35% Now \$16,900 Loss of Backfill, Extent: Severe, Area Location: Throughout Settlement, Extent: Severe, Area Affect Location: Entire Length	Affected : 50%	**	5	\$200	
Not Accessible	65%					
THO TACCOSTOR	0370					

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

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

DEPARTMENT OF SANITATION - 827 SOUTH BRONX DOS FACILITY STEEL SHEET PILE BULKHEAD

Bulkheads	ads Current Repair Future Replacement		Replacement	t Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Backfill								
Surface								
Stone	30%	2040	* *	10				
Stone	5% Now \$37,000		* *					
	Sinkhole, Extent : Severe, Area Affecte							
	Location: Isolated Locations Behind	d Sheeting						
Topsoil	55% Now \$21,100	2027	\$21,100	5	\$900			
-	Erosion, Extent : Severe, Area Affecte	d: 100%						
	Location : Entire Length							
	Settlement, Extent : Severe, Area Affec	cted : 50%						
	Location: Throughout							
	Other Observation, Extent: Severe, A	rea Affectea	d : 50%					
	Location: Throughout							
	Explanation: Sinkholes							
Topsoil	10%	2025	\$3,800	5	\$300			
Fender								
Wales and Chocks								
Steel	50% Now \$76,600	2042	* *	3-5	\$12,800			
	Broken, Extent : Severe, Area Affected : 100%							
	Location: Throughout							
	Corrosion, Extent : Severe, Area Affec	eted : 100%						
	Location: Throughout							
Timber	50% Now \$79,100	2042	* *	4	\$18,500			
	Missing Part, Extent : Severe, Area Aj		%		* -,			
	Location : Throughout	,						
	Rotting/Splitting, Extent : Moderate, A	1rea Affecte	d : 100%					
	Location: Throughout							

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

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 :

11 ogram / Asset # . DOS000B.DN2 / 1822

Linear Ft : 450 Project Type : SANITATION

Date of Survey : 08-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 2525 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$38,600	\$794,200
Total	\$38,600	\$794,200
Importance Code B	\$38,600	\$794,200
Total	\$38,600	\$794,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$10,500			\$9,200
Total	\$10,500			\$9,200
Importance Code B	\$10,500			\$9,200
Total	\$10,500			\$9,200



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

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

DEPARTMENT OF SANITATION - 827 STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.

Asset #: 1822

Bulkheads	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	•	•	•			
Sheet Piles	20/	LIEE	* *			
Steel	2% Corrosion, Extent : Light, Area Aj	LIFE	* *			
	Location : Throughout Top Of W					
Not Accessible	98%					
Backfill	9870					
Fill						
Not Accessible	100%					
Surface						
Asphalt	80%	2036	* *	5	\$4,100	
	Cracking, Extent : Light, Area Aff	ected : 5%				
	Location: Isolated Throughout	CC . 1 150/				
	Settlement, Extent : Light, Area Aj	fected: 15%				
	Location : Isolated Throughout					
Not Accessible	20%					
Fender Buffer						
Rubber	10%	2040	* *	4-5	\$1,200	
No Component	90%	2010			Ψ1,200	
Facing						
Timber	43%	2036	* *	3	\$10,100	
Timber	7% 2-4 \$38,		* *	3	\$1,200	
	Rotting/Splitting, Extent: Modera		30%			
	Location: Eastern 30 Feet Of A.	sset				
No Component	50%					
Wales and Chocks	500/	2026	* *		#12.2 00	
Timber	50% Ratting/Splitting Futant Light A	2036	* *	4	\$12,200	
	Rotting/Splitting, Extent : Light, A Location : Isolated On Upper W	**				
No Commonant	30%					
No Component Not Accessible	20%					
Deck Elements	2070					
Railing						
Steel	95%	2025	\$426,600			
	Corrosion, Extent : Light, Area Ag	fected : 40%				
	Location : Throughout					
	Missing Coating, Extent: Modera	te, Area Affected : 8	85%			
	Location : Throughout					
Steel	5% Now \$4,		\$22,500			
	Other Observation, Extent: Sever	**	00%			
	Location: At East And West End	is Of Asset				
	Explanation : Impact Damage					

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

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

DEPARTMENT OF SANITATION - 827 STEEL SHEET PILE BULKHEAD GREEN POINT MARINE TRANSFER STA.

Bulkheads	Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements						
Parapet						
Concrete	98%	2028	\$338,200			
	Cracking, Extent: Light, Area Affected	: 15%				
	Location : Isolated Throughout					
Concrete	2% 4+ \$1,400	2028	\$6,900			
	Spalling, Extent : Moderate, Area Affec	ted : 30%	6			
	Location : At Isolated Railing Connec	tion 430	Feet From East Er	ıd		

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

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

Print Date: 16-Sep-2019 **DEPARTMENT OF SANITATION - FY 2020**

Asset Name : STONE REVETMENT AT NEW FULTON FISH MARKET

Address : HUNTS POINT AVE. AND EAST RIVER BET SOUTH BRONX DOS/ DOC BARGE

Borough : BRONX Agency's Number : N/A

Program / Asset # : DOS000B.BX2 / 1826 Yr Built/Renovated :

Linear Ft : 740 Project Type : SANITATION

Date of Survey : 04-Feb-2016 Landmark Status : NONE

Areas Surveyed :

Block : 2781 Lot : 306 BIN :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$22,300			
Total	\$22,300			
Importance Code B	\$3,800			
Importance Code C	\$18,500			
Total	\$22,300			



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

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

DEPARTMENT OF SANITATION - 827 STONE REVETMENT AT NEW FULTON FISH MARKET

Bulkheads	Current Re	pair Fu	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Cstimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb						
Concrete	7% Now	\$18,500 LIF	E **	5		
	Broken, Extent : Severe	, Area Affected : 100%				
	Location : Vehicle Im	pact Damage At Isolat	ed Locations			
Concrete	93%	LIF	E **	5	\$600	
Revetment						
Stone	100%	LIF	E **	5	\$4,400	
	Other Observation, Ext	ent : Light, Area Affec	ed : 100%			
	Location : Throughou	t				
	Explanation : New Co	onstruction				
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt	90%	203	6 **	5	\$7,600	
Topsoil	10%	202	5 \$4,200	5	\$300	

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

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

DEPARTMENT OF SANITATION - 827

Project: SANITATION

CAPITAL	F	Y 2021 - 2024		FY 2025 - 2030
Miscellaneous Buildings		359,700		87,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Miscellaneous Buildings	38,500	5,700	8,400	6,300

ASSET#	NAME	SQFT	CAPITAL	EXPENSE
1848	FRESH KILLS I MAINTENANCE	2,016	114,800	5,200
1850	FRESH KILLS I OFFICE 2	168	0	8,000
1851	FRESH KILLS I GUARD HOUSE	128	0	6,100
1852	FRESH KILLS I OFFICE 3	600	22,400	6,300
1853	FRESH KILLS II PUMP HOUSE	980	55,800	2,500
1854	FRESH KILLS II GENERATOR HOUSE	400	0	19,100
1855	FRESH KILLS II SCALE HOUSE	780	44,400	2,000
1856	FRESH KILLS II WALKWAY	3,690	210,200	9,600

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.